



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
JUNE 14, 2022
MINUTES**

Members Present

Mike Bidwell
Mike Enz
Andrew Gannon
Janet Kifolo
Mark Shapiro

Others Present

Amanda Fuller, PE, Township Engineer
Craig Bryson, PLA, Township Planner
Mike Solomon, Director of Planning & Zoning

Excused

Paul Constantini
Ed Ingle
Pat McGuigan
Steve Saddlemire

Mr. Shapiro 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 (Enz/Gannon) was made to approve the minutes from the May 10, 2022 meeting.

Approved - 5-0

Consideration of Preliminary/Final Plan of Subdivision and Land Development, Northampton Glen, SLD 22-4, Pulinski Road

Ed Murphy, Esquire was present along with Vince Fiorvanti, P.E. on behalf of the applicant Toner Homes.

Mr. Murphy gave an overview of the proposed project, which is located along Pulinski Road between Foxcroft and Hatboro Roads consisting of 4.9 acres in the AR zoning district. Currently, the site contains an approximately 1,700 square foot dwelling, 630 square foot garage, paved driveway, natural vegetation, and a wooded area. It is the intent of the applicant to subdivide the subject property into 4 separate lots. Public water and sewer are proposed to serve the site.

Mr. Murphy noted that the applicant has received the review letters will comply with the comments.

Mr. Fiorvanti displayed the plan and noted that there is a significant buffer in the back corner of the property. Mr. Murphy added that an additional buffer will be added to the east and southern portion of the site.

With respect to the waivers, Ms. Kifolo noted that she had concerns with respect to the waiver for tree removal. She added that the subject property has significant woodlands as evidenced by a review of the aerial for the property.

In response, Mr. Fiorvanti noted the existing vegetation on the property. He added that the applicant will install additional plantings from the back left corner of the property to Pulinski Road. He noted that the existing trees along the proposed roadway do not have a significant canopy.

In response to Mr. Bryson, there was discussion regarding the tree replacement disturbance calculation. Mr. Fiorvanti noted that there is a difference between caliper inch removal and the number of trees that were removed.

Mr. Shapiro noted that the buffer was the major concern with respect to the project.

Ms. Fuller noted that there are some outstanding stormwater management items that the applicant will address.

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 Northampton Glen Subdivision, Preliminary/Final Plan of Subdivision and Land Development, SLD 22-4, subject to compliance with the Gilmore Associates review letter dated May 6, 2022, the Pennoni Associates review letter dated May 3, 2022, the McMahon Associates review letter dated May 5, 2022, and the Fire Marshal's memo dated May 11, 2022. It is also recommended that the requested waivers be granted subject to the applicant installing additional perimeter tree plantings.

**Motion - Kifolo Second – Gannon
Approved – 5-0**

Other Business

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning