

The agenda meeting of the Northampton Township Board of Supervisors was held at 6:15 p.m.

Present were:

Robert Salzer
Paula Gasper
Barry Moore
Joseph Lombardo
Dr. Kimberly Rose

Others present were:

Robert M. Pellegrino, Township Manager
William Wert, Assistant Manager
Joseph Pizzo, Township Solicitor
Amanda Fueller, Township Engineer

Agenda items were reviewed and discussed.

The regular business meeting of the Northampton Township Board of Supervisors was called to order at 7:02 pm. Members of the Board present were:

Robert Salzer
Paula Gasper
Barry Moore
Joseph Lombardo
Dr. Kimberly Rose

Others present were:

Robert M. Pellegrino, Township Manager
William Wert, Assistant Manager
Joseph Pizzo, Township Solicitor
Amanda Fueller, Township Engineer

Pledge of Allegiance

Chairman Salzer led the Pledge of Allegiance followed by a moment of silence for the Castiglia Family, Fred, Judith, and Deborah Castiglia.

Public Comment

The following residents spoke at this public comment opportunity:

Elizabeth Youse, (Churchville, PA) addressed the Board regarding the Russell Gardens Subdivision. Ms. Youse stated that she understood the property to be zoned Agricultural. She asked what the current zoning designation is, what uses are permitted or excluded, and whether the zoning has changed in the past, including when such changes occurred and what prior zoning classifications applied.

Consent Items

Board Minutes

Chairman Salzer presented the Board meeting minutes of December 10, 2025, and Board Reorganization meeting of January 5, 2026, for approval.

Accounts Payable

Mr. Lombardo presented the Accounts Payable for approval: December 22, 2025 for \$632,764.30, and January 14, 2026 for \$1,864,609.85, and January 28, 2026 for \$384,910.32.

Snow Emergency Resolution December 14, 2025.

Chairman Salzer presented Snow Emergency Resolution for December 14, 2025

A motion was made and seconded (**Moore-Gasper**) to approval all consent items as presented.

Motion Passed 5-0.

Public Hearing

There were no Public Hearings.

Unfinished Business

There was no Unfinished Business.

New Business

(G) Consider Preliminary/Final Plan of Subdivision and Land Development, Russell Gardens, SLD 25-2, 600 New Road

Mr. Moore called forward the representatives for the project and asked them to introduce themselves and highlight the proposal and waivers requested:

Edward Murphy, Esq., of Wisler Pearlstine, LLC, introduced Justin Geonnotti, P.E., of Dynamic Engineering Consultants, P.C. Mr. Geonnotti presented the proposed redevelopment plan for the Russell Gardens property. The proposal includes the subdivision of a 14.5-acre parcel into 18 single-family detached residential lots, ranging in size from approximately 22,898 square feet to 45,389 square feet. The plan also provides for two open stormwater management areas to be maintained by a homeowners' association. The existing greenhouse and associated structures will be demolished. The development will be served by public water and sewer.

Dean Carr of Bowman Engineering, Township Traffic Engineer, responded to questions regarding the proposal. He explained that although the R-2 zoning district requires a minimum lot size of 20,000 square feet and all proposed lots exceed this requirement, the site layout represents a practical maximum number of lots. He confirmed that no variance is required for the width of Founders Court. While the roadway curves are proposed at approximately 110 feet rather than the typical 150-foot radius, emergency vehicle access was fully analyzed and adequate sight distance meeting 150-foot standards will be provided. Mr. Carr also noted that the proposed 18 single-family homes will generate less traffic than the former Russell Gardens use.

Mr. Murphy noted that the Planning Commission recommended approval of the plan and associated waivers at its January 13, 2026, meeting. He added that there was nothing further and that the Applicant accepted all conditions listed.

A motion was made and seconded (**Moore-Rose**) recommending Preliminary/ Final Subdivision and Land Development approval of the Russell Gardens, SLD 25-2, subject to compliance with the Township's Engineer's review letter dated December 3, 2025. It is also recommended that the requested waivers be granted. Approval is also subject to the following:

1. The applicant shall enter into a land development and escrow agreement in a form acceptable to the Township solicitor and engineer. This shall include a stormwater management maintenance and operations agreement.
2. A fee-in-lieu of recreation/open space shall be submitted in the amount of \$7,411.32 for each new lot per the terms of the development agreement.
3. Homeowners' Association documents shall be reviewed by the Township solicitor.
4. The applicant shall construct sidewalk on one side of the internal loop road. As noted on the plan, sidewalk shall also be constructed on New Road with a connection to the existing trail system. A fee-in-lieu of sidewalks is required in the amount of \$15,225 as calculated by the Township engineer due to the difference in cost of this layout. The fee shall be payable per the terms of the land development agreement.
5. A fee-in-lieu of tree replacement shall be required in the amount of \$73,200 based on calculation by the Township engineer in accordance with the applicant's proposed tree replacement plan. If the tree replacement plan is amended based on field changes, the required fee shall be adjusted accordingly and shall be paid per the terms of the land development agreement.
6. The applicant is responsible for obtaining any outside approvals that may be necessary, including, but not limited to the DEP, Penn DOT, the Conservation District, Health Department, and the Municipal Authority. Further, approval is granted for submission of any documents that may be required as part of the sewage facilities planning.

Mr. Moore expressed support for the proposed development, citing long-term familiarity with the area and stating that the project would be a positive addition to the Township with a well-prepared plan that meets zoning requirements. Mr. Moore added that public safety benefits from the proposed sidewalk along New Road and stated that, despite the addition of 18 homes, the development would fit well within the existing neighborhood.

Chairman Salzer called for any Public Comment.

Terrance Petrashune (Chirchville) expressed concern that vehicle headlights from the proposed entrance may shine into the rear of their property and asked whether mitigation measures, such as the installation of arborvitae landscaping, fencing, or other screening, could be considered to address this issue.

From a buffering and landscaping perspective, Mr. Geonnotti stated that additional trees will be planted as part of the development. It was explained that, while some trees on the project site will be removed, existing trees on adjacent properties will remain, and replacement trees will be installed in accordance with the approved landscaping plan.

Mr. Murphy noted that the builder has not yet been determined.

Mr. Moore stated that the Township Engineers have reviewed and determined that the radius of the road allows for access for emergency service vehicles.

Mrs. Gasper stated that the project would be a positive addition to Richboro and expressed that she does not believe the development will significantly increase traffic

The Board expressed their individual comments

Motion Passed 5-0.

(H) Consider Advertising Ordinance establishing Multi-Way Stop Intersection at Highland Drive and Farmway Drive

Dr. Rose reported that the Administration directed Bowman Consulting Group and the Northampton Police Quality of Life Unit to evaluate vehicle and pedestrian safety at the Farmway and Highland Drive intersection due to resident concerns. Using the FHWA Manual on Uniform Traffic Control Devices (MUTCD), Bowman conducted an engineering study and determined the intersection meets two (2) of the five (5) criteria for an All-Way Stop.

Based on the findings, the Administration recommended the Board authorize advertisement of an ordinance amendment to install stop signs on all three (3) approaches. If approved, the ordinance will be advertised for adoption at the February 25, 2026, Board of Supervisors meeting.

A motion was made and seconded by **(Rose-Moore)** approving advertisement of a public meeting on February 25, 2026 at 7 p.m. at the Township Building to consider an ordinance amending the Northampton Township Code, specifically Chapter 15, Motor Vehicles and Traffic, Part 2, for the purpose of adding an all-way stop intersection at Farmway Drive and Highland Drive.

The Board expressed their individual comments.

Motion Passed 5-0.

(I) Consider Advertising Ordinance Consider an Ordinance Amendment Adopting the 2021 International Fire Code

Mr. Lombardo noted that earlier this month, the State updated to the 2021 editions of the code with respect to the Statewide Building Code (UCC). Those updates took effect automatically. The Fire Code, however, is not included in the UCC and therefore new editions need to be updated by ordinance. Overall, the primary purpose of this ordinance is consistency and current standards across all editions of the code that we enforce.

A motion was made and seconded (**Lombardo-Gasper**) approving advertisement for a public meeting on February 25, 2026, at 7 p.m. at the Township Building to consider an ordinance adopting the 2021 International Fire Code.

The Board expressed their individual comments.

Motion Passed 5-0.

(J) Consider awarding public bid for Pedestrian Crossing Improvement at Newtown-Richboro Road and Fir Drive

Mrs. Gasper noted that on January 19, 2026, the Township received bids to install pedestrian improvements at Fir Drive and Newtown-Richboro Roads. The Administration recommends accepting the lowest qualified bidder, T. Schiefer Contractors, Inc., with a total cost of \$237,740.40.

A motion was made and seconded by (**Gasper-Lombardo**) to award a bid of \$237,740.40 from T. Schiefer Contractors, Inc. of Doylestown, Pennsylvania to install pedestrian improvements at Fir Drive at Newtown-Richboro Road as proposed and authorize the Administration to execute all contracts and documents to complete the project.

The Board expressed their individual comments.

Motion Passed 5-0.

Reports

Mr. Salzer announced the 2026 Board liaison responsibilities, noting that Mr. Moore will oversee Community Development and Planning, Mr. Lombardo will oversee Recreation Services and Parks, Dr. Rose will oversee Public Works and Facilities, Ms. Gasper will oversee Community Services, and Mr. Salzer will oversee Financial Affairs and Administration, including Public Safety and the Municipal Authority.

Dr. Rose made the following announcements:

Public Works

Dr. Rose expressed her appreciation to the Public Works Department and shared some stats regarding the recent snowstorms:

- Public Works crews began snowstorm operations at 2:00 a.m. Sunday.
- A total of 25 Township trucks/equipment were deployed, including 20 for salting/plowing and five for plowing only.
- Seven contractors were engaged, providing an additional 46 pieces of plowing equipment.
- Approximately 750 tons of salt were applied.
- All plowing and salting operations were completed by 9:00 a.m. Monday.

Mr. Moore made the following announcements:

Mr. Moore reported that the Zoning Hearing Board met on January 12th, during which two minor residential appeals were processed. He stated that the Planning Commission met on January 13th and reviewed the Russell Gardens subdivision. The next Zoning Hearing Board meeting is scheduled for March 9th, and the next Planning Commission meeting will be held on February 10th.

Mr. Moore also provided updates on ongoing activity within the Township, noting that work at the Bucks County Roses property on Buck Road in Holland is moving forward. He further reported that no land development applications have been submitted for Steam Whistle Drive, which remains under zoning review, and that a six-lot subdivision on Twining Ford Road is pending review.

Mr. Lombardo made the following announcements:

Parks and Recreation

- Camp registration opened on Monday, January 12th, and enrollment is already strong with 450 campers registered, reflecting a 13.4% increase over this time last year. Our full-day Camp Adventure program at the Rec Center has only five spots remaining.
- Swim Club registration officially opened on Tuesday, January 20th for the 2026 season, including swim team and swim lessons.
- The Parks and Recreation Department is currently scheduling interviews for a Full-Time Special Events and Program Coordinator at the Senior Center. Applications close on Friday, January 23rd. NTPR is also recruiting camp counselors interested in making this summer safe, fun, and memorable for our campers. Application links are available at www.northamptonrec.com.
- Registration remains open for the 2026–2027 Northampton Twp. Preschool. Families are encouraged to contact the Rec Center to schedule a tour or register, as spots are filling quickly.

Senior Center

- Visit Tuesday, February 3rd to get your tickets for our St. Patty's Day luncheon! This special event will be held on March 17th at the senior center. Tickets are \$18.
- Join us on Wednesday, February 11th at 11:00 AM for a free downsizing seminar. Learn about the Top 10 Tips to Help Seniors Move.
- Friday, February 20th & 27th the center is hosting an AARP Safe Driver Course. Pre-registration is required. Call or stop by the center for more information.
- The center has welcomed over 25 new members this month! Stop in for a tour and find out what the buzz is all about!

Mrs. Gasper made the following announcements:

Ms. Gasper recognized and commended the Township's emergency management team, including Public Works, Police, Fire Company, and EMS, for their service and coordination. She noted the community is fortunate to have officials whose foresight supported the development and strengthening of the

Township's lifesaving fire services, adding that Northampton continues to serve as a leader among surrounding municipalities in emergency response efforts.

Veterans Advisory Commission

- Mrs. Gasper announce Kristin Reilly as the chair, vice chair Jim Gallagher, Wendell Rich
- Wreath Laying Ceremony

Library Board

- Mrs. Gasper had a few updates to share at the library this month! Denise Bierach has been promoted to Circulation Manager after nearly 10 years on our team. We also welcome Natalie Biedermann as our new Youth Services Assistant, and Lindsay Bilgram, who joins us for a few months while completing her MLS capstone in children's librarianship. Finally, we're excited to welcome Spyros Stavrakas as a new member of the Library Board. Please remember to check out your new library website at www.freelibraryNT.org.

Mr. Salzer expressed his deep appreciation for the Public Works Department and commented on their hard work and efforts during the recent snowstorm.

Mr. Salzer made the following announcements:

- The Fire Department hosted Saturday with Santa in December. The event was a great success with 500-600 attending. The event celebrates the holiday season, mixing fire prevention education and safety.
- The Fire Department and Tri-Hampton Rescue Squad staffed all 3 fire stations for the recent storm with firefighters and paramedics.
- The Township continues to ask for the public to help clear fire hydrants after a snowstorm. This saves the FD valuable time. Send a picture of your cleared hydrant and shovel team to chief@ntfd.org for a chance to win a \$25 gift card. Congratulations to the Palommella Family for winning the gift card for the December snow event.
- Fire and EMS would like to thank those neighbors that stepped up and help clear the snow so we can make quick access to those needing help. Please check on your neighbors for their well-being during weather events.

Mr. Salzer addressed the recent tragic triple homicide involving members of the Castigia family—Fred, Judith, and Deborah—and extended condolences to those affected. He commended Township Police, County Detectives, the SWAT team, EMS, and fire personnel for their response under extremely difficult conditions, noting their efforts prevented further harm. He stated the perpetrator is in police custody and confirmed there is no ongoing threat to the community. Mr. Salzer asked that the family and all those impacted be kept in everyone's thoughts.

Manger's Report:

There was no report from Township Manager, Robert M. Pellegrino.

Assistant Manager's Report:

Assistant Township Manager William Wert reported that Northampton Township reported a successful grant application season. Since the December meeting, the Township has been awarded \$2,363,791 in

grant funding through the Local Share Account, PA Small Water Grant Program, and the Commonwealth Financing Authority Multimodal Transportation Fund. Awarded projects include:

- Pedestrian Crossing Enhancements – \$159,000 (requested \$315,400)
Improvements at intersections near schools, including New Road & Norton Drive and New Road & Jennifer Lane. Construction anticipated prior to the start of the upcoming school year.
- Rock Way Trail – \$406,650 (requested \$409,000)
Design and permitting completed; construction anticipated by the end of 2026.
- Village of Richboro Pedestrian Lighting – \$334,141 (requested \$304,300)
Project includes an additional 26–28 lighting fixtures between Almshouse Road and Addisville Way. Design and permitting scheduled for 2026, with construction in 2027.
- Phase 3 Sidewalk Project – \$1.1 million (requested \$1.8 million)
Funding will support Tanyard Road connections. Bustleton Pike connections may be funded through a separate grant application, with an announcement expected in February. Design and permitting in 2026; construction in 2027.
- Tanner Estates Basin Improvements – \$364,000 (requested \$1.8 million)
Located at Hatboro Road and Syracuse Lane. Design and permitting planned for 2026, with construction in 2027.

Solicitor's Report

Township Solicitor, Joseph Pizzo reported that the Board of Supervisors held an executive session immediately before the public meeting. Present were the five Board Members, the Township Manager, the Assistant Township Manager, the Township Engineer, and the Solicitor. Two matters of pending litigation and one personnel matter were discussed, but no official action was taken during the executive session, nor was any official action required at the public meeting as a result of this meeting.

Mr. Pizzo stated that, as he did not attend the Reorganization Meeting, he wished everyone a Happy New Year and said that he looks forward to working with the Board again this year and continuing to serve the community.

Engineer's Report (Gilmore and Associates)

Township Engineer Amanda Fuller thanked the Board for reappointing Bowman as Township Engineer for 2026, expressed appreciation for the opportunity, and stated that Bowman looks forward to working with the Board and continuing to serve the residents of Northampton Township.

Public Comment

Carolyn Buesser Blacknell, (Ivyland PA) raised concerns about the Township's trash contract with Cassella, questioning potential financial conflicts of interest and transparency, and also expressed concern over the Township's finances.

Mr. Pellegrino stated that Township officials, including the Board, file annual ethics forms, which residents may review by appointment. He also offered to meet with Ms. Blackwell to explain the Township's publicly bid trash contracts, including the pricing and award process, to address her questions and concerns.

Dr. Agnes "Sparky" Morrison (Newtown) commended the Public Works Department, the Library's New Year's Eve program, and the Senior Center exercise classes for their positive impact on the community. She expressed concern about snow and ice accumulation at bus stops, which poses a hazard to children, and requested attention to pedestrian safety at the Rockway/Newtown-Richboro Road and Spring Garden

Mill intersection, suggesting a flashing light or crosswalk for students. Additionally, she raised a safety concern regarding a trench on Newtown-Richboro Road that has worsened and may require repair.

The meeting was adjourned at 8:52 p.m.

Respectfully Submitted,

Barry Moore, Secretary