



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
JANUARY 13, 2026
MINUTES**

Members Present

Steve Saddlmire
Dave Deola
Mark Shapiro
Michael Enz
Pat McGuigan

Others Present

Mike Bidwell, Planning Commission Alternate
Dean Carr, PE, Township Engineer
Eric Roth, PE, Township Engineer
Michael T. Solomon, Director of Planning and Zoning

Mr. Shapiro 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 the armed services.

Reorganization

The following members will serve in 2026:

- Steve Saddlemire – Chair
- Dave Deola - Vice-Chair
- Mark Shapiro – Secretary

**Approved - 5-0
(McGuigan/Enz)**

At this point, the meeting was turned over to Mr. Saddlemire.

Minutes

A motion was made to approve the minutes of the September 9, 2025 meeting.

**Approved - 5-0
(Enz/Deola)**

**Consideration of Preliminary/Final Plan of Subdivision and Land Development,
Russell Gardens, SLD 25-2, 600 New Road**

Ed Murphy, Esq. and Justin Geonnotti, PE were present on behalf of the applicant. Mr Murphy gave an overview of the project located along the south side of New Road, south of its intersection with Cedarbrook Drive. The proposal is to subdivide a 14.5-acre parcel into 18 single-family detached dwelling lots. Lots range in size from 22,898 square feet to 45,389 square feet, with two open stormwater management areas. The existing greenhouse and associated structures will be demolished. Public water and sewer will serve the site.

Justin Geonnotti noted the two access points on New Road. He also noted the rain garden design with respect to stormwater management and added that it will be maintained by the homeowners' association.

Mr. Geonnotti noted that the sidewalk will be on one side of the internal loop road and will be constructed along New Road to the existing trail network.

With respect to the waivers, Mr. Geonnottigave an overview of the waiver requests, which include the following: a waiver for a combined preliminary/final plan; a waiver with respect to center line radii for streets; a requirement for sidewalks on both sides

of the street of the internal loop road; a waiver for a 4 foot grass plot between the sidewalk and the back of the curb; a waiver for conduit and wiring not to be installed underground; a waiver for park and recreation dedication as the applicant will pay a fee-in-lieu; a waiver for driveway width; a requirement for tree replacement as the applicant will pay a fee-in-lieu, and a waiver for storm sewer pipe requirements.

At this point, there was public comment. Pam Petrasuhne from 219 Frog Hollow Road inquired about tree removal on the site. Mr. Geonnotti clarified the location of the tree removal. She also inquired about the timing of the project. Mr. Murphy noted that construction will likely start mid-year with a two-year build-out for construction.

Liz Youse from Devon Road inquired about having access to the plan and whether this matter has been before the Board of Supervisors. It was noted that the plan will be made available to her and that the matter did not yet go before the Supervisors. She also inquired about the agreement of sale. Mr. Murphy noted that it is between the property owner and developer.

Terry Petrasuhne from 219 Frog Hollow Road inquired about any hazardous waste on the site. Mr. Geonnotti noted that it was evaluated by the applicant and it not a concern.

At this point, there was no further public comment and there was the following motion:

I move that we recommend to the Board of Supervisors Preliminary/Final Subdivision and Land Development approval of the Russell Gardens Subdivision, SLD 25-2, subject to compliance with the Township Engineer's review letter dated December 3, 2025. It is also recommended that the requested waivers be granted.

**Approved - 5-0
(Enz/McGuigan)**

Other Business

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning