



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
MAY 11, 2021
MINUTES**

Members Present

Paul Constantini
Mike Enz
Andrew Gannon
Edward Ingle
Janet Kifolo
Patrick McGuigan
Steve Saddlemire

Others Present

Amanda Fuller, PE, Township Engineer
Craig Bryson, PLA, Township Planner
Mike Solomon, Director of Planning & Zoning

Excused

Mark Shapiro

Mr. McGuigan 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.

Minutes

A motion (Ingle/Saddlemire) was made to approve the minutes from the April 13, 2021 meeting.

Approved - 7-0

Consideration of Preliminary/Final Plan of Subdivision and Land Development, Stoney Ford Ridge Subdivision, SLD 21-1, Stoney Ford and East Village Roads

Ed Murphy, Esquire gave an overview of the proposed development, which is located at 691 Stoney Ford Road and consists of approximately 5.87 acres in the R-3 Multi-Family Residential District. The parcel contains an existing single-family dwelling that has been converted into three apartments that will be subdivided as a separate lot. The proposed development includes the subdivision of the existing parcel into ten separate lots. Lot one will remain as identified above and the other nine lots will each contain a single-family residential dwelling with associated improvements.

Mr. Murphy noted that the applicant will comply with the items in the Township review letters.

At this point, the waiver letter from May 3rd from Fiorvanti, Inc. was discussed.

Mr. Fiorvanti went through the requested waivers, which include the following: to not show features within 200 feet of the site; to waive the requirements to show all infrastructure and facilities with 400 feet of the site; to not provide a cartway width for Stoney Ford Road of 36 feet; to not provide sidewalks on both sides of all existing and proposed streets; to not provide street lighting on the existing project frontage streets of Stoney Ford Road and East Village Road; to waive the limitations of steep slope disturbance; to waive the minimum 20 foot driveway width for residential homes; and to waive the requirement to submit a reforestation plan that is prepared by a landscape architect.

After discussing the waivers, Mr. McGuigan confirmed the sidewalk location of the waiver request. Ms. Fuller also noted the location of the existing street light.

Mr. Ingle inquired about the driveways and grade. Mr. Fiorvanti clarified this matter. Mr. Murphy discussed the idea of setting the houses further back on the lot, but Mr. Fiorvanti noted that there will be less parking and it will impact the grade.

In response to Mr. Ingle, Mr. Fiorvanti clarified the undergrowth and what will be visible once the houses are constructed.

Mr. Saddlemire inquired about the significant number of comments in the review letters. Mr. Fiorvanti noted that the applicant has revised the plans based on the comments.

Ms. Fuller noted that the majority of the items have been addressed. Mr. Bryson inquired about shared driveways. Mr. Fiorvanti noted that the grade makes it difficult for shared access.

Mr. Saddlemire inquired about the potential contribution for signal upgrades as well as the comments from the Police Chief. It was clarified that the Township traffic engineer's correspondence has addressed these items. Mr. Murphy noted that the applicant does not have enough information with respect to the signal upgrades.

Mr. Ingle stated that the current signal modification has been excellent for the intersection and that the Stoney Ford Road flows freely.

Ms. Kifolo stated that the site is densely vegetated on the perimeter of the property. Mr. Fiorvanti explained the location of the existing plantings and stated that there will be new landscaping along with a new streetscape.

Ms. Kifolo inquired about the driveway on Buck Road and Mr. Fiorvanti noted that it will be removed. In response to Ms. Kifolo, the applicant stated that they will rehab the existing building.

Mr. McGuigan inquired when the project will begin. Mr. Toner noted that it will begin quickly. Mr. Ingle asked about the price point of the properties and Mr. Toner noted that they will be in the mid \$700,000 range. In response to Mr. Saddlemire, it was noted that the houses will contain approximately 3,200 square feet.

Allen Shein of 3105 Bedlington Place questioned the buffer and existing trees on the site. Mr. Fiorvanti explained the areas where there will be tree removal. Mr. Shein also inquired about sidewalks, the traffic signal, and the hours of operation for construction. Ms. Fuller explained the Township's construction requirements.

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 Stoneyford Ridge Subdivision, Preliminary/Final Plan of Subdivision and Land Development, SLD 21-1, subject to compliance with the Gilmore Associates review letter dated March 29, 2021, the Pennoni Associates review letter dated March 24, 2021, and the McMahon Associates review letter dated March 29, 2021. It is also recommended that the requested waivers be granted.

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

Consideration of Preliminary/Final Plan of Subdivision and Land Development, EVV Subdivision, SLD 19-4, Spring Avenue

Allen Toadvine, Esquire was present on behalf of the applicant, EVV Homes, for a proposed subdivision on Spring Avenue.

Located along the north side of Spring Avenue, the proposal is to subdivide the 3.74 acre parcel into three single-family dwelling lots of 1.16 acres, .92 acres, and 1.04 acres. On-lot water supply and sewage disposal serve the site.

Mr. Toadvine noted that the project will contain three lots as opposed to the initial submission of the plan, which included two lots.

At this point, the applicant's engineer, Bob Snyder, discussed the proposed waivers for the project, which include the following: a waiver from street right-of-way and pavement standards; a waiver from the design and construction of any and all improvements on Spring Avenue; a waiver from the design and construction standards to allow a width of less than 20 feet for individual driveways; and a waiver from street lighting.

Mr. Snyder added that the applicant will comply with the comments raised in the various review letters.

Mr. McGuigan and Ms. Kifolo inquired about the specifics of Spring Avenue, including maintenance responsibilities, and there was extensive discussion regarding this matter.

Mr. Saddleire inquired about the requirements for private streets and Ms. Fuller stated that Spring Avenue is unique. She added that the applicant has worked with the neighboring property owners to come up with the current design that they support.

Mr. McGuigan inquired about the Police department review Letter, which was discussed in length.

Mr. Saddlemire inquired about maintenance and snow removal responsibilities. There was extensive discussion involving this matter and it was recommended that there be a disclosure to potential property owners. Mr. Bryson added that this responsibility should be clear.

Mr. McGuigan and Mr. Constantini discussed trash removal on the road.

John Schmidt of Spring Avenue stated that he believes the Township resurfaced the front portion of Spring Avenue.

Mr. Saddlemire was concerned about traffic, including safety concerns, and this was discussed in length.

Mr. Constantini stated that the Township should look at low-hanging trees along Spring Avenue, specifically with respect to how it could potentially impact fire truck access.

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 EVV Homes Subdivision, SLD 19-4, subject to compliance with the Township Engineer's review letter dated April 23, 2021, the Township Planner's review letter dated April 14, 2021, and the Township Traffic Engineer's review letter dated April 28, 2021. In addition, it is recommended that the requested waivers be granted and subject to the following conditions:

- 1. The responsibility for road and driveway maintenance should be clearly identified to prospective buyers.**

Approved – 5-2

**Motion - Constantini Second - Gannon
(Saddlemire and Kifolo – Opposed)**

Other Business

Ed Engle discussed the street tree planting requirements in the Subdivision Land Development Ordinance as it relates to the close proximity to sidewalks, which could damage the concrete. Mike Solomon stated that this issue will be evaluated in greater detail.

Mr. McGuigan reminded everyone to get out and vote.

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning