



# Township of Northampton

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

## SUPERVISORS

John E. Long, Jr.  
*Chairman*

Dr. Arthur Friedman  
*Vice Chairman*

Peter F. Palestina  
*Secretary*

James E. Kinney  
*Treasurer*

George F. Komelasky  
*Supervisor*

May 25, 2005

The regular business meeting of the Northampton Township Board of Supervisors was called to order at 8:01 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  
Michelle Fountain, Township Engineer's Office  
Edward Rudolph, Township Solicitor

The Pledge of Allegiance to the flag was led by Mr. Long.

- A. PRESENTATION - BRAD RAUDENBUSH – Mr. Palestina introduced Brad Raudenbush back from Iraq for a brief respite who thanked the Board and residents for their help with the collection of sandals to give to the children of Iraq.
  
- B. PRESENTATION – NORTHAMPTON TOWNSHIP ECONOMIC DEVELOPMENT CORPORATION – Tony Albano, Mel Smith and Ted Hauptman presented to the Board a copy of a street lighting plan for the Richboro commercial area and requested the Board's consideration of a proposed ordinance which would implement the streetlight plan. The Corporation reported that they were able to commission an engineering study by securing public and private grant money.
  
- C. CITIZENS CONCERNS
  1. Joe Glatz, 510 Rocksville Road – Mr. Glatz queried the Board when the repaving of Rocksville Road would be completed. Mr. Glatz also voiced his concerns regarding control over PECO and Verizon working in the right-of-way

and stated his belief that all contractors who work within the Township should be licensed.

- D. APPROVAL OF MINUTES – The minutes of the business meeting of May 11, 2005 was accepted by unanimous consent as presented.
- E. NORTHAMPTON INDUSTRIAL PARK LOT 54 – PRELIMINARY/FINAL LAND DEVELOPMENT – A public hearing was opened to consider and preliminary/final land development filed by William Schenk and Sons of Huntingdon Valley, PA for TMP#31-001-008-004. The property consists of 2.0± acres and is zoned I-1 Industrial. The application proposes to construct a front office addition of 750 square feet and a rear addition of 9,850 square feet to an already existing 12,800 square foot warehouse/office building, the off street parking area is being expanded to allow 60 parking spaces along with relocating the loading area from the northwest side of the building to the northeast side of the building addition. The accompanying the plan is drawn by Stout, Tacconelli & Associates, Inc., dated July 2, 2004, last revised April 13, 2005.

The following review letters were noted for the record:

1. Township Planning Commission's letter of October 19, 2004
2. Bucks County Planning Commission's letter of August 6, 2004
3. Township Engineer's letters of August 5, 2004 and May 10, 2005
4. Township Planner's letter of August 23, 2004
5. Bucks County Conservation District's letter of May 9, 2005

After a presentation by Zack Ranstead and Brian Partyka and discussion amongst the Board, a motion (Friedman-Komelasky) was passed by unanimous vote, approving the preliminary/final land development for Northampton Industrial Park Lot 54 (TMP#31-001-008-004) proposing to construct a front office addition of 750 square feet along with a rear addition of 9,850 square feet to an already existing 12,800 square foot warehouse/office building. The off street parking area is to be expanded to 60 parking spaces and relocating the loading area from the northwest side of the building to the northeast side of the building addition subject to the following conditions and comments:

1. Zoning Hearing Board Compliance – The applicant must comply with the non-conforming and/or issues granted by the Zoning Hearing Board.
2. Stormwater Management – The preliminary plan should be revised showing the following:

- a. Details should include an Appendix A showing the appropriate seeding of the “bio-swale” to manage stormwater from the site.
  - b. The width of this swale should be shown.
  - c. Details are to be provided showing an 18” sand/topsoil mix related to max – proportions, etc., to the satisfaction of the Township Engineer.
  - d. Side slopes should be shown on the plan, to the satisfaction of the Township Engineer.
  - e. The sequence of construction should call for the bio-swale to be constructed only after all tributary areas have been fully stabilized. This should be a note added to the plan, to the satisfaction of the Township Engineer.
  - f. Permanent maintenance requirements of the bio-swale should also be noted on the record plan.
3. Lighting – The following details need to be shown on the preliminary plan
- a. Details are to be provided of the three different types of lights that are listed on Sheets 5 and 6 of the plans. This should be done to the satisfaction of the Township Engineer.
  - b. Details of shielding, as required by ordinance, Sections 140-50 and 118-10-E-7, to prevent lighting on adjacent properties needs to shown to the satisfaction of the Township Engineer.
  - c. The “typical illumination arc” should be removed in that it provides no useful information.
4. Earth Disturbance – The area of earth disturbance should be noted on the plan and any and all approvals from the Bucks County Conservation District should be obtained before any building permit can be issued.
5. Fee in lieu of Sidewalks – A fee in lieu of sidewalks is to be submitted to the satisfaction of the Township Engineer.
6. Off-Site Stormwater Contribution – Off-site stormwater contribution is to be submitted based on the new parking spaces, to the satisfaction of the Township.
7. Escrow and Development Agreements – All escrow and development agreements must be entered into prior to the signing the final record plan.

The applicant was reminded that the above mentioned changes should be made to the preliminary plans and submitted 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 execute a final record plan.

F. INTERNAL AFFAIRS REPORT (Mr. Komelasky)

1. Verizon – Mr. Komelasky was advised that Verizon's work schedule is currently posted on Channel 23 and on the website. Verizon will be providing regular updates.
2. Language on Signs – Mr. Komelasky requested that the Administration investigate whether there are any statutory or ordinance requirements governing the language used on commercial signs in the Township.
3. Sackettsford Road – Mr. Komelasky requested the Administration to have the Public Works Department to look into the repair of a ditch in front of 628 Sackettsford Road.
4. Earned Income Tax Collector – Mr. Komelasky requested that the Administration review the procedures by which Berkheimer Associates handles the E.I.T. receipts. He also requested the Administration to review the audit procedures as well.
5. Naturalization of Detention Basins – Mr. Komelasky queried the Board on the list of detention basin that had been approved naturalization during the current season. After brief explanations by Messrs. Friedman and Townsend, he urged for more information and/or public education on this new program.

G. COMMUNITY DEVELOPMENT REPORT (Dr. Friedman)

1. Dedication – Jean Avenue Estates – This matter was continued to the Board of Supervisors regular business meeting of June 8, 2005.
2. Dedication – Holland Preserve – By a 3 -1 vote, a motion (Friedman-Komelasky ) (Friedman voting nay and Kinney abstaining) was passed adopting Resolution R-05-20, accepting the Deed of Dedication dated August 16, 2004, from Deluca Enterprises, Inc., a Pennsylvania Corporation for the dedication of the right-of-way along Buck Road, in the development known as Holland Preserve, be accepted and that the Maintenance Bond be accepted to fulfill the maintenance requirements for the period of eighteen months from this date.

3. Request Waiver from Land Development – Russian Missions – A motion (Friedman-Komelasky) was passed by unanimous vote, approving the request for a waiver from a land development from the Russian Missions located at 171 N Second Street Pike to place a shed 150' from Second Street Pike and 51' from the rear property line along with the installation of landscape buffering, to the satisfaction of the Township Engineer.

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

1. Accounts Payable – The accounts payable listing of May 25, 2005 was approved by unanimous consent.
2. Appointment – Historical Commission – By unanimous vote, a motion (Kinney-Komelasky) was passed appointing Eileen Teresa Zolotorofe, who lives at 600 Sackettsford Road to fill an unexpired term, effective immediately and expiring December 31, 2006.
3. Municipal Park Grand Opening – Mr. Kinney commended the Parks and Recreation Department for the recent celebration held at the park located on Hatboro Road.
4. Fishing Derby – Mr. Kinney reminded parents to register children by Friday, May 27<sup>th</sup> for the annual Fishing Derby to be held Saturday, June 4<sup>th</sup>.
5. Commendation – Boy Scout – Mr. Kinney commended Boy Scout Max Eisele for his hard work and successful completion of a horseshoe pit at the newly constructed Senior Center.

**I. PUBLIC WORKS REPORT (Mr. Long)**

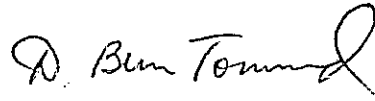
1. Reappointment – Cable Television Advisory Board – By unanimous vote, a motion (Long-Palestina) was passed reappointing Stephen McGill, who resides at 103 Briarwood Drive, Holland and Alan Shein who resides at 3105 Bedlington Place, Holland to another term on the Northampton Township Cable Television Advisory Board, effective immediately and expiring May 31, 2008.

**Township of  
Northampton**

Board of Supervisors Minutes  
Meeting of May 25, 2005  
Page 6

There being no further business, Chairman Long adjourned the meeting at 10:30  
p.m.

Respectfully submitted,



D. Bruce Townsend  
Township Manager

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