



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
MARCH 8, 2016
MINUTES**

Members Present

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

Excused

Evan Stone

Others Present

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

Ms. Foley called the meeting to order at 7:30 PM and led the Pledge of Allegiance. There was also a moment of silence for those in our armed forces.

Minutes

A motion (Friedman/Ingle) was made to approve the minutes from the January 12, 2016 meeting.

Approved - 5-0 (Stone absent)

Consider Montague Subdivision, Preliminary/Final Subdivision and Land Development Plan, SLD 15-9, New Road

Tom Montague, applicant, was present along with Bob Leapson, project surveyor. The proposal is to subdivide 52,247 square feet into two single-family detached dwelling lots of 24,225 square feet (Lot 1) and 27,802 square feet (Lot 2) on New Road.

Ms. Foley noted that there was no objection to the waivers to show features near the subject site. She added the Planning Commission also has no objection to a fee-in-lieu of sidewalks and open space.

In response to Ms. Stover, Mr. Montague noted that he will supply the requested documentation to the township engineer regarding stormwater management. As a result, no waiver will be requested in response to Mr. Saddlemire.

Ms. Foley inquired about the landscaping and tree replacement. In response to Mr. Bryson, it was requested that the discrepancy on the plan be clarified related to the size and number of trees to be removed. Mr. Montague noted that several of the trees were dying and Mr. Ingle noted that the applicant should replace them with adequate new trees. Mr. Montague added that he will comply and will provide the requested information for review by the Township consultants prior to appearing before the Board of Supervisors.

Mr. Montague noted that the applicant has received their Conservation District approval. In response to the Planning Commission, the applicant also agreed to flip the garage and driveway location on lot 1 to have the driveway relocated outside the stormwater easement. Mr. Montague also agreed to comply with comments raised by the Township traffic engineer.

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 Montague Subdivision, SLD 15-9, subject to compliance with the Township Engineer's review letter dated February 2, 2016, the Township Planner's review letter dated January 11, 2016, and the Township Traffic Engineer's review letter dated January 12, 2016. In addition, it is recommended that the requested waivers be granted and a fee-in-lieu of sidewalks is required. It is also recommended as follows:

- 1. Stormwater management information shall be provided to the satisfaction of the Township engineer.**
- 2. A revised landscaping plan, including removal and replacement, shall be provided for review by the Township consultants.**
- 3. The driveway and garage for Lot 1 shall be flipped to relocate the proposed driveway outside the stormwater management easement.**

Approved - 5-0 (Stone absent)

Motion – Saddle mire Second - Friedman

Sketch Plan – 444 St. Leonard's, LLC

Rob Gundlach, Esq., and Eric Clase, P.E. were present on behalf of the applicant 444 St. Leonard's, LLC. Mr. Gundlach provided an overview of the proposed project, which consists of nine (9) lots for the construction of single-family dwellings.

In response to Ms. Foley, the applicant noted that stormwater management has not yet been developed since the proposed project is still in the sketch plan stage.

At this point, there was extensive discussion regarding sidewalks. In lieu of interior sidewalks on the proposed cul-de-sac, it was recommended that off-site sidewalks be constructed on St. Leonard's Road to connect the frontage with the park thereby creating a greater public benefit. The applicant was amendable to this arrangement, but wanted to explore the matter in greater detail.

In response to Mr. Bryson, Mr. Gundlach noted that the applicant will be responsible for the infrastructure for the project and building the lots. Mr. Ingle also inquired about the existing house. The applicant noted that they intend to renovate it. Mr. Saddle mire also inquired about historical significance of any of the structures.

For the structures to be demolished, the applicant was amendable to allowing the Historical Commission to document them in response to Mr. Weinstein.

Mr. Clase stated that the applicant will propose a fee-in-lieu of open space and the Commission had no objection. Regarding timing, Mr. Gundlach noted that the process could take nine months since land development plans have not yet started.

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning