



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

**PLANNING COMMISSION MEETING OF**  
**APRIL 10, 2018**  
**MINUTES**

**Members Present**

Edward Ingle  
Steve Saddlemire  
Andrew Gannon  
Michelle Druding  
Dr. Arthur Friedman  
Patrick McGuigan  
Mark Shapiro

**Others Present**

Craig Bryson, RLA, Township Planner  
Mike Solomon, Director of Planning and Zoning

Mr. Ingle 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. Ingle noted that the March 13, 2018 meeting was cancelled.

**Minutes**

A motion (Friedman/Saddlemire) was made to approve the minutes from the February 13, 2018.

**Approved - 6-0-1 (Ingle abstain)**

**Consideration of the Northampton Township Comprehensive Plan Update 2018, including the Richboro Master Plan**

Mr. Ingle provided an overview of the Comprehensive Plan being prepared by the Bucks County Planning Commission, which has been ongoing for several years. Mr. Solomon outlined the procedural steps and stated that this matter is on the agenda for a formal recommendation by the Planning Commission, per the Municipalities Planning Code requirements.

Ms. Druding raised points about bike lanes and crosswalks. In order to facilitate discussion, the Planning Commission made a motion as follows:

**I move to recommend approval to the Board of Supervisors of the Northampton Township Comprehensive Plan 2018, including the Richboro Master Plan.  
Motion – Friedman Second - Shapiro**

At this point, discussion was open to the Commission.

Further discussion took place on specific crosswalk locations in Richboro. Ms. Druding addressed these locations as well as a plan for bike lanes in the Township. Dr. Friedman stated that the plan should take a broader perspective and look at crosswalks at key intersections.

Mr. Bryson added that the bike lane master plan could be created that is tied to the Comprehensive Plan. The Township's previous sidewalk plan was discussed as well.

Mr. McGuigan discussed the viability of crosswalks and walkability. Mr. Ingle stressed nonvehicular movement.

Ms. Druding added that she is opposed to the trail in the plan at the Richboro Elementary School.

In response to Mr. Ingle looking at other areas of concern, Dr. Friedman discussed the round-a-bout and stated that it is not a priority project. Mr. Shapiro added that it doesn't seem worthwhile. There was further discussion on the matter and

crosswalks within the round-a-bout were also discussed. Mr. Ingle reiterated that it is not a priority.

Mr. Gannon stated that he is opposed to the traffic connections in the Richboro Master Plan. Considerable discussion took place on traffic patterns. There were also concerns about parking being eliminated.

Mr. Gannon stated that resources are better spent elsewhere and further discussion took place on traffic within Richboro, traffic patterns, and intersections of concern.

Dr. Friedman stated that another traffic study should be completed after the Addisville Commons project is complete.

Mr. Saddlemire discussed the philosophy for Richboro and Second Street Pike. Mr. Gannon raised concerns about that vision and the County approach. He added that Richboro does not have the daytime traffic to support aspects of the nonresidential component.

At this point, the meeting was open to public comment. Dave Patterson of 19 Amsterdam Avenue raised the point of bike lanes and sidewalks in Richboro. This matter was discussed in greater detail.

Mr. Saddlemire discussed the sidewalk plan that is currently being considered for Richboro.

There being no comment from the public, the motion on the table was reiterated as follows:

**I move to recommend approval to the Board of Supervisors of the Northampton Township Comprehensive Plan 2018, including the Richboro Master Plan, subject to the following comments:**

- 1. It is recommended that the plan identify bike lanes throughout the township.**
- 2. The sidewalk master plan should be updated, including the identification of crosswalks at key points.**
- 3. There is not unanimous support for the round-a-bout, nor is it a priority road improvement project.**
- 4. A traffic study for Richboro should be updated upon the build out of the Addisville Commons project.**
- 5. At Richboro Elementary School, trails should be eliminated as identified in the plan.**

**Approved - 5-2  
Motion – Friedman Second - Shapiro  
(Gannon and Druding Opposed)**

**Other Business**

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon  
Director of Planning and Zoning