



# 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*

October 26, 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 PROCLAMATION - Chairman Long presented the Distinguished Citizen Award to Brett Goers as acknowledgement for his involvement in Scouting and especially his work with "Cell Phones for Soldiers", a non-profit organization that collects cell phones and prepaid phone cards for our troops in Iraq, Afghanistan and Kuwait.
- B. CITIZENS CONCERNS -The following residents expressed concerns to the Board of Supervisors:
1. Kevin Donahue, Rucker Drive – Requested the Township to help with a perceived problem regarding the emergency access and egress between Legacy Oaks and Rucker Drive.
  2. Bob Solarz, Holly Hill Road – Requested the Township to contact PA DOT to assess traffic conditions along Worthington Mill Road. He also presented a memo outlining a number of issues on Worthington Mill Road that he believed needed to be addressed.

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3. Marge Weiner, Worthington Mill Road – Also expressed concern for those motorists traveling on Worthington Mill Road. Ms. Weiner indicated she would be willing to form a residents' committee to identify potential dangers along Worthington Mill Road.
4. Jay Russell, 725 New Road – Announced that the “Welcome to Northampton Township” signs are in need of cleaning.
5. Bernadette Heenan, Highspire Road – Requested increased police presence, mobile speed indication board and utilization of cam program along Worthington Mill Road.
6. James Armetta, 36 Farmhouse Lane – Requested the Township to post deer crossing signs and to erect a partial guide rail on Worthington Mill Road.
7. Marilyn Scarpa, Newtown Resident – Requested the Township to post police patrols along Worthington Mill Road to improve vehicle safety.
8. Gail Weiner, Blue Fox Lane – Requested the Township to improve the intersection of Rt. 232 and Rt. 332 and Rt. 232 and Worthington Mill Road.
9. Andrea Mangold – Requested that Penn DOT be contacted and asked to conduct a traffic study on Worthington Mill Road.

(At the conclusion of Citizens Concerns, Chairman Long directed Mr. Townsend to immediately contact Penn DOT and request a full engineering and design review of the conditions on Worthington Mill Road.)

- C. APPROVAL OF MINUTES – The minutes of the business meeting of September 28, 2005 was accepted by unanimous consent as presented.
- D. PUBLIC HEARING – PROPOSED ORDINANCE AND RESOLUTIONS – ABANDONMENT OF TAPEWORM ROAD – Following explanation by the Township Solicitor and discussion amongst the Board, a motion (Friedman-Komelasky) was passed by unanimous vote adopting Ordinance No. 506, an ordinance vacating a portion of the Township road known as Tapeworm Road. After the Board authorized the abandonment of Tapeworm Road, Resolution R-05-30 was passed authorizing the condemnation of certain real property for the purpose of acquiring access and egress easements to properties affected by the vacating of a portion of the Township road known as Tapeworm Road. After Ordinance No. 506 and Resolution R-05-30, were passed, the Board adopted Resolution R-05-31

granting an access and egress easement to property (TMP#31-10-52) through property (TMP#31-10-49) and last, Resolution R-05-32 was passed assigning access and egress easements to properties affected by the vacating of a portion of the Township Road known as Tapeworm Road.

- E. PUBLIC HEARING – PROPOSED ORDINANCE AND RESOLUTION – ABANDONMENT OF ST. LEONARD’S ROAD - The Board continued the Public Hearing to consider the abandonment of St. Leonard’s Road to the business meeting of November 16, 2005.
- F. SUNOCO – CONDITIONAL USE APPLICATION AND PRELIMINARY/FINAL LAND DEVELOPMENT – Chairman Long opened a public hearing 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 plan was drawn by Cornerstone Consulting Engineers & Architectural, Inc., dated December 16, 2004. The application/plan proposes 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 islands and their replacement with a 2,400 square foot “A-Plus” retail store and 3 canopied fuel dispenser islands. The application also proposes 25 off-street parking spaces.

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, May 16, July 11 and July 22, 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 James McNamara, John Anderson, Bill Kriebel, the Board continued the application to the business meeting of November 16, 2005.

- F. WORLD FLAVORS – PRELIMINARY/FINAL LAND DEVELOPMENT – Chairman Long opened a public hearing to consider a preliminary/final land development filed by Robert Hulmquist, president of Ivyland Investments located at 76 Louise Drive, Ivyland (TMP#31-1-4-19), a 4.32 acre lot located in the I-1 Industrial District. The application proposes to construct a 7,168.5 square foot

manufacturing/warehouse addition to the northeast side of the existing 47,650 square foot office building. The plan also proposes to develop a stock yard adjacent to the existing building and building addition. Twenty additional parking spaces (15 actual – 5 reserve) are planned. Accompanying the application is a plan drawn by Carroll Engineering with a revision dated September 12, 2005.

The following review letters were noted for the record:

1. Township Engineer's letters of August 4 and September 20, 2005
2. Northampton Township Planning Commission's letter of October 5, 2005
3. Bucks County Planning Commission's letter of August 19, 2005
4. Township Planner's letters of April 30, August 3 and September 22, 2005
5. Municipal Authority's letter of August 18, 2005
6. Northampton Township Police Department's letter of July 22, 2005
7. US Soil Conservation Service's letter of August 9, 2005
8. PA Department of Environmental Protection's letter of August 3, 2005
9. Bucks County Conservation District's letter of August 31, 2005

After a presentation by Elliot Drexler, Brian Hafner, Gerit Lewisch, Dan Mullin (representing the applicant) and discussion amongst the Board, a motion (Friedman-Kinney) was passed by unanimous vote, approving the preliminary/final land development plan for World Flavors, proposing to construct a 7,168.5 square foot manufacturing/warehouse addition to the northeast side of the existing 47,650 square foot office building, an adjacent stock yard and twenty additional parking spaces (15 actual and 5 reserve) subject to the following conditions and comments:

1. Illumination – The applicant must provide adequate information with relation to illumination, to the satisfaction of the Township Engineer.
2. Screening of Refuse Dumpster Location – The plan needs to be revised to show some form of landscaping/screening around the refuse collection station (of a staggered/informal design) to the satisfaction of the Township Engineer.
3. Approval from Municipal Authority – The applicant has obtained a letter of certification from the Northampton Bucks County Municipal Authority for the feasibility of public water. The applicant should provide certification from the Warminster Municipal Authority and/or our Authority indicating that sanitary sewers are feasible. The plans would not be executed or recorded until a letter is furnished indicating that such a plan is acceptable to the Northampton Bucks County Municipal Authority,
4. Impervious Surface Discrepancy – The plan indicates that there is 50% impervious coverage with the proposed addition. The narrative in the stormwater calculations, however, indicates the impervious coverage ratio is 53% and the CN weighting calculations show 46%. This discrepancy must be resolved to the

satisfaction of the Township Engineer before the plan can be approved and recorded.

5. Handicapped Space and Signs – The plan must provide for and show detail of the signs required for handicapped spaces, in accordance with Section 140-49-D-3-f. The plan should show where the handicapped spaces are actually to be located, to the satisfaction of the Township Engineer.
6. Engineer's Certification – The Township Engineer has pointed out that it is a subdivision requirement, Section 118-12-A-8 that the plan must be certified by an engineer. The plans should be revised to the satisfaction of the Township Engineer.
7. Stormwater Management Regulations – The Township Engineer points out that the applicant has satisfied the new stormwater management regulations with the provision of a stone edge treatment with relation to the parking lot which satisfies the water quality and infiltration requirements of the new ordinance. However, the Engineer points out that the operation and maintenance aspect of this ordinance as to the stone edge treatment has not been met. These clearly must be met prior to any final plan recording, to the satisfaction of the Township Engineer.
8. 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 to execute a final record plan.

G. TANNER – PRELIMINARY MAJOR SUBDIVISION – This matter was postponed indefinitely.

H. INTERNAL AFFAIRS REPORT (Mr. Komelasky)

1. Authorization to Advertise and Schedule a Public Hearing – Revisions to 2005 Budget – By unanimous vote, a motion (Komelasky-Palestina) was passed authorizing the scheduling and advertising of a public hearing for the purpose of making necessary revisions to the 2005 budget to be held Wednesday, November 16, 2005.

I. COMMUNITY DEVELOPMENT REPORT (Dr. Friedman)

1. Proposed Woodland Protection and Stream Buffer Ordinance – Dr. Friedman announced that the Planning Commission is presently working on a proposed ordinance to protect woodlands and establish stream buffers.

J. PUBLIC SAFETY REPORT (Mr. Palestina)

1. Authorization to Advertise for Proposals – Police Uniforms – By unanimous vote, a motion (Palestina-Komelasky) was passed authorizing the Township Administration to advertise for proposals for police uniforms to be received on November 9, 2005.
2. Authorization to Advertise and Schedule Public Hearing – Proposed Ordinance – Special Residency Restrictions – By unanimous vote, a motion (Palestina-Kinney) was passed authorizing the Township Administration to schedule and advertise a public hearing to consider a proposed ordinance which would add a new Chapter to the Township Code entitled Special Residency Restrictions to be held Wednesday, November 16, 2005.

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

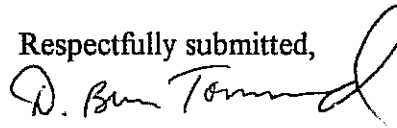
1. Accounts Payable – The accounts payable listing of October 26, 2005 was approved by unanimous consent.
2. Halloween Happening – Mr. Kinney reminded residents and the Board that Park and Recreation's annual Halloween Happening will be held Saturday, October 29, 2005 at the Recreation Center located on Newtown-Richboro Road.
3. Award Contract – Library Furnishings and Shelving – By unanimous vote, a motion (Kinney-Friedman) was passed awarding the contract for Library furnishings to Advanced Office Environments, Inc. at their bid price of \$210,909.40; the contract for office furnishings to Knoll, Inc. (c/o Advanced Office Environments, Inc.) at their bid price to the Commonwealth of Pennsylvania of \$24,641.13 and the contract for shelving to Storage Concepts at their bid price of \$148,245.89.

L. PUBLIC WORKS REPORT (Mr. Long)

1. Award Contract – Salt Bid – By unanimous vote, a motion (Long-Friedman) was passed awarding the contract for road salt for the 2005-2006 winter season to International Salt Co., LLC, located in Clarks Summit, PA at their bid price to the Bucks County Consortium of \$45.77 per ton.

There being no further business, Chairman Long adjourned the meeting at 10:21 p.m.

Respectfully submitted,



D. Bruce Townsend  
Township Manager

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