



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

**PLANNING COMMISSION MEETING OF
SEPTEMBER 13, 2016
MINUTES**

Members Present

Evan Stone
Gail Foley
Edward Ingle
Steve Saddlemire
Andrew Gannon
David Esposito

Excused

Dr. Arthur Friedman

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 7:30 PM and led the Pledge of Allegiance. There was also a moment of silence for those in our armed forces.

Minutes

A motion (Ingle/Saddlemire) was made to approve the minutes from the May 10, 2016 meeting.

Approved - 5-0 (Esposito abstained)

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

Approved - 5-0 (Esposito abstained)

Consideration of Plan – 444 St. Leonard’s, LLC, Subdivision and Land Development, SLD 16-1, St. Leonard’s Road

Eric Clase, PE, was present on behalf of the applicant, Micheal Strobinski, who was also present.

Mr. Clase presented an overview of the plan noting that the project is nine lots on St. Leonard’s Road. He added that the lots consist of a minimum of 20,000 square feet with a cul-de-sac design. The project will be served by public water and sewer.

He provided an overview of the four waiver requests, including the sidewalk waiver to trade internal sidewalks for the off-site connection to the park, a waiver for driveway grade, a waiver for street tree placement due to overhead utility lines, and a waiver to reduce storm pipe diameter for the rain gardens.

There was discussion regarding the off-site sidewalk and Mr. Stone recommended that there be a grass strip between the street and sidewalk. After discussing the driveway grade, Mr. Clase agreed to have the lower portion of the driveway to comply with the ordinance standard on slope.

Regarding stormwater management, there was extensive discussion regarding design and maintenance responsibility. In response to Ms. Foley, Mr. Clase noted that a homeowner’s association is not proposed. It is the intent for the individual homeowners to maintain the systems.

Regarding the various outlets and connections to the street, Mr. Clase stated that the applicant's attorney will outline responsibility.

As a result, there was more extensive discussion about the stormwater system. Mr. Bryson inquired about the stormwater system from an overall perspective. In follow-up to this discussion, Mr. Clase stated that the applicant will look into a homeowner's association.

At this point, there was discussion about the street name, which will be reviewed by the Township. There was also discussion about the sidewalk grade on St. Leonard's Road and the proposed street lights.

Mr. Clase noted that due to the grade of St. Leonard's Road, the sidewalk will need to follow that grade and exceed Township standards. The Township engineer's review letter was further discussed and the applicant noted the items that are will-comply.

Mr. Saddlemire inquired about the structures to be preserved and demolished. In response to Mr. Weinstein, the applicant agreed to allow the Historical Commission to review it before demolition.

In response to Mr. Ingle, the applicant also noted that the existing home on lot 3 will be renovated and the Historical Commission will be consulted.

At this point, the meeting was open to Public Comment.

Rich Wagner, 27 Summer Drive, stated that there is an existing drainage problem and the water pools. Mr. Clase stated that there is an existing swale to the North of the property and the water actually drains to the South. He added that the houses to the West near the proposed bulb of the cul-de-sac will be protected with the addition of another swale.

Mr. Bryson suggested that the neighbors meet with the developer during the site excavation stage to go over these concerns. The developer was agreeable to this proposal.

In response to the residents, it was noted that the developer will pay a fee-in-lieu of open space and that the existing Township open space will remain.

In response to Ms. Foley, there was clarification regarding the sidewalk on St. Leonard's Road and street lighting.

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 St. Leonard's Road, LLC Subdivision, SLD 16-3, subject to compliance with the Township Engineer's review letter dated August 12, 2016, the Township Planner's review letter dated August 22, 2016, and the Township Traffic Engineer's review letter dated August 24, 2016. In addition, it is recommended that the requested waivers be granted and the sidewalk be constructed as identified on the plan. It should be noted that this recommendation for approval is subject to the following:

- 1. There shall be a 4 foot grass strip between the sidewalk on St. Leonard's Road and the curb.**
- 2. The grade of the sidewalk on St. Leonard's Road can maintain the 10% grade of the existing street.**
- 3. The first 20 feet of each driveway shall maintain no greater than a 6% grade.**
- 4. The developer shall create a Homeowner's Association, which shall include maintenance of the stormwater management system.**
- 5. Additional plantings shall be added to the rain gardens.**

**Approved - 6-0 (Freidman absent)
Motion – Saddlemire Second – Gannon**

Other Business

Mr. Stone noted that the Board of Supervisors will hold a special meeting on Rails to Trails at the Richboro Middle School on Thursday, September 15, 2016 at 7:30 PM.

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning