



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
JUNE 13, 2017
MINUTES**

Members Present

Edward Ingle
Michelle Druding
Andrew Gannon
Evan Stone
Patrick McGuigan
Steve Saddlemire

Excused

Dr. Arthur Friedman

Others Present

Amanda Fuller, Township Engineer
Craig Bryson, RLA, Township Planner
Mike Solomon, Director of Planning and Zoning
Larry Weinstein, BOS Liaison

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 (Stone/Gannon) was made to approve the minutes from the May 9, 2017 meeting.

Approved - 6-0 (Friedman absent)

Consideration of Plan - MDG 5, LLC, Sketch Plan, 785 Newtown-Richboro Road, Sketch, 17-2

Mr. Ingle provided an overview of the project and noted that the project is located at 785 Newtown-Richboro Road and contains a total tract area of approximately 146,802 square feet. He added that the site contains an existing dwelling and the applicant proposes to subdivide the existing parcel into two (2) lots for the construction of a single-family dwelling. Mr. Ingle stated that the project is located in the R-1 zoning district and the applicant is proposing to develop under the flag lot provisions of the ordinance.

Sam Costanzo, the applicant's engineer, was present along with Gia Raffaelli, Esq., the applicant's attorney.

Mr. Costanzo provided a general overview of the plan noting the location of the driveway, the existing dwelling, and the detached garage, which is to be removed. He added that the applicant is requesting to develop under the flag lot provisions of the ordinance, which requires a 30 foot stem to the road.

As a result of the consultant review letters, Mr. Costanzo noted that the driveway has been relocated. He added that on-lot septic is proposed along with a well. The location of the proposed lot will back up to Tyler Park. At this point, Mr. Costanzo noted the relief that would be necessary from the Zoning Hearing Board, primarily related to setbacks due to the new lot configurations.

Mr. Costanzo noted that the property owner met with the neighbors and their primary concern is access to the signalized intersection. In response to Mr. Ingle, there was considerable discussion about this issue and it was noted that the property owner will grant an easement for the neighbors to access the light.

Janine Lazur, 817 Newtown-Richboro Road, provided an overview of the driveway access as it related to the neighbors.

In response to Mr. Stone, Ms. Raffaelli noted that the applicant is not funding the driveway improvements on adjoining properties. In response to Mr. Bryson, the applicant stated that they will look at signal timing. In follow up to Mr. Saddlemire, the applicant noted that four properties will use the signal.

At this point, the review letters were discussed. Mr. Bryson noted that the driveway relocation is the major issue and the applicant will comply with the other comments. Mr. Costanzo noted that a fee-in-lieu of recreation and open space will be submitted. Ms. Fuller noted that variances are required.

Mr. Stone stated and it was confirmed that the new plan has been submitted, but not reviewed. Mr. Bryson also added that the lot line should be verified.

Ms. Raffaelli raised procedural questions which were discussed. Mr. Weinstein noted and it was confirmed that a fee-in-lieu of sidewalks will be submitted.

Mr. Costanzo stated that the applicant will withdraw the waiver request for curbing and a waiver for driveway width will be required due to a discrepancy in the ordinance.

Mr. Saddlemire inquired and it was confirmed that water and sewer will be on-site systems.

Diane Gearhart from 765 Newtown-Richboro Road further discussed the access issues and confirmed that one additional house will be built. The location of the existing house and the proposed Lot1 was confirmed as well.

Mr. Stone confirmed that the revised plan is dated June 7, 2017.

There being no comment from the public, the Planning Commission made the following motion:

I move to recommend to the Board of Supervisors approval of the sketch plan for a flag lot layout for 785 Newtown-Richboro Road for MDG 5, LLC contingent upon the applicant obtaining the required variances and based on the revised plan dated June 7, 2017.

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

Other Business

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning