



Township of Northampton

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

SUPERVISORS

November 10, 2004

Dr. Arthur Friedman
Chairman

John E. Long, Jr.
Vice Chairman

Peter F. Palestina
Secretary

James E. Kinney
Treasurer

George F. Komelasky
Supervisor

The regular business meeting of the Northampton Township Board of Supervisors was called to order at 8:00 p.m.

Members of the Board of Supervisors present were:

Dr. Arthur Friedman

John E. Long Jr.

James E. Kinney

George F. Komelasky

PETER F. PALESTINA

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. PRESENTATION – ARMY FLAG - NORTHAMPTON PATRIOT – Supervisor Palestina escorted Michelle and Alexandra Taurino, wife and daughter of Army Chief Warrant Officer David Taurino and placed an Army flag in the display stand representing his serving in Operation Iraqi Freedom. Supervisor Palestina also announced that prior to the meeting, a similar flag was placed in honor of Army Chief Warrant Officer Christopher Millevoi.
- B. CITIZENS CONCERNS - None
- C. APPROVAL OF MINUTES – The minutes of the business meeting of October 27, 2004 were accepted by unanimous vote, as presented.
- D. HOLLAND ESTATES – PRELIMINARY MAJOR SUBDIVISION – Chairman Friedman advised Board members and the public of an application submitted by Holland Estates and Amity Builders of Philadelphia for the subdivision of TMP#31-40-137, located on Lower Holland Road near its intersection with Grace Drive. The tract contains 7.45± acres and is proposing a 7-lot subdivision.

The following letters were noted for the record:

1. Northampton Township Planning Commission's correspondence of September 15 and May 21, 2004
2. Bucks County Planning Commission's correspondence of April 23, 2004
3. Township Engineer's correspondence of October 19, August 5, June 14 and April 9, 2004
4. Township Planner's correspondence of September 2, June 15 and April 16, 2004
5. Northampton Bucks County Municipal Authority's letter of April 8, 2004
6. Northampton Township Police Department's letter of April 28, 2004

The following residents spoke with concerns regarding the proposed subdivision:

- Casey Snyder, 152 Lower Holland Road – Mr. Casey expressed concerns regarding street lights and stormwater drainage
- Igor Kucherovsky, 197 Lower Holland Road – Mr. Kucherovsky spoke regarding the new proposed road and interest in the ground bordering the new proposed road.

After a brief presentation by the applicant's representatives Andrew Kay, Amity Builders and George Chaikowski, Fioravanti Inc. and discussion amongst the Board, a motion (Friedman-Komelasky) was passed by unanimous vote, approving the preliminary major subdivision for Holland Estates (TMP#31-40-137) proposing to create seven lots from one lot, on a plan originally drawn by Fioravanti Inc, dated March 8, 2004, last revised September 16, 2004 subject to the following conditions and comments:

1. Fee In Lieu of Dedication of Open Space – A note should be placed on the plan stating that a fee in lieu of the required open space is to be provided.
2. Cul-de-Sac and Basin – A note should be placed on the plan stating that the proposed basin and cul-de-sac (a private road) will be owned and maintained by a homeowners association. Documentation is to be submitted and approved by the Township Solicitor.
3. Sidewalks – The plan should be revised showing sidewalks along the entire left side of the new road around the cul-de-sac bulb including the front of the basin located on Lot 7 all the way to Lower Holland Road, to the satisfaction of the Township Engineer.
4. Fees – The applicant will need to include a fee in lieu of dedication of open space, a fee lieu of street lighting in the amount of \$5.00 per foot of roadway, a fee for offsite stormwater drainage contribution as well as the entering into escrow and development agreements and applying for a Penn DOT Highway Occupancy

5. Bus Stop Pad – The plans need to be revised showing a bus stop pad located at the corner of the new proposed road and Lower Holland Road, to the satisfaction of the Township Engineer.

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.

G. INTERNAL AFFAIRS REPORT (Mr. Komelasky)

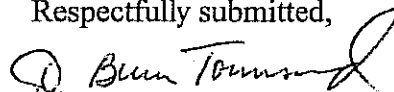
1. Extension to Development Agreement The following development agreement extension was authorized by unanimous vote (Komelasky-Long)
Toner – Major Subdivision to October 31, 2005

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

1. Accounts Payable - The accounts payable listing of November 10, 2004 was approved by unanimous consent.

There being no further business, Chairman Friedman adjourned the meeting at 9:04pm.

Respectfully submitted,



D. Bruce Townsend
Township Manager

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