



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

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

**Members Present**

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

**Excused**

Mark Shapiro

**Others Present**

Barry Moore, Township Supervisor Liaison  
Amanda Fuller, PE, Township Engineer  
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 June 12, 2018 meeting.

**Approved - 6-0 (Shapiro absent)**

**Consideration of Sketch Plan - Rolling Hills Elementary School, 340 Middle Holland Road, Sketch 18-5**

Mike Carr, Esq. was present along with Doug Taylor, Director of Operations, for the Council Rock School District to give an overview of the plan. Mr. Taylor introduced Sam Smith, Terry DeGroot, Colin Case, Sean Williams, and Brian Good as the other part of their team present this evening.

Mr. Taylor presented an overview of the plan and stated that Rolling Hills Elementary School was originally proposed to be closed, but now will remain open. He stated that the school currently has a 1970's design and the capacity is currently approximately 450 students, which could increase by 75 students to a total of 525 students. He noted that the school at its maximum capacity contained 706 students.

Mr. Taylor noted that there will be very little impact on proposed traffic. He showed a floor plan of the proposed school and additions. He noted that the classrooms will now be located along the exterior walls with the library in the middle. He added that the gym will be expanded as well. As part of the project, he stated that the School District is looking to be LEED Gold Certified and is proposing solar panels as part of the renovations.

Mr. Saddlemire inquired about the Richboro Middle School. Mr. Taylor noted that the intention is for Rolling Hills Elementary School to be vacant for a year while the renovations take place. He added that the proposed solar panels are not the school district's first venture into solar energy.

Mr. Ingle stated that the proposed project is positive with respect to the interior layout. Mr. Smith, the School's Principal, stated that the architect did an excellent job with respect to the design and the space available. Mr. Moore inquired about the rank and size of the school relative to others in the district. Mr. Taylor noted that it is in the middle. In response to Mr. McGuigan, Mr. Taylor noted that the School District will have demographic data prior to going to bid. In response to Mr. Gannon, Mr. Taylor stated that proposed classroom additions could be added later.

Dr. Friedman inquired about the impact on parking. Mr. Taylor noted that the intent is to try to minimize that potential impact.

Mr. Ingle inquired about the cost of the project, which Mr. Taylor noted at \$22 million. He also discussed the proposed play area as well. Mr. Saddlemire inquired about the time frame. It was noted that the project should start in May of 2019 and be completed in July of 2020.

In response to Mr. Gannon, Mr. Taylor stated that the intent was to improve the bus circle. In addition, Mr. Smith discussed the proposed play areas. Mr. DeGroot discussed the bus loop in addition to the proposed entrance location. Mr. DeGroot also provided an overview of the proposed site plan, including discussion on the entrance and circulation. He noted that some trees will be removed and that the stormwater management is proposed to be underground. In response to Mr. Saddlemire, the multiple entrances were discussed. Mr. DeGroot noted that there is one main entrance with the intent to keep a separation between parent drop off and bus traffic. Mr. Taylor noted that the bus entrance is locked down after all the kids access the school.

School safety and access was discussed as well. In addition, Mr. Moore talked about proposed crosswalks and sidewalks. Mr. Moore stated that the sidewalks should not lead to nowhere. Mrs. Druding talked about connectivity with sidewalks and discussed pedestrian traffic in that location. There was considerable discussion on the sidewalk issue in this location.

In response to Mr. Moore, Mr. DeGroot noted that there is no intention to remove trees in the wooded areas. It was noted that there are no proposed field improvements as well and that grass will be located were the modulars used to exist.

Dr. Friedman inquired about event parking and there was considerable discussion on this matter. Mr. Smith talked about the four main events a year, including plays and concerts, and this matter was discussed in greater detail.

Mr. Gannon inquired about the decreased impervious play area and Mr. Smith noted that from a security standpoint it makes sense to minimize this area.

At this point, Mr. DeGroot discussed the consultant review letters. He began with the discussion of the McMahan letter. Mr. Carr added that a traffic study has been requested by McMahan, but the School District does not think this is necessary due to the minimal increase in traffic. He added that the proposed driveway alignment also does not make sense at this time.

The Pennoni review letter was discussed next, including the notes about conditional use requirements, water and sewer approval, and the location of the proposed paved area in location to the building. Mr. Carr added that he does not believe conditional use approval is necessary and that the buffer condition is currently nonconforming.

Mr. Ingle stated that there is a concern about parking on the street. There was further discussion on traffic and it was noted that there is also a waiver request for potential widening on Old Jordan Road.

At this point, the Gilmore Associates letter was discussed. Mr. Carr noted that they will comply with the curb radius requirements that were outlined in the letter. At this point, Mr. Ingle noted that he would like to see the realignment of the intersections at least visited. He added the he would like to see a tree inventory be done by a certified arborist as well.

Mr. Saddlemire inquired about the traffic study. Mr. Carr noted that it is not beneficial given the minimal impact in traffic.

At this point, the School District concluded their presentation and noted that they will be submitting formal land development plans in the immediate near future.

**Consideration of Andrews Lot Line Change, 879 Sackettsford Road, LL 18-1**

Joe Blackburn, Esq. and Rob Cunningham, PE were present on behalf of the applicant.

Mr. Blackburn presented an overview of the plan for the project that is located at 879 Sackettsford Road. He noted that the overall parcel consists of approximately 6 acres. The larger lot consists of approximately 5.5 acres and contains the house and existing garage. The smaller lot is an existing nonconforming lot.

Mr. Blackburn noted that the intent of the project is to reconfigure the lot lines and eliminate the existing nonconforming lot. He added that the proposed layout is to allow for a flag lot in the rear building lot.

He stated that topography in the location adjacent to the quarry is the reason for the irregular lot configuration. He added that this area is considerably wooded and contains steep slopes as well.

Mr. Blackburn noted that the intent of the project is to redraw the lot lines and not build at this point. He noted the consultant review letters and added that these items could be addressed during the building permit stage.

Dr. Friedman inquired about the additional driveway. Mr. Blackburn noted that there will be one additional driveway proposed. Mr. Cunningham stated that the site distance is acceptable.

At this point, there was considerable discussion about addressing items such as stormwater management, septic approval, and well approval at this point of the process. Dr. Friedman stated that these items could be noted as conceptual and there was further discussion on the issue. It was discussed that a note could be added to the record plan for any potential buyer to be aware that these requirements are necessary at the building permit stage.

Mr. Moore stated that a fee-in-lieu of sidewalks is appropriate to be consistent with other developments. Mr. Moore added that he would like to see many of these other issues addressed now and there was further discussion on this matter. Mr. Cunningham stated that initial soil testing has been done and there was further discussion about stormwater management and septic location.

Mr. Blackburn stated that perhaps a declaration could be recorded on the property that would show up in a title search for any potential buyer to be aware that they would be responsible to comply with these items prior to construction. Mr. Cunningham further discussed the septic system location. In response to Mr. McGuigan, the lot line configuration was further clarified.

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 Andrews Lot Line Change, LL 18-1, subject to compliance with the Township engineer's review letter dated June 26, 2018, the Township Planner's review letter dated June 20, 2018, and the Traffic Engineer's review letter dated June 27, 2018. In addition, the following is recommended:**

1. A seller's disclosure should be recorded outlining the items that must be addressed prior to building permit approval, including stormwater management, septic, and well approval.
2. A note shall be added to the record plan identifying items to be addressed at building permit stage as well.
3. A fee-in-lieu of sidewalks is required.
4. A Park and Recreation Impact Fee is required.

Approved - 6-0  
Motion – Friedman Second - Gannon  
(Shapiro absent)

**Other Business**

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon  
Director of Planning and Zoning