



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

**PLANNING COMMISSION MEETING OF  
FEBRUARY 14, 2023  
MINUTES**

**Members Present**

Steve Saddlemire  
Paul Constantini  
Mark Shapiro  
Mike Bidwell  
Dave Deola  
Janet Kifolo  
Pat McGuigan

**Others Present**

Jacob Riig, 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 and for Ed Ingle.

Mr. McGuigan sent condolences on the passing of Ed Ingle who served on the Planning Commission for many years. He added that Ed and his wife Chris were excellent volunteers and Ed will be a big loss for the Township.

### **Reorganization**

The following members will serve in 2023:

- Steve Saddlemire – Chair
  - (Motion – Kifolo; Second – Shapiro - Approved 7-0)
- Paul Constantini - Vice-Chair
  - (Motion – Saddlemire; Second – Kifolo - Approved 7-0)
- Mark Shapiro – Secretary
  - (Motion – Constantini; Second – Deola - Approved 7-0)

### **Minutes**

A motion (McGuigan/Saddlemire) was made to approve the minutes from the October 11, 2022 meeting.

**Approved - 7-0**

### **Consideration of Preliminary/Final Plan of Subdivision and Land Development, Scanlan Subdivision, SLD 22-8, Chestnut Drive**

Joe Blackburn, Esq. provide an overview of the proposed development located along Chestnut Drive between Pine Avenue and Cedar Drive consisting of 4.74 acres in the R-2 zoning district. Currently, the site consists of an approximately 3,964 square foot building, detached garage, inground pool, and associated site features. Existing access to the site is from Chestnut Drive.

As part of the proposed subdivision, the applicant intends to subdivide the subject parcel into two lots. Lot 1 will contain approximately 1.9 acres and the proposal is to convert the existing garage into a single-family dwelling unit, construct a 260 square foot addition, add a 300 square foot patio, an unenclosed covered porch, and a proposed asphalt driveway. Lot 2, which consists of approximately 2.84 acres, will contain the existing dwelling.

Variations were previously approved related to garage height, garage floor area, and depth. However, given the conversion of the garage to a single-family dwelling, these variations are no longer applicable.

Mr. Blackburn noted that the applicant will comply with the items identified in the Gilmore and Pennoni review letters. He further identified the requested waivers that are being requested, including those related to sidewalks, street lights, and driveway width. Mr. Saddlemire noted that the fee-in-lieu of sidewalks is an issue to address with the Board of Supervisors.

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

**I move that we recommend to the Board of Supervisors approval of the Scanlan Subdivision, Preliminary/Final Plan of Subdivision and Land Development, SLD 22-8, subject to compliance with the Gilmore Associates review letter dated February 2, 2023, the Pennoni Associates review letter dated January 17, 2023, and the McMahan Associates review letter dated January 30, 2023. It is also recommended that the requested waivers be granted.**

**Motion - McGuigan Second – Saddlemire  
Approved – 7-0**

### **Other Business**

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon  
Director of Planning and Zoning