



Township of Northampton
55 Township Road
Richboro, PA 18954

DRAFT
PLANNING COMMISSION MEETING OF
FEBRUARY 11, 2020
MINUTES

Members Present

Andrew Gannon
Mark Shapiro
Patrick McGuigan
Paul Constantini
Dr. Arthur Friedman
Edward Ingle
Steve Saddlemire

Others Present

Amanda Fuller, PE, Township Engineer
Mike Solomon, Director of Planning & Zoning

Mr. Saddlemire 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.

Reorganization

A motion (Saddlemire/Friedman) was made to elect the following as officers for 2020: Andrew Gannon - Chair; Mark Shapiro – Vice Chair; and Pat McGuigan - Secretary.

Approved - 6-0 (Shapiro absent)

Minutes

A motion (Ingle/McGuigan) was made to approve the minutes from the December 10, 2019 meeting.

Approved - 7-0

Consideration of Preliminary/Final Plan of Subdivision & Land Development, SLD 19-8, 1321 Spencer Road

Joe Blackburn, Esq. was present along with John Richardson, PE, the applicant's engineer.

The subject site is located in the A-R – Agricultural Residential District, which permits single-family dwellings on lots having a minimum area of 43,560 square feet and a minimum lot width of 150 feet. Mr. Blackburn noted that the project consists of 4 lots. Lot 1 will contain the existing single-family dwelling, including a garage and a barn. Lots 2, 3, and 4 will consist of new lots and take access off a single driveway from Temperance Lane.

Mr. Blackburn noted that there are waivers requested with the proposed project that have been presented to the Commission. He noted that the applicant will comply with the review letters. He added that the proposed project is by-right and that no variances are necessary. He stated that the applicant is amenable to a fee-in-lieu of the proposed improvements.

Ms. Fuller noted that this is her second review of the plan and she has no objection to the outstanding technical comments.

Mr. Ingle inquired about the septic system on lot 2 being on the edge of the property line. Mr. Blackburn noted that they will look into the matter. In addition, Mr. Ingle inquired about the Pennoni comment with respect to the tree removal count. Mr. Blackburn noted that the applicant will comply with this comment as well.

Dr. Friedman inquired of Ms. Fuller with respect to the technical specifications of stormwater drainage pipe. Ms. Fuller clarified this matter.

Mr. Gannon welcomed Mr. Constantini to the Planning Commission and thanked Ms. Druding for her service.

Mr. McGuigan inquired about the Temperance Lane resurfacing. The applicant noted that they will comply with the wishes of the Township with respect to this matter.

Mr. Saddleire inquired about the waiver request with respect to lighting. It was recommended that the Police Department evaluate whether lighting is warranted and the applicant had no objection.

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

I move that we recommend to the Board of Supervisors approval of the 1321 Spencer Road Subdivision, SLD 19-8, subject to compliance with the Township Engineer's review letter dated January 28, 2020, the Township Planner's review letter dated January 29, 2020, and the Township Traffic Engineer's review letter dated January 28, 2020. In addition, it is recommended that the requested waivers be granted and subject to the following conditions:

- 1. A fee-in-lieu of sidewalks is recommended;**
- 2. It is recommended that the fee-in-lieu of park and recreation be accepted;**
- 3. A partial waiver with respect to storm pipe cover is recommended subject to approval of the Township engineer;**
- 4. The Police Department shall evaluate if lighting is warranted at the intersection.**

Approved - 7-0

Motion - McGuigan Second - Shapiro

Public Comment

Jeff Gold of 57 Grant Drive inquired as to why the trail plan was not presented to the Planning Commission as was the case with the Comprehensive Plan. Mr. Solomon noted that the Comprehensive Plan follows a very specific requirement per the Pennsylvania Municipalities Planning Code, which outlines the process for adoption. There was further general discussion among all members regarding this matter and the process of the plan.

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning