



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

**PLANNING COMMISSION MEETING OF
APRIL 14, 2026
MINUTES**

Members Present

Steve Saddlemire
Michael Enz
Pat McGuigan
Mike Bidwell
Janet Kifolo

Others Present

Jacob Riig, PE, Township Engineer
Jason Tyrrell, PE, Township Engineer
Eric Roth, PE, Township Engineer
Michael T. Solomon, Director of Planning and Zoning

Mr. Saddlemire 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.

Minutes

A motion was made to approve the minutes of the January 13, 2026 meeting.

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

Consideration of Preliminary/Final Plan of Land Development, 92 Steamwhistle Drive, SLD 25-4

Chelsey Crocker Jackman, Esq. and John Richardson, PE were present on behalf of the applicant. Ms. Jackman provided an overview of the project, which is located along the south side of Steamwhistle Drive, approximately 450 feet northwest of the intersection of Railroad Drive and Industrial Drive. The proposal is to construct a 7,000 square foot building addition to an existing 17,968 square foot warehouse on a 2-acre site. A stormwater control drywell is proposed in the rear of the lot. Public water and sewer serve the site.

Ms. Jackman noted the waiver requests and stated that the applicant will submit a fee-in-lieu of sidewalks. In response to Mr. Saddlemire, Ms. Jackman advised that the subject property is located within the Industrial Park.

Mr. Richardson noted the addition to the rear of the building and discussed the layout of the site, including the loading dock. He advised that there is an underground drywell and explained how it ties into the existing stormwater management system.

Mr. Richardson discussed the landscaping on the site as well as the waiver requests. He noted that the steep slopes are predominantly man made. Mr. Saddlemire noted that the applicant does not need to go through the other waiver requests as they are routine.

In response to Ms. Kifolo, Mr. Richardson provided an explanation and showed a rendering as it relates to the retaining wall in the rear section of the property.

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 approval of the 92 Steamwhistle Drive Land Development, SLD 25-4, subject to compliance with the Township Engineer's review letter dated March 26, 2026. It is also recommended that the requested waivers be granted.

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

Consideration of Preliminary/Final Plan of Subdivision and Land Development, 400 Twining Ford Road Subdivision, SLD 25-1

Chelsey Crocker Jackman, Esq. and John Genovesi, PE were present on behalf of the applicant.

Located along the south side of Twining Ford Road, south of its intersection with Cloverly Drive, the proposal is to subdivide a 4.89-acre parcel into 6 single family detached dwelling lots and 1 lot for stormwater management. Lots 1 through 6 range in size from approximately 20,006 to 20,374 square feet and each lot will be developed with a single-family dwelling. Lot 7 consists of approximately 42,664 square feet and will contain an infiltration basin to be owned and maintained by a homeowners' association. The existing dwelling and pool will be demolished. Public water and sewer will serve the site.

Ms. Jackman advised that the applicant will prepare a tree replacement plan prior to the Board of Supervisors meeting given the waiver request for woodland disturbance.

Mr. Genovesi gave an overview of the site and the surrounding area, including Twining Ford Road. He noted that the existing pipeline easement will be extinguished and the property owners will gain the right to utilize the area on their properties. He advised that trees will be planted on the site and gave an overview of the stormwater management basin.

At this point, Mr. Genovesi provide an overview and rationale of the waiver requests. Specifically, the waivers are as follows: to permit a preliminary and final subdivision and land development plan; to waive the requirement to provide certain details within 400 feet of the site; to waive the requirement to provide information within 200 feet of the site as it relates to the names and widths of streets and other information; to waive the requirement for curbing along Twining Ford Road to preserve existing trees; to waive the requirement for sidewalk along Twining Ford Road and the private roadway and provide a fee-in-lieu; to waive the requirement to

provide the distance from basins and drainage facilities to the dwelling unit; to waive the driveway width for the residential lots; to permit grading within 5 feet of the property line; to permit disturbance of 98% of the woodlands; to permit the cul-de-sac to exceed 600 feet; to waive the requirement for a minimum 36 foot cartway on Twining Ford Road; to waive the requirement to provide a 3 foot cover over storm pipes; and to waive the requirement for the type of storm sewer pipe within the right-of-way.

Mr. Rigg stated that he has no concerns with the waiver requests and noted that there will be a fee-in-lieu of sidewalks and a tree replacement plan.

Mr. Saddlemire requested that the applicant discuss the tree replacement plan in greater detail. Ms. Jackman advised that they will install a combination of trees and other plantings throughout the property or off-site to satisfy the requirements of the Township. She noted the extent of the waiver request and advised that the developer will work with the Township to satisfy the concerns given the amount of disturbance.

Mr. Genovesi gave an overview of the landscaping on the site and advised where plantings will be installed, including buffer plantings. He added that there will be buffering along the Country Club property as well.

Paul Molz, 45 Woodside Drive, noted the configuration of the pipeline access given that he is the back lot. As a result, Chris Levins, who is part of the development team, agreed to evaluate this issue.

Mary Pat Ezzo, 3 Woodside Drive, raised concerns about the zoning of the property, lighting, and trees in addition to the development as a whole.

Robert Filer, 33 Woodside Drive, had questions about curbing, the easement, tree plantings, and buffers. Troy Brennan, the applicant, discussed the issue and advised that they would be willing to provide a fence or other buffering at the request of the Township.

At this point, Mr. Saddlemire advised of the role of the Planning Commission as it relates to reviewing plans in accordance with ordinance criteria.

Jacquelyn Higgins, 21 Woodside Drive, discussed the issue of the easement and the belief that 10 additional feet of property would be gained. It was clarified that the easement is currently 10 feet on the private property of the residents with rights for the pipeline company. When the easement is extinguished, the property lines will not change, but the rights will then be given back to the property owners because the pipeline easement has shifted.

Katie Faillace, 15 Woodside Drive, also discussed the issue of the easement and the property lines. There was also extensive discussion about fencing, buffering, the school bus stop, and the timing of construction.

Ms. Jackman advised that this is a by-right plan and the developer has the right to develop the property in accordance with ordinance requirements. She advised, however, that the developer is very willing to work with the property owners and Township with respect to addressing concerns.

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 approval of the 400 Twining Ford Road Subdivision, SLD 25-1, subject to compliance with the Township Engineer's review letter dated February 26, 2026 and the Township Traffic Engineer's review letter dated February 25, 2026. It is also recommended that the requested waivers be granted and that the applicant submit a tree replacement plan suitable to the Board of Supervisors.

**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