



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

**PLANNING COMMISSION MEETING OF
OCTOBER 11, 2022
MINUTES**

Members Present

Pat McGuigan
Paul Constantini
Andrew Gannon
Janet Kifolo

Others Present

Amanda Fuller, PE, Township Engineer
Craig Bryson, PLA, Township Planner
Michael T. Solomon, Director of Planning and Zoning

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.

Minutes

A motion (Gannon/Constantini) was made to approve the minutes from the September 13, 2022 meeting.

Approved - 4-0

Consideration of Preliminary/Final Plan of Subdivision and Land Development, Bucks County Roses, SLD 22-1, Buck Road

Tom Kessler, the applicant, and Dave Gibbons, PE, were present on behalf of the project. Mr. Kessler noted that the previous project proposed a rezoning for a townhouse development, but that project did not move forward. As a result, the current by-right plan proposes 13 single-family dwellings.

Mr. Constantini raised concerns with respect to compliance with the tree ordinance, access from Buck Road, and the structural integrity of the existing tower on the common area.

Mr. Kessler stated that the applicant will comply with the tree analysis and is proposing a representative area sample thereby requesting a partial waiver. Mr. Bryson noted that this will be challenging, but has no objection to using a sample area. Mr. Gibbons noted that he is confident that this approach will work. Mr. Bryson clarified that it is a zoning requirement. Ms. Fuller noted that an adjustment may be required to the plan or a variance requested.

In response to the access issue, Mr. Kessler noted that the property lends itself to limited layout potential. He noted that the site distance is adequate and that there is a possibility for one common driveway. Mr. Bryson inquired if a speed study has been conducted. It was noted that this has not been completed. Mr. Gibbons noted that this would be a PENNDOT issue and they expressed no concerns during the scoping process.

Mr. Kessler noted that the cell tower lot would be the responsibility of the HOA. He stated that houses had been moved outside of the fall zone. Mr. Kessler noted that the applicant has looked into a structural analysis and added that the tower owner does require periodic inspections.

Mr. Bryson stated that the driveway configuration could work if the project was reduced to 12 lots. Mr. Kessler noted that the site improvements necessitate the current proposed yield on the property. Mr. Gibbons explained the current layout of the property and noted that it will meet PENNDOT regulations.

In response to Mr. Bryson, the square footage of the houses was discussed. Mr. Kessler noted that it depends on the builder. Mr. Gibbons noted that the plan does show larger houses from a conceptual perspective.

Mr. Bryson noted that the open space lot is a good opportunity for a trail head and the abutting Township property was discussed.

Ms. Kifolo noted that she has concerns with the Lot 1 egress onto Buck Road. In addition, she has concerns with the retention basin on private property. Mr. Kessler noted that this is not an atypical design.

In response to Ms. Fuller, it was noted that basin would be the responsibility of the HOA.

Under Public Comment, Ralph Sarne, 50 Jericho Road, noted that he is with the Jordan Corners Homeowners' Association. He is concerned about tree removal in the vicinity of the property line and wildlife.

Mr. McGuigan clarified the concern over tree removal. Mr. Kessler added that adjustments were made to the plan to have a significant tree line near the property boundary.

Ms. Fuller noted that the back left property line buffer should be evaluated as part of this concern

Mr. Gannon inquired about swapping the open space with Lot 1. Mr. Kessler noted that the cell tower is currently on the lot.

At this point, the Planning Commission made no motion and Mr. McGuigan stated that the applicant should evaluate the comments that were raised this evening. In response to Mr. Kessler, it was noted that the structural integrity of the cell tower, tree removal ordinance compliance, and the access drives onto Buck Road are major concerns.

Other Business

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning