



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
FEBRUARY 9, 2021
MINUTES**

Members Present

Mike Bidwell
Mike Enz
Andrew Gannon
Edward Ingle
Patrick McGuigan
Steve Saddlemire
Mark Shapiro

Excused

Paul Constantini

Others Present

Jacob Riig, Township Engineer
Craig Bryson, PLA, Township Planner
Mike Solomon, Director of Planning & Zoning

Mr. Gannon 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. The meeting was held via Zoom per the Governor's Declaration given the coronavirus pandemic.

Reorganization

The following motions were made:

- A motion (McGuigan/Gannon) was made nominate Mark Shapiro as Chairman.
- A motion (Gannon/Ingle) was made to nominate Pat McGuigan as Vice-Chairman.
- A motion (Gannon/McGuigan) was made to nominate Ed Ingle as Secretary.

Approved - 7-0

Minutes

A motion (Ingle/McGuigan) was made to approve the minutes from the December 8, 2020 meeting.

Approved - 7-0

Consideration of H.E. Properties Lot Line Change, LL 20-8, 355 W. Bristol Road

Jason Smeland, PE, the project engineer, and the applicant, Josh Richey were present. Mr. Smeland gave an overview of the proposed request, which is located at 355 West Bristol Road.

He noted that they have submitted plans to modify the lot lines of two adjacent parcels to create two buildable lots resulting in the construction of a new home in a flag lot configuration. The proposed Lot 1 will contain the existing dwelling and other buildings. The proposed Lot 2 will be for construction of a new single-family dwelling.

Mr. Smeland noted that the subject property is long and narrow. He added that a variance was granted for impervious surface with respect to the proposed lot.

Based upon the review letters, Mr. Smeland noted that the majority of the items are “will comply.” He discussed the waivers and the deferrals of the stormwater management provisions that are outlined in his letter. Specifically, he noted that there would be a deferral with respect to erosion and sedimentation, existing tree locations, protections and replacements, and the Neshaminy Creek Watershed Stormwater Management review.

He noted that there are waiver requests related to driveway widths, street standards, curbs and sidewalks, steep slope disturbance, and minimum pipe size and pipe cover. Mr. Smeland noted that the proposed project would improve site distance.

In response to Mr. Saddlemire and the Gilmore review letter, it was clarified that the stormwater management items will be addressed during the building permit stage. Mr. Solomon noted that this is a recommended condition of approval and that there will be a disclosure, which is similar to other projects that have been recently approved.

Mr. Ingle inquired about tree replacement and Mr. Smeland noted that they are making every effort to not impact trees. He did note that this item will be deferred to the building permit stage and is dependent on the footprint of the house.

Mr. Ingle inquired about the driveway width. Mr. Smeland noted that 12 feet is adequate and Mr. Solomon noted that the subject application was reviewed by emergency services.

In response to Mr. Gannon, Mr. Smeland noted that a well was initially considered. However, the main was extended down Bristol Road and the applicant may connect to public water. The applicant did note that they are aware of the fee-in-lieu provisions in response to Mr. Saddlemire.

Mr. Shapiro inquired about the new driveway being paved. Mr. Richey noted that they will pave the right-of-way portion for now and will construct the rest of the driveway when the house is constructed.

At this point, the meeting was open to public comment. Rich and Alaina Tucker addressed concerns that were outlined in their August 4, 2020 letter to Mr. Solomon that was provided to the Planning Commission. They had concerns with the impact of the proposed development on their property and requested that the applicant install a fence to prevent people cutting thorough to the park. After discussion, Mr. Shapiro added that the Planning Commission has no authority to require the applicant to construct a fence.

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 H.E. Properties Lot Line Change Plan, LL 20-8, subject to compliance with the Gilmore Associates review letter dated January 29, 2021, the Pennoni Associates review letter dated January 26, 2021, and the McMahon Associates review letter dated December 23, 2020. It also recommended that the requested waivers be granted and a note be added to the plan that all items related to stormwater management must be addressed at building permit submission. Further, a seller's disclosure is required outlining the stormwater management requirements that must be completed.

**Approved - 7-0
Motion - Ingle Second – Gannon**

Other Business

Under other business, Ed Ingle stated that he would like to thank Art Friedman. He noted that Mr. Friedman has long served the Township and he wished him well.

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning