



Township of Northampton

NORTHAMPTON TOWNSHIP COMPLEX • 55 Township Road, Richboro, Pennsylvania 18954-1592
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SUPERVISORS

John E. Long, Jr.
Chairman

Dr. Arthur Friedman
Vice Chairman

Peter F. Palestina
Secretary

James E. Kinney
Treasurer

George F. Komelasky
Supervisor

December 7, 2005

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:

John E. Long Jr.
Dr. Arthur Friedman
Peter F. Palestina
James E. Kinney
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 Mr. Long.

- A. BLUE LIGHT CEREMONY – Mr. Palestina conducted the annual Blue Light Ceremony honoring those men and women of our emergency services units who have paid the ultimate price in defense of their community.
- B. WELCOME HOME – Three Army flags were given to returning Northampton Patriots (Army Chief Warrant Officer David Taurino, Army Chief Warrant Officer Christopher Millevoi and Army Specialist Brad Raudenbush). The flags were then replaced by American flags representing their safe return.
- C. PLACEMENT OF AIR FORCE FLAG – An Air Force flag was placed in honor of Air Force Staff Sgt. Shawn Meyer by his mother. The flag will be held until Shawn returns from Iraq.

D. CPCU FIRE SAFETY ESSAY AWARDS – Chairman Long, Peter Palestina and George Komelasky presented the Fire Safety Essay Awards to the following individuals who won the Annual Philadelphia Chapter of CPCU Fire Safety in the Home Contest:

2. Amanda Sgro – 1st Place – Grade 1 and 2 Category
3. Samantha Gougher – 2nd Place – Grade 1 and 2 Category
4. Jacoby Honeycutt and Tianna Honeycutt – 3rd Place – Grade 1 and 2 Category
5. Rachel Millstein – Most Creative – Grade 1 and 2 Category
6. Lauren Griffin – 1st place – Grade 3 and 4 Category
7. Nicholas Wu – 2nd Place – Grade 3 and 4 Category
8. Adita Peri – 3rd Place – Grade 3 and 4 Category
9. Haley Blair – Most Creative – Grade 3 and 4 Category
10. Marisa Tuszy1 – 1st Place – Grade 5 and 6 Category
11. Hannah Lockwood – 2nd Place – Grade 5 and 6 Category
12. Lindsey Norden – 3rd Place – Grade 5 and 6 Category
13. Jessica Richmond – Most Creative – Grade 5 and 6 Category

E. CITIZENS CONCERNS

1. Marge Weiner, Worthington Mill Road – Ms. Weiner updated the Board of Supervisors concerning her understanding of Penn DOT's investigation of traffic safety conditions on Worthington Mill Road. Ms. Weiner thanked the Board for its support

F. APPROVAL OF MINUTES – The minutes of the business meeting of November 16, 2005 was accepted by unanimous consent as presented.

G. ANTHONY CHARLES HOMES – CONTINUED – PRELIMINARY/FINAL MINOR SUBDIVISION – Chairman Long opened and continued discussion concerning an application for a preliminary/final minor subdivision submitted by Anthony Charles Homes on behalf of Bogdan & Lucyna Dobrowolski, affecting TMP#31-4-8-2, a 2.718 acre lot, zoned A-R Agricultural/Residential, located on the southwest side of Old Jacksonville Road. Plans drawn by Gilmore & Associates, Inc. accompanied the application. The tract presently contains a single-family detached dwelling, patio and shed, which would be on the proposed lot #1 (consisting of 46,245 square feet). The proposed lot #2, a flag lot (consisting 72,135 gross square feet and 61,870 net square feet), would accommodate an additional single-family detached dwelling.

The following letters were noted for the record:

1. Township Engineer's correspondence of July 29 and November 1, 2004, January 26 and July 25, 2005
2. Northampton Township Planning Commission's correspondence of December 17, 2004 and November 7, 2005
3. Bucks County Planning Commission's correspondence of August 12, 2004
4. Township Planner's correspondence of, August 21 and November 11, 2004, October 19, 2005
5. Northampton Bucks County Municipal Authority's correspondence of August 26, 2004

Following a presentation by Edward Murphy and John Briono, a motion (Friedman-Palestina) was passed by unanimous vote approving the preliminary/final minor subdivision submitted by Anthony Charles Homes on behalf of Bogdan & Lucyna Dobrowolski, affecting TMP#31-4-8-2, a 2.718 acre lot, zoned A-R Agricultural/Residential, located on the southwest side of Old Jacksonville Road, as drawn by Gilmore & Associates, Inc., dated June 30, 2004, last revised July 1, 2005, be approved subject to the conditions and comments outline in the minutes and discussion of this meeting.

1. Driveway – The driveway should have a minimum width of 20 feet extending from the edge of Old Jacksonville Road for a distance of not less than 20 feet with a 10 x 20 foot turnoff provided along the driveway for vehicular passage, to the satisfaction of the Township Engineer.
2. Fee in lieu of open space – A fee in lieu of open space shall be made with this project.
3. Waivers from curbing and road widening requirements – Waivers are granted for the normal requirement to provide curbing along Old Jacksonville Road as well as road widening.

H. PROCACCINO – PRELIMINARY/FINAL MINOR SUBDIVISION – Chairman Long advised Board members and the public of an application filed by Vincent Procaccino of 31 Bridgetown Pike, Langhorne for the subdivision of 1 lot into 2 single-family detached lots, located on Bridgetown Pike between its intersection of Old Bristol Road/Northampton Township and Old Bristol Road/Lower Southampton Township. This matter was continued to the business meeting of December 14, 2005.

The following letters were noted for the record:

1. Township Engineer's letters of August 10 and November 22, 2005
2. Northampton Township Planning Commission's letter of September 8, 2005

3. Bucks County Planning Commission's letter of August 15, 2005
4. Township Planner's letter of August 5, 2005

This matter was continued to the business meeting of December 14, 2005

- I. HUNTER – PRELIMINARY MINOR SUBDIVISION – Chairman Long advised Board members and the public of an application submitted by Michelle Hunter of 1317 Almshouse Road for the subdivision of TMP#31-1-45, a 2.397 acre tract on the northeast side of Almshouse Road into two single-family detached lots of 45,468 square feet. The tract presently contains a single-family detached dwelling, shed and in-ground pool which will remain on proposed Lot 1. Lot 2 is a flag lot that would accommodate a new singly-family detached dwelling. Both lots are proposed to share a common driveway with an access easement being provided on Lot 1 for the benefit of Lot 2.

The following letters were noted for the record:

1. Northampton Township Planning Commission's letter of November 8, 2005
2. Township Engineer's letters of August 17 and October 20, 2005
3. Township Planner's letters of August 8 and October 19, 2005
4. Bucks County Planning Commission's letter of August 22, 2005
5. US Soil Conservation Service's letter of August 10, 2005

After a brief presentation by the applicant's representatives Bill Benz, attorney and discussion amongst the Board, a motion (Friedman-Komelasky) was passed by unanimous vote, approving the minor subdivision for Hunter (TMP#31-1-45) a 2.397 acre tract on the northeast side of Almshouse Road into two single-family detached lots of 45,468 square feet each as a preliminary approval. Both lots are proposed to share a common driveway with an access easement provided on Lot 1 for the benefit of Lot 2, creating Lot 2 as a flag lot, on a plan drawn by Van Cleef Engineering Associates, dated July 29, 2005, revised October 11, 2005, subject to the following conditions and comments:

1. Preliminary Plan Approval – The application was approved as a preliminary approval and not as a preliminary/final as filed.
2. Flag Lot – Section 140-58.1 allows for the use of a flag lot when it represents the only practical method of developing the site. The request to create a flag-lot was granted.
3. Open Space – Section 140-14.B requires a minimum of 10% open space. No open space is shown on the plan but a note on Sheet 1 offers a fee in lieu of dedication of open space. A fee in lieu of dedication of open space is accepted.

4. Waivers – The applicant has asked for waivers as to the construction of curbs, road widening and sidewalks along Almshouse Road. These waivers have been granted.
5. Surveyors Certification – The Township Engineer has pointed out a minor glitch on the plan that apparently incorrectly refers an engineer’s certification in Warrington Township that should be remedied to the satisfaction of the Township Engineer.
6. Planning Module – A planning module approval from the Northampton Bucks County Municipal Authority and/or the Pennsylvania Department of Environment Protection will be necessary prior to any recording of the final plan.
7. Driveway Details –driveway detail requires 4 inches of paving.
8. Rain Garden – The applicant has proposed a “rain garden” as a stormwater management measure. A substantial amount of details are needed to be provided to the Township before the Engineer can determine that the proposal meets all of the requirements under our new stormwater management chapter, Chapter 13.

The applicant was reminded to make all of the appropriate above mentioned conditions on a preliminary plan and submit to the Township for the Township Engineer’s certification and approval. Only upon his certification that the preliminary plan is official and that the plans meet the above mentioned conditions will the Board of Supervisors be willing to accept a final plan. In addition, the applicant will need to address any and all fees (fee in lieu of dedication of open space, fee in lieu of street lighting in the amount of \$5.00 per foot of new roadway, fee for off site stormwater drainage contribution) and the entering into escrow and development agreements before submitting the final plan.

J. CASSADONTI – LOT LINE CHANGE – This matter was continued to the business meeting of January 3, 2006.

K. INTERNAL AFFAIRS REPORT (Mr. Komelasky)

1. DROP Resolution – Police Pension Plan – By unanimous vote, a motion (Komelasky-Friedman) was passed adopting Resolution R-05-38, a resolution establishing a DROP plan benefit for uniformed employees by providing funds for retirement and funds for their beneficiaries in the event of death.

L. COMMUNITY DEVELOPMENT REPORT (Dr. Friedman)

1. Dr. Friedman briefed the Board on a number of projects that the Planning Commission will be working on for the next few years.

M. PUBLIC SAFETY REPORT (Mr. Palestina)

1. Award Contract – Police Uniforms – By unanimous vote, a motion (Palestina-Kinney) was passed awarding the contract to Samzies Uniforms, located at 28 Scotch Road, West Trenton, NJ, at their price of \$1,879.50 for one set (uniform) as they meet all the requirements of the proposal.
2. Northampton Township Volunteer Fire Company Calendars – Mr. Palestina announced to the public that the Fire Company has 2006 calendars available for sale. The donation for the calendars is \$15.00.

N. COMMUNITY FACILITIES AND SERVICES REPORT AND ACCOUNTS PAYABLE (Mr. Kinney)

1. Accounts Payable – The accounts payable listing of December 7, 2005 was approved by unanimous consent.
2. Appointment – Park and Recreation Board – By unanimous vote, a motion (Kinney-Friedman) was passed appointing Larry Devinney, who resides at 488 Holly Knoll Drive, Churchville to the Park and Recreation Board to fill an unexpired term, effective immediately and expiring December 31, 2006.
3. Commendation – Mr. Kinney announced that Helene Bellosi, a 20 year employee, is leaving the Park and Recreation Department. He thanked her for all her hard work and that she will be missed.

There being no further business, Chairman Long adjourned the meeting at 10:45 p.m.

Respectfully submitted,

D. Bruce Townsend
Township Manager

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