



Township of Northampton
55 Township Road
Richboro, PA 18954

PLANNING COMMISSION MEETING OF
AUGUST 14, 2018
MINUTES

Members Present

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

Excused

Michelle Druding

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/Shapiro) was made to approve the minutes from the July 10, 2018 meeting.

Approved - 6-0 (Druding absent)

Consideration of Platt Subdivision - 1677 Chinguapin Road, SLD 18-6

Kristin Holmes, PE, and Mrs. Platt were present with respect to the minor subdivision at 1677 Chinguapin Road. Ms. Holmes noted that it is a 13.7 acre tract that consists of a single-family dwelling, barn, pond, and significant woodland areas. Ms. Holmes noted that there are residential homes in the vicinity of the subject property and that Mill Creek is in the rear of the parcel. She noted that this is a minor subdivision that is proposed, which will include a single-family dwelling and driveway. She noted that the existing barn is proposed to be demolished.

With respect to the review letters, she noted that the applicant will comply with all the items identified in the consultant reviews. At this point, she noted the waivers that will be requested. She added that stormwater management will be deferred to a potential buyer and that a disclosure will be recorded with the property so that the potential buyer is made aware.

Waivers were discussed, including the requirement for curbing, sidewalks, driveway width of 20 feet, and shared driveway location for the new lot. Ms. Holmes noted that the existing driveway is less than 20 feet in width and that a new shared driveway will be proposed for the new lot. A waiver is also requested with respect to street trees. Ms. Holmes noted that existing trees exist and serve the purpose of street trees. A waiver is also requested to identify all six-inch caliper trees on the property and for cartway widening. Currently, the existing cartway is less than the required 31 feet. It was noted that a fee-in-lieu of sidewalks would be requested, and that it would apply to the new lot, not the existing parcel.

With respect to the Gilmore review letter, Ms. Fuller discussed the open space requirement and the applicant noted that they will pay the fee-in-lieu. She also inquired about the shared driveway and Ms. Holmes noted that a lot line modification will address the driveway location. Ms. Fuller noted the declaration to be recorded with the plan and stated that the applicant should at least show stormwater management facilities.

Mr. Bryson noted that he is satisfied with the plan as presented.

Mr. Ingle inquired and Mrs. Platt stated that her intention is to sell the building lot. Mr. Gannon noted that there is a benefit to one driveway, but would like to see Chinquapin Road widened.

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 Platt Subdivision, SLD 18-2, 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 Township Traffic Engineer's review letter dated June 29 2018. In addition, it is recommended as follows:

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

Approved - 6-0

**Motion – McGuigan Second - Friedman
(Druding absent)**

Consideration of Strobinski Subdivision, 48 East Holland Road, Preliminary/Final Subdivision and Land Development, SLD 18-6

Mr. Fiorvanti, PE was present with the applicant, Mr. Strobinski, with respect to the proposed subdivision.

Mr. Fiorvanti noted that he was before the Commission previously, which included a proposed flag lot. The flag lot has since been removed and driveway access points have been addressed in response to previous plans.

Mr. Fiorvanti noted that he will comply with all of the items identified in the consultant review letters. Dr. Friedman raised concerns about the DEP and the NPDES requirements. Mr. Fiorvanti noted that he did speak to DEP regarding any potential issues. Dr. Friedman stated that he would like to see a DEP response to the matters that have been raised.

Mr. Bryson inquired about wetlands and Mr. Fiorvanti stated that a study has been completed. Mr. Fiorvanti noted that a variance will be requested for the current garage, and if the variance is not approved, the garage will be removed. He added that site distances for the proposed project are acceptable and that there needs to be discussion regarding stormwater management with the Township engineer regarding technical issues.

At this point, Mr. Fiorvanti discussed the proposed waivers, including road widening, curbing, sidewalks, and trees. With respect to sidewalks, he noted that there are currently no sidewalks in the area and requested that the tree count be completed by a professional engineer as opposed to a landscape architect. He noted that several of the other waivers regard stormwater management facilities that apply to older, traditional stormwater management systems. Ms. Fuller stated that the current stormwater management facilities include rain gardens and clarification was needed. Mr. Fiorvanti added that there are certainly different methods regarding stormwater management and that there are many outstanding technical comments.

Mr. Fiorvanti stated that he would like preliminary approval at this point at a minimum. There was extensive discussion about the applicant's request for preliminary or preliminary as final approval. Predominantly, the applicant was concerned about the requested waivers and would like to see whether they would be approved before moving forward with more detailed design of the plans.

Mr. Bryson stated that he had no objection to the inventory by a professional engineer as opposed to a landscape architect and discussed the waivers in general. Specifically, the waivers related to roadway widening, sidewalks, and stormwater management. There was extensive discussion about these waivers as they are the major issues that impact future plan revisions.

Mr. Gannon stated that the road should be widened and there seemed to be a consensus about the installation of sidewalks.

Mr. Fiorvanti raised one item in the Township Engineer review letter regarding a fence at the top of the bank. There seemed to be consensus that there was no objection to not requiring a fence. Overall, there was discussion and support for a fee-in-lieu of open space. In addition, a fee-in-lieu of replacement trees was also supported.

Mr. Saddlemire stated that he was in favor of the sidewalks, but widening of the roadway seemed onerous. Mr. Bryson added that he would like to see the wetlands delineation letter and the statements stating that the proposed project is outside of the 100-year floodplain.

Mr. Ingle reiterated that there seemed to be consensus regarding the proposed sidewalk installation. In addition, Mr. Ingle reiterated that the Planning Commission had no objection to the tree inventory being prepared by an engineer. Ms. Fuller added that she had no objection to the stormwater management waivers. The last remaining waiver items involve curbing and widening and the majority of the Planning Commission had no objection to these waiver requests. Mr. Shapiro noted that widening does not seem to be beneficial in relation to the number of lots.

At this point, there was extensive discussion regarding the process of the plan, including preliminary and preliminary as final approval. Mr. Solomon noted that he will discuss timing with the applicant and the Commission should give general direction regarding the waivers this evening.

At this point, Public Comment was opened to members of the audience. Dave Patterson of 19 Amsterdam Avenue discussed bus stop location, the radius of the curb, and the proposed sidewalk.

Mr. Fiorvanti reiterated that there seemed to be a consensus that there should be no fence at the top of the berm.

Other Business

Under other business, there was discussion about future meeting dates and current projects within the Township.

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning