



Township of Northampton
55 Township Road
Richboro, PA 18954

PLANNING COMMISSION MEETING OF
APRIL 11, 2023
MINUTES

Members Present

Steve Saddlemire
Mark Shapiro
Mike Bidwell
Dave Deola
Michael Enz
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 7:00 PM and led the Pledge of Allegiance. There was also a moment of silence for those in our armed forces.

Minutes

A motion (Shapiro/Bidwell) was made to approve the minutes from the February 14, 2023 meeting.

Approved - 6-0

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

Tom Kessler and Dan McKenna, project engineer, were present on behalf of the project.

Mr. Kessler provided an overview of the project located along the northwestern side of Buck Road to subdivide a 17.796-acre parcel into 15 lots along a new cul-de-sac. Proposed dwelling lots range from 0.92 to approximately 1.35 acres, with two proposed open space lots containing .93 and .96 acres. The existing greenhouse and associated structures will be removed. An 80-foot-high wireless transmission tower and an associated structure are to remain on one of the proposed open space lots. Public water and sewer are proposed.

In response to Mr. Saddlemire, Mr. Kessler advised that the house square footage will depend on the model.

Ms. Kifolo stated that the current plan has a much better layout, especially related to traffic, but she still has concerns regarding tree removal. Mr. McKenna advised that a full tree inventory was completed and stated that the applicant is committed to saving as many trees as possible.

Mr. Bryson noted that a condition should be compliance with the Subdivision and Land Development Ordinance requirements related to tree replacement and the applicant noted that they will comply. Ms. Fuller added that the new plan meets the Zoning Ordinance requirements related to woodlands disturbance.

Mr. Saddlemire noted the numerous comments in the review letters. Mr. McKenna noted that the applicant will comply and discussed the waivers requested. He added an additional waiver request for driveway width at the entry point.

Ms. Fuller added that the postal service is now utilizing cluster mailboxes and the applicant should find a location on site. The applicant will comply with this requirement.

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 Preliminary/Final approval of the Bucks County Roses Subdivision and Land Development, SLD 22-1, subject to compliance with the Township Engineer's review letter dated April 3, 2023, the Township Planner's review letter dated March 27, 2023, and the Township Traffic Engineer's review letter dated March 28, 2023. It is also recommended that the requested waivers be granted, including the waiver request related to driveway width, and that the applicant comply with the Zoning and Subdivision and Land Development Ordinance requirements related to tree replacement.

**Motion - Shapiro Second – Kifolo
Approved – 6-0**

Other Business

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning