



# 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*

November 16, 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. DISTINGUISHED CITIZEN – Chairman Long presented the Distinguished Citizen Award to Ilissa Gordon for volunteering to teach at an orphanage in the Thaimuang District in southern Thailand and also for raising funds needed for medicine and supplies for those children.

## B. CITIZENS CONCERNS

1. John Peters, 3 Dogwood Road – Mr. Peters expressed his objections over action taken by the Board at the previous meeting allowing enclosure of a drainage ditch located in the Henning Subdivision.

C. APPROVAL OF MINUTES – The minutes of the business meeting of November 9, 2005 was accepted by unanimous consent as presented.

- D. PUBLIC HEARING – REVISIONS TO 2005 BUDGET – Chairman Long opened a public hearing to consider a resolution revising the specific sums that were estimated to be required for purposes of Township government set forth during the 2004 fiscal year in a resolution passed by the Board of Supervisors in December 2004. With no public comment and after Board discussion, a motion (Komelasky-Long) was passed by unanimous vote, adopting Resolution R-05-35, revising Resolution R-04-28, appropriating specific sums estimated to be required for purposes of Township government during the 2005 fiscal year.
- E. PUBLIC HEARING CONTINUED – PROPOSED ORDINANCE/RESOLUTION – ABANDONMENT OF ST. LEONARD’S ROAD – This matter was continued to the business meeting of January 25, 2006.
- F. PUBLIC HEARING – PROPOSED ORDINANCE – SPECIAL RESIDENCY RESTRICTIONS – A public hearing was held to consider the adoption of an ordinance which would add a new chapter to the Northampton Township Code, to be entitled “Special Residency Restrictions”, would provide residential restrictions for registered adult sexual violent offenders within the Township, and provide penalties for violations of such residential restrictions. After discussion with the Township Solicitor and amongst Board members, a motion (Palestina-Komelasky) was passed by unanimous vote, adopting Ordinance No. 507 as advertised and proposed without change. Dolores Matecki, 74 N Hilltop Drive (resident) spoke in favor of the proposed ordinance.
- G. SUNOCO CONTINUED – CONDITIONAL USE APPLICATION AND PRELIMINARY/FINAL LAND DEVELOPMENT – Chairman Long opened a public hearing (continued from the business meeting of October 26, 2005) to consider a conditional use application and a preliminary/final land development, filed by Sunoco, Inc. of Conshohocken, PA, affecting TMP#31-9-36.

The following letters/correspondence were noted for the record:

1. Township Planning Commission’s letter of March 25, 2004 and August 18, 2005
2. Bucks County Planning Commission’s letter of February 4, 2004
3. Township Planner’s letters of February 9, 2004, and July 11, 2005
4. Township Engineer’s letters of February 5, 2004, May 12, June 28, July 26, September 28, 2005
5. Northampton Bucks County Municipal Authority’s letter of January 21, 2004
6. Bucks County Conservation District’s letter of June 15, 2005

After a presentation by William Bolla and John Anderson, a motion (Friedman-Komelasky) was passed by unanimous vote, approving the preliminary/final land development and conditional use application filed by Sunoco, Inc. of Conshohocken, PA for TMP#31-9-36. The application included a plan drawn by Cornerstone Consulting Engineers & Architectural, Inc., dated December 16, 2004, under the seal of J. B. Anderson, proposing to redevelop a 40,039 square foot parcel on the southeast corner of Second Street Pike and Newtown-Richboro Road including the demolition of a 2,000+ square foot service station and 4 canopied fuel dispenser island and replacement with a 2,400 square foot "A-Plus" retail store and 3 canopied fuel dispenser islands including 25 off-street parking spaces, subject to the following conditions:

1. A note should be placed on the plan stating that the monument sign will be no higher than 10 feet.
2. The definition of temporary signs should be noted on the plans.
3. A note should be placed on the plan stating that no exterior displays are allowed
4. The stone being used for the building façade should match the exterior stone found on the Courier Times building and/or the Spread Eagle Inn.
5. Front, rear and side elevation plans are to be submitted.
6. Only letters on the canopies are to be illuminated.
7. A note should be placed on the plan stating that the maintenance of the street lights (in accordance with Richboro 2000 guidelines) will be the responsibility of the applicant.
8. A highway occupancy permit must be obtained from Penn DOT before any building permits will be issued by the Northampton Township Zoning Department.

The above conditions should be made on the preliminary plans and submitted to the Township for the Township Engineer's certification and approval. Only upon his certification that the preliminary plans are official and that the plans meet the above-mentioned conditions will the Board accept final linen plans for recording. All appropriate fees/agreements are to be submitted at the time of submitting final linen plans.

- H. ANTHONY CHARLES HOMES – CONTINUED – PRELIMINARY/FINAL MINOR SUBDIVISION – Chairman Long opened 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/Resident, 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 1, 2004, October 19, 2005
5. Northampton Bucks County Municipal Authority's correspondence of August 26, 2004

After a presentation by Ed Murphy and John Baionno and remarks from Joe Clark (neighbor) the applicant was requested to provide a mutual access and egress easement for both lots to be reviewed by the Township Solicitor along with a fee in lieu of sidewalks as determined by the Township Engineer. By unanimous vote, a motion (Friedman-Komelasky) was passed continuing this matter to the public business meeting of Wednesday, December 7, 2005. The administration was also requested to review the history of the submitted plans pertaining to a retaining wall that appears to be a point of contention between the applicant and a neighboring property owner (Clark).

I. INTERNAL AFFAIRS REPORT (Mr. Komelasky)

1. Authorization to Advertise – Appointment of an Independent Auditor – By unanimous vote, a motion (Komelasky-Friedman) was passed authorizing the Administration to advertise and schedule a public hearing, which would allow the Board of Supervisors to appoint a certified public accountant to audit the accounts of the Township, to be held at the Organization Meeting in January 2006, in accordance to Second Class Township Code.
2. Authorization to Advertise – Public Hearing – Proposed 2006 Budget – By unanimous vote, a motion (Komelasky-Friedman) was passed unanimously, approving the tentative budget for calendar year 2006. The Administration was directed to make available a copy of the proposed budget for public inspection for 20 days in accordance with the Second Class Township Code; the requisite advertising of the display of the tentative budget was also authorized (Komelasky-Friedman).
3. Proposed Resolution - State Capital Budget Redevelopment Assistance Funding Program – By unanimous vote, a motion (Kinney-Friedman) was passed adopting Resolution R-05-36, a resolution authorizing the Township Administration to file an application with the State Capital Budget Redevelopment Assistance Funding Program for the renovations of the Northampton Township Library; and by unanimous vote, a motion (Kinney-Friedman) was passed adopting Resolution

R-05-37, a resolution authorizing the Township to file an application with the State Capital Budget Redevelopment Assistance Funding Program for the construction of the Northampton Senior Center.

J. PUBLIC SAFETY REPORT (Mr. Palestina)

1. Award Contract – Police Uniforms – By unanimous vote, a motion (Palestina-Komelasky) was passed authorizing the Township Administration to reject all proposals received and to re-advertise for proposals for police uniforms due to some confusion with the specifications. The new submission date for proposals is Friday December 2, 2005.
2. Authorization to Schedule and Advertise a Proposed Ordinance – By unanimous vote, a motion (Palestina-Komelasky) was passed authorizing the Township Administration to schedule and advertise a proposed ordinance which would define and regulate public assembly where said assembly would interfere with the movement of pedestrian or vehicular traffic on any street to be held January 25, 2006.
3. *COMMENDATION FOR OFFICER FINKERTON'S ASSISTANCE OF FELLOW OFFICERS AFTER HIS SHIFT WAS OVER, HELPING FOR SEVERAL HOURS*

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

1. Accounts Payable – The accounts payable listing of November 16, 2005 was approved by unanimous consent.
2. Award Contract – Moving and Relocation of Library Furnishings – By unanimous vote, a motion (Kinney-Komelasky) was passed awarding the contract to Hughes Relocation Service, Inc., located at 450 North Broad Street, Doylestown, PA, to move and to relocate library furnishings at their bid price of \$17,685.00,

L. PUBLIC WORKS REPORT (Mr. Long)

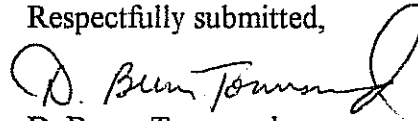
1. Authorization for Front Foot Assessment – East Rambler Drive – By unanimous vote, a motion (Long-Komelasky) was passed approving Resolution R-05-34, a resolution authorizing the Northampton Bucks County Municipal Authority to assess the cost of construction of a water line project against the owners of the real property benefiting improving or accommodating by means of a front foot assessment method. Further, the Board of Supervisors in passing the resolution certifies that they approve the plan of construction and cost estimate (\$123,936.00) as presented by the Authority and set the maximum of the front foot assessment imposed by the Authority not to exceed \$66.84 per front foot. The East Rambler Drive residents spoke in favor of the proposed project.

**Township of  
Northampton**

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There being no further business, Chairman Long adjourned the meeting at 10:44 p.m.

Respectfully submitted,



D. Bruce Townsend  
Township Manager

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