



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

August 10, 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.
Peter F. Palestina
James E. Kinney
George F. Komelasky

Others present were:

Kathleen R. Goldhahn, Assistant Township Manager
David W. Connell, Township Engineer
Edward Rudolph, Township Solicitor

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

A. PROCLAMATION - BREEZY POINT – Mr. Long presented a proclamation to Gale and Doug Wiik who are celebrating Breezy Point Day Camp's 50th year in operation.

B. CITIZENS CONCERNS

1. Bravin Robinson, 99 Bustleton Pike – Mr. Robinson requested the Township to send a notice to the homeowners association of the development in the rear of his property to cut weeds that are now approximately 3 to 5 feet high. The Board will request the Code Enforcement Department to notify the property owner.
2. Eric Lahoda, 3179 Burnley Place – Mr. Lahoda expressed his concern over line painting on his driveway in the right-of-way.

C. APPROVAL OF MINUTES – The minutes of the business meeting of July 13, 2005 was accepted by unanimous consent as presented.

D. PUBLIC HEARING – PROPOSED ORDINANCE – AMEND ZONING MAP –

Following explanation from the Township Engineer and input from residents (Ruth Zarzycki, 26 Joshua Drive, Tony Albano, Newtown-Richboro Road, Lynne Owens, 51 Sharon Drive, and Stephen Levin, 78 Joshua Drive), a motion (Palestina-Kinney) was passed by unanimous vote, adopting Ordinance No. 504, an ordinance amending Chapter 140, amending the zoning district map of Northampton Township (Section 140-5) by rezoning TMP#31-77-73, 31-5-82 and 31-5-82-1 from A-R Agricultural-Residential District to R-2 Residential District classification.

E. ANTHONY CHARLES HOMES – PRELIMINARY/FINAL MINOR

SUBDIVISION – This matter was continued to the business meeting of September 28, 2005.

F. GASPER LANDSCAPING – PRELIMINARY LAND DEVELOPMENT –

Chairman Long advised Board members and the public of an application submitted by Robert Gasper, 316 Tanyard Road, Richboro for the land development of TMP#31-5-69, located on Tanyard Road which is currently zoned A-R Agricultural-Residential and consists of 6.82 acres.

The following letters were noted for the record:

1. Township Engineer's letters of January 7, June 13 and July 26, 2005
2. Township Planner's letters of December 19, 2004 and June 17, 2005.
3. Bucks County Planning Commission's letter of January 3, 2005
4. Northampton Township Planning Commission's letter of July 11, 2005
5. Northampton Bucks County Municipal Authority's letter of February 7, 2005
6. Northampton Township Police Department's letter of December 9, 2004

Tony Albano (resident) questioned the Board on the detention basin responsibility and George McGillis (resident) spoke in favor of the proposed land development.

After a brief presentation by the applicant's representative Thomas Hecker, attorney and discussion amongst the Board, a motion (Kinney-Komelasky) was passed by unanimous vote, approving the preliminary land development for Gasper Landscaping (TMP#31-5-69), as shown on a plan drawn by Tri-State Engineers & Land Surveyors, Inc., dated November 24, 2004 last revised July 6, 2005, proposing to expand the existing complex by constructing a 2-story office building (3,845 square feet of floor area), a 4,032 square foot greenhouse and an accessory off-street parking lot on the 6.82 acre property located on the southwest side of Tanyard Road between Addis Drive and Blaises Gate, subject to the following conditions and comments:

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1. Zoning Questions/Issues – The Zoning Officer shall certify that the operation at this location meets and/or is in compliance with the Township Zoning Ordinance with relation to the retail component of the expanded nursery/landscape operation and that only one of the dwellings located on the lot is used as a single-family dwelling.
2. Driveways – A note should be placed on the preliminary plan showing the following waivers granted:
 - Curbing waived along the upper most driveway
 - Allowing the 3 existing driveways to remain onto Tanyard Road
 - Allowing less than the 25 foot width driveways onto Tanyard Road
3. Detention Basin – The applicant's request to acquire the immediately contiguous Northampton Hunt detention basin is conditioned upon:
 - The Township's acceptance of the basin in fee from Northampton Hunt developer.
 - No obligation of the Township to accept dedication whether acting reasonable or conversely unreasonably, arbitrary or capricious.
 - If accepted, the Township will transfer fee to applicant for sole purpose of satisfying needs of the applicant and for no other purpose of modification of presently proposed purpose.
 - Basin will be merged into TMP#31-5-69.
 - No future subdivision of merged parcel is allowed.
 - Parcel can only be used for existing purpose. If other purpose, then:
 - Basin would revert back to Township at the Township's sole option
 - New use must then comply with existing code requirements of original
4. Retail Sales – Note #6 on the preliminary plans stating that no retail sales will be allowed inside the building needs clarification.
5. Offsite Stormwater Drainage Contribution– The applicant is reminded that there will be the necessity of providing offsite drainage contributions (Section 118-20-N)
6. Escrow and Development Agreements - The applicant will need to enter into escrow and development agreements prior to submitting final plans.

The applicant was reminded to make all of the above-referenced changes to the preliminary plan and to submit the plans to the Township for the Township Engineer's review and certification. Only upon his certification that the preliminary plan meets the above-mentioned conditions will the Board of Supervisors be willing to accept a final plan submission.

G. INTERNAL AFFAIRS REPORT (Mr. Komelasky)

1. Extension to Development Agreement – By unanimous vote, a motion (Komelasky-Palestina) was passed authorizing the extension of Omnipoint Communications (NAWC Park) development agreement to July 31, 2006.

H. COMMUNITY DEVELOPMENT REPORT (In Dr. Friedman's absence, Mr. Komelasky gave this report.)

1. Revision to Approved Omnipoint Communication Land Development – Sprint Spectrum – A motion (Komelasky-Palestina) was passed by unanimous vote approving a revision to a previously approved and recorded land development (Omnipoint Communication Land Development) submitted by Sprint Spectrum dated July 20, 2004 subject to the following conditions:
 - a. Existing Facilities – The plans shall reference facilities to be constructed by others.
 - b. Procedural Question – The plans should be revised in such a way that each and every facility that is referenced in every improvement be noted as to who is responsible for that particular improvement. Further, any improvements that are dependent upon actions to be taken by others need to be referenced as such.
 - c. Existing Fence – A note should be placed on the plan indicating that the Township is to be notified prior to the removal of any portions of fence and that the Township will be the recipient of that fence material. The fence will be reinstalled by applicant at a location decided by the Township.

At this time the Board took a recess (9:35pm to 9:40pm).

I. PUBLIC SAFETY REPORT (Mr. Palestina)

1. Newsletter – Crossword Puzzle – Mr. Palestina announced that answers to the crossword puzzle can be found on Northampton Township's web site. Survey Forms – Mr. Palestina announced that 88 alarm forms were returned and 92 traffic safety forms were returned. Mr. Palestina thanked all who took the time to respond to the survey.
2. Jacksonville Road Speed Limit – Mr. Palestina announced that the Township has received notification from Penn DOT that it cannot justify lowering the speed limit of 45 MPH along Jacksonville Road at this time.

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

1. Accounts Payable – The accounts payable listing of August 10, 2005 was approved by unanimous consent.
2. Cooperative Agreements – Redevelopment Authority of the County of Bucks and the Township of Northampton – Application for two \$500,000 Grants – Free Library of Northampton Township and Northampton Township Senior Center – By unanimous vote, a motion (Kinney-Palestina) was passed authorizing the Township Manager to enter into Cooperative Agreements with the Redevelopment Authority of the County of Bucks as a first step in the grant application process for two-grants, one in the amount of \$500,000 for the Free Library of Northampton Township and one in the amount of \$500,000 for the Northampton Township Senior Center.

K. PUBLIC WORKS REPORT (Mr. Long)

1. Award Contract – Guide Rail – A motion (Long-Komelasky) was passed by unanimous vote awarding the contract for bridge repair/guide rail construction project for two structures over the Iron Works Creek (Willow Road and Lower Holland Road). The bid for the guide rail portion of the project was awarded to J. Fletcher Creamer & Son, Inc. as they are the lowest responsible bidder at a cost of \$27,990. The bid for other ancillary work was awarded to Passerini Construction, Inc. at their price of \$9,880.
2. Annual Surplus Vehicle and Equipment Auction – By unanimous vote, a motion (Long-Komelasky) was passed authorizing the Township to enter into a contract to dispose of surplus vehicles and equipment with J.J. Kane Auctioneers as per its agreement dated June 20, 2005 and authorizing the appropriate officers of the Township to execute the agreement and take such action as may be necessary in awarding the proposed contract.

There being no further business, Chairman Long adjourned the meeting at 10:00 p.m.

Respectfully submitted,


Kathleen R. Goldhahn
Assistant Township Manager