



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
SEPTEMBER 13, 2022
MINUTES**

Members Present

Mike Bidwell
Mike Enz
Andrew Gannon
Janet Kifolo
Pat McGuigan
Steve Saddlemire
Mark Shapiro

Others Present

Amanda Fuller, PE, Township Engineer
Craig Bryson, PLA, Township Planner
Michael T. Solomon, Director of Planning and Zoning

Excused

Paul Constantini
Ed Ingle

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.

Minutes

A motion (Saddlemire/Gannon) was made to approve the minutes from the August 9, 2022 meeting.

Approved - 7-0

Consideration of Amended Preliminary/Final Plan of Land Development, Richboro Elementary School, SLD 22-7, Upper Holland Road

Mike Carr, Esq., was present along with Justin Massey, Doug Taylor, and other representatives of the Council Rock School District. Mr. Carr gave an overview of the proposed plan, which is located along Upper Holland Road and Chestnut Drive consisting of 37.59 acres. The subject property consists of the existing 64,136 square foot Richboro Elementary School, baseball fields, soccer fields, parking lot, and associated site features. Existing access to the site is from Upper Holland Road.

Mr. Massey stated that the proposed design is very similar to the plan that was previously approved with the exception of a rear building addition. He noted that the applicant updated stormwater management and grading. He noted that the traffic layout is the same as the plan that was approved in 2019.

Doug Taylor noted that the School District plans to put the project out to bid by January and start construction in June with a completion date in 2024.

Mr. Carr stated that the applicant has received the consultant review letters. He noted the two new waiver requests in the Gilmore correspondence with respect to not having a plan signed by a landscape architect as well as pipe covering.

He noted that the Village Overlay components are the same as the previous plan. He added that the Bucks County Planning Commission correspondence is essentially a duplicate of the other review letters.

Mr. Carr stated that the waivers are the same as the previous plan with the exception of the aforementioned additions.

In response to Mr. Saddlemire, Ms. Fuller noted that the plan is very similar to the previous plan and has no comments. She stated that the applicant should clarify the section on one waiver request.

Mr. Carr noted that the applicant needs to go back to the Zoning Hearing Board for a small impervious surface increase. In response to Mr. Saddlemire, the School District stated that there are some site design and topographical issues with respect to installing trails.

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 Richboro Elementary School Project, Amended Preliminary/Final Plan of Land Development, SLD 22-7, subject to compliance with the Gilmore Associates review letter dated August 30, 2022, the Pennoni Associates review letter dated August 23, 2022, and the McMahon Associates review letter dated August 29, 2022. It is also recommended that the requested waivers be granted and that the applicant obtain approval for the impervious surface increase as noted on the plan.

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

Other Business

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning