



# Township of Northampton

NORTHAMPTON TOWNSHIP COMPLEX • 55 Township Road, Richboro, Pennsylvania 18954-1592  
Township Administration – (215) 357-6800 • Fax: (215) 357-1251

## SUPERVISORS

Dr. Arthur Friedman  
*Chairman*

John E. Long, Jr.  
*Vice Chairman*

Peter F. Palestina  
*Secretary*

James E. Kinney  
*Treasurer*

George F. Komelasky  
*Supervisor*

June 23, 2004

The regular business meeting of the Northampton Township Board of Supervisors was called to order at 8:10 p.m.

Members of the Board of Supervisors present were:

Dr. Arthur Friedman

Peter F. Palestina

James E. Kinney (Mr. Kinney arrived before the discussion of Item K)

George F. Komelasky

Others present were:

D. Bruce Townsend, Township Manager

David W. Connell, Township Engineer

Edward Rudolph, Township Solicitor

The Pledge of Allegiance to the flag was led by Dr. Friedman.

- A. CITIZEN OF THE MONTH – Chairman Friedman presented the Citizen of the Month award to Bryce Miller a fourth grade student at Hillcrest Elementary School recognizing the establishment of “The Bryce Project” resolving a life-long mission to collect, package and distribute books to public schools in need of reading materials.
- B. PRESENTATION - BOY SCOUT TROUP NO. 5 – CHURCHVILLE – Chairman Friedman presented a proclamation to Boy Scout Troup No.5, located in Churchville in recognition of being the second oldest Boy Scout Troop in the Bucks County Council, (chartered in June 1923) and thanking them for their assistance during the Township’s Flag Day Ceremony on June 14, 2004.
- C. PRESENTATION – 40<sup>TH</sup> ANNIVERSARY – CHURCHVILLE NATURE CENTER Chairman Friedman presented to Churchville Nature Center a proclamation recognizing the Center’s vital role in our community leading environmental education by preserving a natural habitat for wildlife and our environment.
- D. CITIZENS CONCERNS – Joseph Bratspis, 96 Bobbie Drive – Mr. Bratspis spoke favorably about the new park at the corner of Hatboro and New Roads and the cell tower recently approved for that location. Mr. Bratspis did make some suggestions to this plan in connection with the fencing, driveway and stone wall that is proposed by the applicant. The Board thanked Mr. Bratspis for his comments.

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- E. APPROVAL OF MINUTES – The minutes of the business meeting of June 9, 2004 was accepted by unanimous vote, as presented.
- F. PUBLIC HEARING – AGRICULTURAL SECURITY AREA – HEUSCHER – By unanimous vote, a motion (Komelasky-Palestina) was passed authorizing the inclusion of TMP#31-10-11 (Heuscher property) in the Northampton Township Agricultural Security Area.
- G. CONTINUATION OF SCHULTS & MORELLI – PRELIMINARY MAJOR SUBDIVISION – Chairman Friedman advised Board members and the public of an application submitted by Mark J. Schults & Carmen R. Morelli for the subdivision of 1 lot into 3 lots (TMP#31-35-7-5) located on the northwest side of Buck Road near its intersection with Thoroughbred Drive. The parcel contains 3.342 acres.

The following letters are on file and should be noted for the record:

1. Township Engineer's letters of May 9, 2003, February 12 and June 4, 2004
2. Northampton Township Planning Commission's letter of June 6, 2003
3. Bucks County Planning Commission's letter of May 14, 2003
4. Township Planner's letter of May 20, 2003
5. Northampton Bucks County Municipal Authority's letter of May 14, 2003
6. Northampton Township Police Department's letter of May 2, 2003

After a brief presentation by the applicants representatives, Mark Riley, attorney and Donaldson Marshall Simons, project coordinator, and discussion amongst the Board, a motion (Friedman-Palestina) was passed by unanimous vote, approving the preliminary major subdivision for Schults & Morelli (TMP#31-35-7-5) proposing to create three lots from one lot, as originally drawn by originally drawn by Joseph H. Mixner, consultants dated April 30, 2003, last revised May 4, 2004, subject to the following conditions and comments:

1. Open Space – The plans should be revised stating that a fee of \$4,000 (\$2,000 per lot) is necessary in lieu of open space for the two additional lots being created.

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2. Water and Sewer Services – The plan needs to be revised stating that the owner of lot 3 will retain exclusive access to the existing septic system on lot 2; to be extinguished upon connection of lot 3 to public sanitary sewer system. No building permit would be issued by the Township for lot 2 until lot 3 is connected into public sanitary sewer system,
3. Road Widening and Sidewalks – The plan should be revised to show that a fee in lieu of sidewalks is required in accordance with subdivision regulations.
4. Street Trees – The plans should be revised specifically identifying those trees to be removed and those to be protected to the satisfaction of the Township engineer.
5. Engineering Issue – The plans should be revised showing the paving detail on-lot to show 2 ½” binder and 1 ½” of wearing course, to the satisfaction of the Township Engineer.
6. Fees – The applicant will need to include a fee in lieu of dedication of open space and any other fees (street lighting, off-site drainage, etc.) that are deemed appropriate by the Township Engineer as well as the entering into escrow and development agreements and applying for a Penn DOT Occupancy Permit.

The applicant was reminded to make all of the above-referenced changes to the preliminary plan and to submit the plans to the Township Administration for the Township Engineer's review and certification. Only upon his certification that the preliminary plan is official and that the plans meet the above mentioned conditions would the Board of Supervisors be willing to accept a final plan submission.

- H. ROBERT THOMAS HOMES – PRELIMINARY/FINAL MINOR SUBDIVISION – Chairman Friedman advised the Board and the public of a preliminary/final minor subdivision application submitted by Robert Thomas Homes of Holland, PA, on behalf of David Logan of 490 Worthington Mill road, Richboro for the creation of two lots from one existing lot, located in the CR District (TMP#31-10-89-2). The tract is located on the east side of Worthington Mill Road presently contains a single-family detached dwelling, pool house and an in-ground pool which would be located on lot 1, consisting of 2.43 acres. The proposed lot 2 would consist of 2.32 acres and accommodate a single-family detached dwelling.

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The following letters are on file and should be noted for the record:

1. Northampton Township Planning Commission's letter of April 15, 2004
2. Bucks County Planning Commission's letter of March 12, 2004
3. Northampton Township Engineer's letters of March 12, May 4 and June 14, 2004
4. Township Planner's letter of March 31, 2004
5. Northampton Bucks County Municipal Authority' letter of March 4, 2004
6. Bucks County Conservation District's letter of February 23, 2004

Following a presentation by Nick Asaro, project engineer and discussion amongst the Board, a motion (Friedman-Palestina) was passed by unanimous vote, approving the preliminary/final minor subdivision application for Robert Thomas Homes, on a plan dated January 5, 2004, last revised June 7, 2004, subject to the following conditions:

1. On-Lot Septic Disposal – The plans need to be revised showing a new drip irrigation disposal field for both lots. A Planning Module application should be submitted, to the satisfaction of the Township Engineer.
2. Waivers
  1. Cartway width (road widening)
  2. Curbing
3. Sidewalks – The plan should be revised to show a fee in lieu of sidewalks is to be submitted.
4. Penn DOT Highway Occupancy Permit – The applicant must obtain a highway occupancy permit for the new driveway before any building permits will be issue by the Northampton Township Zoning Office.
5. Fees – The applicant will need to include a fee in lieu of dedication of open space and any other fees (street lighting, off-site drainage, etc.) that are deemed appropriate by the Township Engineer as well as the entering into escrow and development agreements.

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- I. MIDDLE HOLLAND ROAD SUBDIVISION – PRELIMINARY/FINAL MAJOR SUBDIVISION – Chairman Friedman opened discussion on a proposed preliminary/final subdivision for Middle Holland Road. Representing the Township was David W. Connell, CKS Engineers, Inc. Mr. Connell reviewed comments from Mr. Townsend's review memo of June 16, 2004. By unanimous vote, a motion (Friedman-Palestina) was passed approving the preliminary/final major subdivision plan for Middle Holland Road, originally drawn by CKS Engineers, Inc., dated March 3, 2004, subject to the following conditions:
1. Plan Information – The plan should be revised showing the acreage of the site, monuments, contours at not less than 2-foot internals, names of owners of tracts or parcels within 200 feet of the site, existing vegetation and water bodies, soils data, and a separate landscaping plan including planting schedule. The plan also needs to be revised indicating that lots 1 & 2 are to remain as residential, lot 3 will remain as a cemetery and lot 4 will remain as open space. Lot 2 will have some sort of deed restriction and/or covenant that establishes a façade easement precluding any future property owner making any improvements without approval from the Board of Supervisors, to be handled at time of the sale/conveyance.
- J. CONTINUATION OF HIDDEN CREEK – PRELIMINARY MAJOR SUBDIVISION - Chairman Friedman opened a public hearing to consider a preliminary major subdivision filed by McBrick Co. of Langhorne, PA. The application submitted calls for the subdivision of one parcel (TMP#31-35-41) found in the R-1 Residential District into 7 lots. The property affected (approximately 7.65± acres) is located on the south side of Bridgetown Pike near its intersection with VanDyke Drive. An existing single-family detached dwelling is in the rear of the property and is planned for demolition. All lots will front on a cul-de-sac. All lots are expected to be served with public water and sanitary sewer. The plan accompanying the application was drawn by Tri-State Engineers & Land Surveyors, Inc., under the seal of John Baionno, dated November 14, 2003 and last revised May 21, 2004.

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The following letters were noted for the record:

1. Township Engineer's letters of January 2, March 9, and June 7, 2004
2. Northampton Township Planning Commission's letter of March 10, 2004
3. Township Planner's letters December 29, 2003 and February 20, 2004
4. Bucks County Planning Commission's letter of January 8, 2004
5. Northampton Bucks County Municipal Authority's letter of January 8, 2004
6. Northampton Township Police Department's letter of December 11, 2003

After a brief presentation by Charles Marte, Tom McGraff, owner and John Baionno, project engineer and comments from the Board, a motion (Friedman-Palestina) was passed by unanimous vote, approving the Hidden Creek Preliminary Major Subdivision, as originally drawn by Tri-State Engineers & Land Surveyors, Inc., dated November 14, 2003, last revised May 21, 2004 be approved subject to the following conditions and comments:

1. Open Space – A fee in lieu of open space is to be provided by the applicant.
2. Stormwater Management System Concerns - Technical specifications for the system require that it be installed on level ground. This should be made clear on the details found on Sheet 15. The Specifications also require a minimum of 12 inches of structural road base material on top of the system. The cross-section for the underground basin detail shows only 8 inches. The applicant is to either obtain approval from the County or revise the plans to the original application, to the satisfaction of the Township Engineer.
3. Sanitary Sewer Connections – Easement and sewer line construction to a point offsite is subject to Northampton Bucks County Municipal Authority approval.
4. Fees – The applicant will need to include a fee in lieu of dedication of open space and any other fees (street lighting, off-site drainage, etc.) that are deemed appropriate by the Township Engineer as well as the entering into escrow and development agreements and applying for a Penn DOT Occupancy Permit before filing final plans.

The applicant was reminded to make all of the above referenced changes to the preliminary plan and to submit that plan to the Township Administration for the Township Engineer's review and certification. Only upon his certification that the preliminary plan is official and that the plan meets the above-mentioned conditions will the Board of Supervisors be willing to accept a final plan submission

K. INTERNAL AFFAIRS REPORT (Mr. Komelasky)

1. Flag Day Ceremony – Mr. Komelasky commended Mr. Palestina, Township staff and Boy Scout Troup No. 5, on the Flag Day ceremony held June 14<sup>th</sup> at the Northampton Township Volunteer Fire Company located on Newtown- Richboro Road.

L. COMMUNITY DEVELOPMENT REPORT (Dr. Friedman)

1. Appointment – Environmental Advisory Council – By unanimous vote, a motion was passed (Friedman-Palestina) appointing Rosemary Frain, who resides at 20 Lawrence Avenue, Holland to the Environmental Advisory Council to fill an unexpired term, effective immediately and expiring January 1, 2006.
2. Citizen Concern of June 9<sup>th</sup> – Report from Township Engineer (Morein) – The Board acknowledged Mr. Connell's letter indicating that the grading of Mr. Morein's lot is appropriate and in accordance with the approved plan.
3. Award from Pennsylvania Environmental Council – Dr. Friedman announced that the Township recently received an award honoring the Township for its tree planning and riparian buffer projects.

M. PUBLIC SAFETY REPORT (Mr. Palestina)

1. Authorization to Schedule and Advertise Public Hearing – By unanimous vote, a motion (Palestina-Kinney) was passed authorizing the Township Administration to advertise for a public hearing to consider a proposed ordinance that would amend the Vehicle and Traffic Chapter, Chapter 130 of the Township Code, to be held on July 7, 2004.

N. COMMUNITY FACILITIES AND SERVICES AND TREASURER'S REPORT  
(Mr. Kinney)

1. Accounts Payable - The accounts payable listing of June 23, 2004 was approved by unanimous consent.

There being no further business, Dr. Friedman adjourned the meeting at 10:05 pm.

Respectfully submitted,

*D. Bruce Townsend*

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Township Manager

DBT:cam