



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
JANUARY 10, 2017
MINUTES**

Members Present

Dr. Arthur Friedman
Edward Ingle
Steve Saddlemire
David Esposito
Andrew Gannon
Patrick McGuigan
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

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. Mr. Stone welcomed Patrick McGuigan to the Commission and thanked Gail Foley for her service.

Election of Officers

A motion was made to elect the following as officers for 2017: Dr. Art Friedman-Chair (Ingle/Gannon); Ed Ingle – Vice Chair (Gannon/Friedman); and Steve Saddlemire (Gannon/Friedman) – Secretary.

Approved - 7-0

Minutes

A motion (Ingle/Gannon) was made to approve the minutes from the November 15, 2016 meeting.

Approved - 5-0 (Stone and McGuigan abstain)

A motion (Saddlemire/Gannon) was made to approve the minutes from the December 13, 2016 meeting.

Approved - 5-0 (Esposito and McGuigan abstain)

Consideration of Plan - Gilmour Tract - SLD 16-2

Ed Murphy, Esq. was present on behalf of the applicant along with Justin Geonnotti, PE, the project engineer.

Mr. Murphy noted that this project was previously before the Commission as a sketch plan. He noted that the site consists of over 50 acres with frontage on Old Jacksonville Road. The project proposes 15 building lots.

Mr. Murphy noted that there is a single access to the development with a cul-de-sac design. On-lot water and sewer are proposed. Lot 19 will be retained by the seller.

Mr. Geonnotti noted that the subject property is in the AR zoning district, which requires a 1 acre minimum. The basin is proposed in the open space area and a Homeowner's Association is proposed.

In response to Dr. Friedman, no zoning relief was requested. Mr. Saddlemire inquired about the fees-in-lieu to be paid and this matter was clarified.

Dr. Friedman noted tree preservation is the basis for no road widening.

Sidewalk location was discussed and it was recommended to place the sidewalk on the opposite side of Road A as opposed to the location shown on the plan. The applicant had no objection to this request.

Mr. Murphy noted that there is no sidewalk or curb proposed on Old Jacksonville Road and that the proposed cartway allows parking on one side of the street. Mr. Stone noted the benefit of reducing impervious surface.

In response to Dr. Friedman and Mr. Bryson, it was noted that all of the woodlands, including those on Lot 19, will be preserved in a conservation easement.

Mr. Stone recommended mixing up tree species and the applicant agreed. In response to Dr. Friedman, it was also noted that there is no flooding history with the property.

Regarding lighting, the applicant noted that they comply with the zoning ordinance. However, the Board of Supervisors has the discretion to reduce the amount of lighting. Since the required lighting is significantly more than what is necessary, the Commission had no objection to a reduction.

It was noted by DeVal Soils that well testing was completed at the site. The applicant noted that they will follow up with additional testing related to recent contamination near the industrial park.

At this point, the waivers were discussed. Mr. Stone reiterated the relocation of the internal sidewalk to which the applicant had no objection. Overall, there was no objection to the waiver requests. There was discussion about fencing the basin, but it was recommended to leave the fence as shown on the plan due to the natural woodlands around the area.

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 Gilmour Tract Subdivision, SLD 16-2, subject to compliance with the Township Engineer's review letter dated December 21, 2016, the Township Planner's review letter dated December 28, 2016, and the Township Traffic Engineer's review letter dated December 21, 2016. In addition, it is recommended that the requested waivers be granted and a fee-in-lieu of sidewalks is required. In addition, the Commission recommended the following:

- 1. It is recommended that 5 street lights be installed.**
- 2. In addition to a fee-in-lieu of sidewalks, a fee-in-lieu of curbs is recommended along with a fee-in-lieu for parks and recreation.**
- 3. A conservation easement shall be noted on the plans for all lots.**
- 4. There shall not be parking on both sides of the street.**

Approved - 7-0

Motion – Ingle Second - Saddlemire

Consideration of Plan - Giuliano Family LTD Partnership - SLD 16-4

Jennifer Wunder, Esq. was present on behalf of the applicant along with Eric Clase, PE, the project engineer.

Ms. Wunder provided an overview of the project, which is to provide for an outdoor athletic training field at the subject property. She noted that the project received approval from the Zoning Hearing Board.

Regarding the review letters, Ms. Wunder noted that the applicant will comply. However, she noted that several of the items relate to nonconformities on the site.

Mr. Clase provided a further overview of the project and the parking area. He noted the nonconformities on the site and stated that there will be no games at the facility in response to Mr. Saddlemire.

Mr. Giuliano noted that the training facility does not conflict with his warehousing business. The training facility is used evenings and weekends. It was noted that there will be more training inside during the winter.

Mr. Clase noted that the applicant decided to restripe the parking lot to meet ordinance requirements for the Zoning Hearing Board. He noted, however, that the site has more than adequate parking.

In response to Mr. Bryson, there was discussion about dead end parking aisles. The applicant agreed to stripe in order to alleviate this problem.

There was discussion about field and parking lot lighting. Mr. Clase noted that the lighting was approved by the Zoning Hearing Board. Mr. Giuliano added that there is also lighting on the building.

Mr. Ingle inquired about the nature of the warehousing business and it was discussed. It was noted that there are only routine FedEx and UPS deliveries.

The nature of the field was also discussed. It was noted that the field is technically impervious under the ordinance, but that it absorbs water and allows it to infiltrate.

Mr. Stone noted that the applicant has a responsibility not to create a lighting issue for neighboring properties.

Landscaping was further discussed and a possible tree bank contribution was recommended.

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 Giuliano Family LTD Partnership Land Development Plan, SLD 16-4, subject to compliance with the Township Engineer's review letter dated November 29, 2016, the Township Planner's review letter dated December 8, 2016, and the Township Traffic Engineer's review letter dated December 20, 2016. In addition, the Commission recommended the following:

- 1. Parking areas should be striped not to cause dead-end parking aisles.**
- 2. Lighting should be installed in the parking lot.**
- 3. A contribution should be made to the Township's tree bank.**

Approved - 7-0

Motion – Friedman Second - Ingle

Other Business

Dr. Friedman stated that there is an excitement with the ultimate implementation of the Holland Master Plan.

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning