



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

**PLANNING COMMISSION MEETING OF  
AUGUST 8, 2017  
MINUTES**

**Members Present**

Dr. Arthur Friedman  
Edward Ingle  
Michelle Druding  
Andrew Gannon  
Evan Stone  
Patrick McGuigan

**Excused**

Steve Saddlemire

**Others Present**

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

Dr. Friedman 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.

**Consideration of Plan - Northampton Township and Municipal Authority Lot Line Change, 111 Township Road, LL 17-3**

Amanda Fuller, Township Engineer, presented an overview of the plan, which involves a lot line change to transfer additional property behind and to the side of the lot containing the current Municipal Authority building. Specifically, the Authority will vacate the building and the police will move into and expand the structure.

Ms. Fuller noted that there will be a basin and stormwater easement as part of the plan on the portion of the property to be maintained by the Authority.

Mr. O'Donnell, Township Supervisor, noted that the Authority will have temporary space within the Township building and will ultimately build an addition on the building for shared facilities.

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 Northampton Township and Municipal Authority Lot Line Change, LL 17-3, in accordance with the plan prepared by Gilmore and Associates.**

**Approved - 6-0  
Motion – Ingle Second - Gannon  
(Saddlemire absent)**

**Minutes**

A motion (Stone/Gannon) was made to approve the minutes from the June 13, 2017 meeting.

**Approved - 5-0-1 (Friedman abstained; Saddlemire absent)**

**Presentation by the Bucks County Planning Commission - Richboro Master Plan**

Mike Roedig, Planner from the Bucks County Planning Commission, was present to provide an overview of the Richboro Master Plan.

Mr. Roedig presented an overview of the study area, which focuses on the Village Overlay District of Richboro. He noted that the initial step of this plan was the Town Hall meeting that was held in the Township building, which included a survey. As a result, he noted the vision and principles that developed, including making Richboro a place, improving mobility, safety, and access, and developing the economy.

At this point, Mr. Roedig noted the land uses of the area, predominantly the Institutional and Commercial uses. Dr. Friedman noted the surrounding residential land uses. Mr. Roedig also noted the historic and community structures. He added that the redevelopment of older buildings is a challenge.

Transportation and circulation was discussed at length. Road classifications were noted, including pedestrian circulation. The proposed roundabout in the center of Richboro, as noted on the plan, was discussed. Mr. Roedig noted the design and the connection to Township Road.

In response to Mr. Stone, Mr. Roedig noted the difference between traffic circles and the roundabout. Specifically, with a roundabout, you yield prior to entering. Mr. McGuigan raised the issue of access points and Mr. Stone discussed pedestrian circulation.

Mr. Ingle raised concerns over truck traffic. In response to Mr. Gannon, the proposed connector road was discussed and the potential impact on nearby businesses. He added that he doesn't see an issue at this location and the need to expend funds on this project. There was further considerable discussion on the general traffic circulation throughout Richboro.

The proposed connector road network was discussed at this point. Crosswalks were discussed as well. In response to Mr. Stone, Mr. Roedig touched on the economic development benefits of an efficient roadway network, including access management and redevelopment.

There was further discussion about pedestrian access, bike lanes, and traffic throughout Richboro. Current planned traffic improvements were also discussed as well as turning movements from current shopping centers. Mr. Roedig noted that this is a multi-step process.

As part of the plan, the economic and business environment was discussed, including the current business composition. In response to Mr. Ingle, Mr. Roedig noted that vacant office space is a problem County-wide. Market boundaries were also discussed and attracting people into Richboro was noted as a goal.

Mr. Roedig noted the goal of the plan is to lay out facts. Principles were also discussed including making Richboro a place, increasing development opportunities, promoting design guidelines, and designing spaces for the public. The benefits of the current LERTA program were also discussed.

Improving mobility, safety, and access was also noted as a principle, including making connections, improving the streetscape, and managing access. Developing the economy is also a goal, which includes developing a marketing plan and identity.

At this point, there was general discussion, including traffic counts as they relate to neighboring Townships, the desirability of national stores to locate in Richboro, and restaurants in town. The years of planning in Richboro were also discussed, including Richboro 2000 and the adoption of the Village Overlay District.

Mr. Solomon noted that this plan will be before the Commission in the future as a Comprehensive Plan amendment so the purpose is to now gather input. Overall, Mr. Roedig noted that there are many possibilities.

The Commission thanked Mr. Roedig and the County Planning Commission.

### **Other Business**

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon  
Director of Planning and Zoning