



**Township of Northampton
55 Township Road
Richboro, PA 18954**

**PLANNING COMMISSION MEETING OF
JANUARY 12, 2016
MINUTES**

Members Present

Evan Stone
Gail Foley
Edward Ingle
Steve Saddlemire
Dr. Arthur Friedman
Andrew Gannon

Others Present

Mary Stover, PE, Township Engineer
Craig Bryson, RLA, Township Planner
Mike Solomon, Director of Planning and Zoning
Larry Weinstein, BOS Liaison

Mr. Stone called the meeting to order at 7:33 PM and led the Pledge of Allegiance. There was also a moment of silence for those in our armed forces.

Mr. Stone thanked Mr. Hauptman for his years of service on the Planning Commission and wished him well on the Zoning Hearing Board. Dr. Friedman expressed the same and added that he is a terrific choice for the Zoning Hearing Board.

Election of Officers

A motion (Stone/Friedman) was made to elect the following as officers for 2016: Evan Stone - Chair; Gail Foley – Vice Chair; and Ed Ingle – Secretary.

Approved - 6-0

Minutes

A motion (Friedman/Ingle) was made to approve the minutes from the December 8, 2015 meeting.

Approved - 6-0

Consider Russell Tract Subdivision, Preliminary/Final Subdivision and Land Development Plan, SLD 15-8, New Road and Second Street Pike

Frank Dillon, Esq. was present along with Mark Havers, P.E., project engineer, on behalf of the applicant.

Mr. Dillon provided an overview of the project and stated that he is in receipt of the memo provided to the Planning Commission. He noted that the stormwater management waivers were technical in nature and the Commission had no objection. Regarding showing features near the site, street trees, and steep slopes, there was no objection to those waivers being granted.

Mr. Dillon stated that the three waivers requiring discussion involve curbing, sidewalks on Second Street Pike, and road widening. Mr. Havers noted that sidewalks are proposed on New Road. Mr. Dillon added that the township traffic engineer stated that there is no need for a right-turn lane on New Road. In response, Mr. Saddlemire added that the road is currently not wide enough for two cars.

Mr. Stone inquired about curbing along New Road. Mr. Havers stated that the stormwater has nowhere to go if curbed. At this point, there was extensive discussion about stormwater management.

Mr. Stone stated that he would prefer curbing, along with sidewalk, on New Road. Mr. Havers stated that this would need to be evaluated in greater detail. Dr. Friedman added that there will be a bus stop at this location.

Ms. Stover discussed the design of the stormwater management system for each lot. Mr. Havers stated that the system is designed for what is currently shown on the plan. Considerable discussion ensued about this matter. Ms. Foley noted that future amenities, such as patios, are not accounted for in the calculation. In response, Mr. Bryson noted that that a buffer should be considered for these future improvements.

In response to Dr. Friedman, it was noted that there will be no Homeowner's Association. As a result, the stormwater agreements will apply to individual homeowners although there will be one NPDES permit as Mr. Bryson noted.

After further discussion, it was suggested that an additional 500 square feet be accounted for in the stormwater management system to address future improvements. In response to Mr. Ingle, the location of the seepage pits was shown. It was also clarified that the applicant will comply with the site distance comments raised in the township traffic engineer's letter, including the location of the driveways.

There being no comment from the public, the Planning Commission made the following motion:

I move that we recommend to the Board of Supervisors approval of the Russell Tract Subdivision, SLD 15-8, subject to compliance with the Township Engineer's review letter dated November 27, 2015, the Township Planner's review letter dated December 17, 2015, and the Township Traffic Engineer's review letter dated December 4, 2015. In addition, it is recommended that the requested waivers be granted except as follows:

- 1. Sidewalk and curbing shall be constructed along New Road with the sidewalk turned onto Second Street Pike to duplicate what was completed at the Tom Adams property.**
- 2. A fee-in-lieu of sidewalks shall be required for the frontage of Second Street Pike.**

- 3. Each lot shall be designed to accommodate an additional 500 square feet of impervious surface for future improvements.**

Approved - 6-0

Motion – Ingle Second - Stone

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning