



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
JUNE 12, 2018
MINUTES**

Members Present

Edward Ingle
Steve Saddlemire
Michelle Druding
Dr. Arthur Friedman
Mark Shapiro

Excused

Andrew Gannon
Patrick McGuigan

Others Present

Amanda Fuller, PE, Township Engineer
Craig Bryson, PLA, 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.

Minutes

A motion (Friedman/Saddlemire) was made to approve the minutes from the May 8, 2018 meeting.

Approved - 5-0 (Gannon and McGuigan absent)

Consideration of Rezoning Request and Ordinance Amendment - Spring Mill Country Club, 80 Jacksonville Road, R 18-4

Ed Murphy, Esq. was present along with Mike Schurr from Judd Builders. Mr. Murphy provided an overview of the property which is approximately 185 acres, including the golf course.

Mr. Murphy stated that the process for this project began last year, which included a presentation of a by-right plan that consisted of 138 single-family detached dwellings. This plan would see the development of the golf course. An alternate plan was also presented, which also saw the development of the course, and consisted of 258 units consisting of both singles and townhouses. That plan preserved a significant buffer, but also required an ordinance amendment.

In response to these plans, there was neighbor opposition. As a result, the neighbors formed a group and there were ongoing discussions. As part of those discussions, a Memorandum of Understanding was reached, which would see the preservation of the course and construction of 175 townhouses on the front 30 acres portion of the property along Jacksonville Road. In addition, the driving range would be relocated. Mr. Murphy noted that Ron Zemnick is the liaison to the neighbor's group.

Mr. Ingle inquired about the driving range. Mr. Schurr noted that it will not be fenced.

Mr. Bryson stated that the zoning amendment is the matter scheduled this evening. The land development plans will be considered at a future meeting. Mr. Murphy noted that the Supervisors will consider the land development plans in conjunction with the zoning amendment. In response to Dr. Friedman, Mr. Murphy stated that a significant amount of engineering has already been completed and there have been ongoing discussions with the Township and consultants.

In follow up to Mr. Saddlemire, Mr. Murphy also confirmed that there will be a separate document preserving the open space. Mr. Moore stated that the Township will be the enforcement mechanism for the restriction.

Dr. Friedman stated that this process has been much smoother than the approval of the Poet's Walk development. In response to Mr. Moore, Mr. Murphy stated that he doesn't anticipate any variances being needed.

Ms. Druding inquired about the height of the units. Mr. Schurr stated that the increased height is a result of the walk-out basements.

Mr. Ingle stated that it is good to see so many people at the meeting this evening. He added that only the amendment is being considered, not the land development plan.

Dr. Friedman stated that the Planning Commission only makes recommendations to the Board of Supervisors.

Mr. Ron Zemnick, 424 Foxcroft Drive, explained the process and noted that a petition shows 1,361 signatures in support of the project.

Mr. John Altimari, 56 Bobbie Drive, stated that he supports the plan.

Mr. Bob Proske, 122 Eisenhard Drive, congratulated both sides on the outcome of the development. Mr. Murphy confirmed that the deed restriction on the project will take place before a shovel hits the ground.

Mr. Bob Peifer, 16 Whitman Court, stated that he would like to see the plan fully vetted as he is one of those most directly impacted.

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

I move to recommend approval of an ordinance amending the Northampton Township Zoning Ordinance, specifically Chapter 27, for the purpose of amending the REC - Recreation Zoning District to add uses by right and provide standards for development.

Approved - 5-0

**Motion – Friedman Second - Shapiro
(Gannon and McGuigan absent)**

Other Business

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning