



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
SEPTEMBER 10, 2019
MINUTES**

Members Present

Andrew Gannon
Edward Ingle
Patrick McGuigan
Mark Shapiro
Steve Saddlemire

Excused

Dr. Arthur Friedman
Michelle Druding

Others Present

Barry Moore, BOS Liaison
Amanda Fuller, PE, Township Engineer
Craig Bryson, PLA, Township Planner
Mike Solomon, Director of Planning and Zoning

Mr. Saddlemire 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 (Ingle/Gannon) was made to approve the minutes from the August 13, 2019 meeting.

Approved - 5-0 (Friedman and Druding absent)

Consideration of Preliminary/Final Plan of Subdivision Land Development, KMMHH, LP, SLD 18-9, 785 Newtown-Richboro Road

Mr. Saddlemire gave an overview of the proposed project, which is located north of the intersection of Newtown-Richboro and Holland Roads. The proposal is to subdivide a 168,584 square foot parcel into three single-family lots of 22,466 square feet (Lot 1), 65,754 square feet (Lot 2), and 80,634 square feet (Lot 3). An existing single-family dwelling is to remain on Lot 1 and single-family dwellings are proposed for Lots 2 and 3. The existing detached garage on Lot 1 is to be removed.

The lot will be served by on-lot water and sewage disposal systems. The project is located in the R-1 zoning district, which requires a minimum lot area of 40,000 square feet and a minimum lot width of 150 feet. Variances were initially obtained in August of 2018 related to lot width and equal division of the shared driveway, which was an issue that the Commission discussed with the neighbors previously.

This plan was previously before the Planning Commission as a sketch. As the plan progressed through the review process, however, it was determined by the County that the existing dwelling is historic. The applicant agreed to preserve the dwelling in exchange for building another flag lot. As a result, the plan was revised and the Zoning Hearing Board approved variances to facilitate construction of the additional lot.

Scott Mill, the applicant's engineer, and Joe Morrissey from Fox Lane Homes were present on behalf of the applicant. Mr. Mill gave an orientation of the overall project and noted that the neighboring property will be connected to the proposed driveway. He noted that the driveway will align with the intersection of Newtown-Richboro and Holland Roads.

At this point, in response to Mr. Saddlemire, the applicant showed the existing house location on the plan. Mr. Mill noted that the driveway will be widened per PennDOT requirements. In addition, he noted the stormwater management facilities on the plan.

Mr. Mill noted that he has received all of the review letters and the applicant will comply with all of the items. There are some minor stormwater management details that need to be worked out with the Township engineer, however.

At this point, Mr. Mill gave an overview of the proposed waivers, including sidewalks. The applicant noted that they will pay a fee-in-lieu of sidewalks. Mr. Mill also noted that there are waiver requests related to driveway width, which narrows as you go further back on the property, and stormwater management items that will be worked out with the Township engineer. He also noted that in response to the traffic engineer review letter, there may be a waiver request related to curb radii.

Mr. Bryson had no comments with respect to the plan. Ms. Fuller noted that there have been several renditions of the plan and that her office is currently working on some minor stormwater management details.

In response to Mr. Saddlemire, Mr. Mill noted that plans have been submitted for the private water and sewer systems. In response to Mr. Saddlemire, the signal at the intersection was discussed.

Mr. Moore noted the benefits of the plan, especially as it relates to preserving the historic house. Mr. Mill and the applicant noted that the square footage of the proposed homes will be in the 4,000 to 4,500 square foot range with a price range of \$800,000 to \$1 million.

In response to Mr. McGuigan, there was extensive discussion regarding preservation of the existing dwelling. It was noted that there will be a deed restriction recorded prior to permits being issued for the subject property.

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

I move that we recommend to the Board of Supervisors approval of the KMMHH, LP Subdivision, SLD 18-9, subject to compliance with the Township Engineer's review letter dated August 19, 2019, the Township Planner's review letter dated July 29, 2019, the Township Traffic Engineer's review letter dated August 13, 2019, the Police Department Correspondence dated August 13, 2019, and the Fire Marshal Correspondence dated July 18, 2019. In addition, it is recommended as follows: the requested waivers be granted, a fee-in-lieu of sidewalks is required as calculated by the Township engineer, and a fee-in-lieu of park and recreation/open space is required for the new lots.

**Approved - 5-0
Motion - McGuigan Second - Ingle
(Friedman and Druding Saddle mire absent)**

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning