



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

**PLANNING COMMISSION
PUBLIC MEETING OF
JANURAY 14, 2025
MINUTES**

Members Present

Steve Saddlemire
Mark Shapiro
Pat McGuigan
Dave Deola
Michael Enz

Others Present

Amanda Fuller, PE, Township Engineer
Dean Carr, PE, Townshp Engineer
Michael T. Solomon, Director of Planning and Zoning

Mr. Saddlemire called the meeting to order at 7:00 PM and led the Pledge of Allegiance. There was also a moment of silence for those in our armed forces.

Reorganization

The following members will serve in 2025:

- Mark Shapiro – Chair
 - (Motion – Deola; Second – Saddlemire - Approved 5-0)
- Dave Deola - Vice-Chair
 - (Motion – Enz; Second – Saddlemire - Approved 5-0)
- Mike Enz – Secretary
 - (Motion – McGuigan; Second – Shapiro - Approved 5-0)

At this point, the meeting was turned over to Mr. Shapiro.

Minutes

A motion was made to approve the minutes from the November 12, 2024 meeting.

**Approved - 5-0
(Saddlemire/McGuigan)**

Axial Medical, Preliminary/Final Plan of Land Development, SLD 24-4, 65 Richard Road

Ed Murphy, Esq. was present, along with Dan Rotondo, the applicant's engineer. The subject property is located at 65 Richard Road within the I-1 – Planned Industrial Office District, the subject proposal is to construct a 1,933 square foot addition onto the rear of the existing building. The subject property consists of 2.28 acres and there is no impervious surface increase proposed. The applicant proposes to handle stormwater management by planting new trees, which are non-structural BMPs. The property is serviced by existing public water and sewer connections. Variances were approved related to building coverage and the number of parking spaces.

Mr. Murphy reiterated that the proposed addition is less than 2,000 square feet on existing impervious surface and will be utilized for storage.

Mr. Murphy noted that the applicant received the reviews and has no issues of concern. The waivers are predominantly related to existing conditions on the site.

In response to Mr. Shapiro, Mr. Murphy reiterated that the use of the property is for storage since a large portion of the business is automated. He added that Axial Medical does not have a lot of employees.

In response to Mr. Deola, Mr. Rotondo noted that there is a connection to the existing building. In response to Mr. Saddlemire, the applicant noted that they are relocating the exit.

Ms. Fuller noted the waivers are predominantly related to the building on the front of the site. She did note that the proposed project would be an improvement with respect to ADA parking.

At this point, there being no comment from the public, the Planning Commission made the following motion:

I move that we recommend to the Board of Supervisors preliminary/final land development approval of the 65 Richard Road Land Development, SLD 24-4 subject to compliance with the Township Engineer's review letter dated January 3, 2025 and the Township Traffic Engineer's review dated January 3, 2025. It is also recommended that the requested waivers be granted.

**Approved - 5-0
(Deola/Saddlemire)**

1280 Grenoble Road, Preliminary/Final Plan of Subdivision Land Development, SLD 24-5

Ed Murphy, Esq. was present, along with Dan Rotondo, the applicant's engineer. The subject property is located at 1280 Grenoble Road and is an existing private lot with a single family detached dwelling in the E-P - Environmental Protection District consisting of 10.114 acres. As part of the proposed project, the applicant proposes to subdivide the existing property into two lots consisting of 5.06 acres each. The existing dwelling is proposed to remain on Lot A and a two-story detached dwelling is proposed on Lot B. Stormwater on the site is proposed to be mitigated via an infiltration basin stormwater system. The lot will be serviced by a proposed well and on-site septic system. Access to the proposed dwelling is proposed via one full movement unsignalized driveway onto Grenoble Road. The existing driveway for the current dwelling is proposed to be maintained.

In January of 2024, variances were granted with respect to the length of the access strip, to allow the access strip to count toward the lot area, and for impervious surface coverage.

Mr. Murphy reiterated that this is a minor subdivision with one flag lot. A colored rendering of the plan was displayed. Mr. Murphy noted that the applicant received the reviews and will comply.

At this point, there being no comment from the public, the Planning Commission made the following motion:

I move that we recommend to the Board of Supervisors preliminary/final subdivision and land development approval of the 1280 Grenoble Road Subdivision, SLD 24-5, subject to compliance with the Township Engineer's review letter dated January 6, 2025. It is also recommended that the requested waivers be granted.

**Approved - 5-0
(Enz/Deola)**

Other Business

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning