



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

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

Members Present

Steve Saddlemire
Dave Deola
Michael Enz
Pat McGuigan
Mark Shapiro

Others Present

Jacob Riig, 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 April 14, 2026 meeting.

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

Consideration of Veytsman Lot Line Change, LL 26-1, Columbia Circle

Mr. Solomon noted that the applicant is proposing to adjust the lot line between the properties at 16 Purdue Drive and 7 Columbia Circle. As a result, the combined and individual lot areas of the two parcels will remain unchanged. No new construction is proposed and there are no engineering issues.

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 Veytsman/Lynen Lot Line Change, LL 26-1, subject to compliance with the Township Engineer's review letter dated May 13, 2026.

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

Consideration of Preliminary/Final Plan of Land Development, Holland Middle School, SLD 26-2, East Holland Road

Located at 400 East Holland Road within the I-P - Institutional Public District, the subject site consists of approximately 68 acres. The current use of the property is the Holland Middle and Hillcrest Elementary Schools. The applicant proposes to construct a new building addition on the South side of the existing Middle School totaling 9,200 square feet as well as constructing additional sidewalk, an asphalt walkway, and asphalt driveway.

Terry DeGroot, Project Engineer, was present along with representatives of the School District. He noted the addition to the back of the Holland Middle School. He added that a pedestrian path will be relocated and temporary classrooms will be removed when construction is completed. He stated that he received review letters from the Township consultants and will comply with all items.

He provided an overview of the waivers in response to Mr. Saddlemire. Specifically, the waiver requests are related to showing tax parcels, existing features, and infrastructure within proximity to the site. Waivers were also requested with respect to paving, curbing, and sidewalks, which were previously granted when Holland Middle School went through the process years ago. He added that there are also waiver requests with respect to pipe coverage and drainage rate.

Mr. DeGroot is requesting that the waivers and preliminary/final approval be granted. He also went over the capacity analysis of the Middle and Elementary Schools in response to Mr. McGuigan. Mr. Saddlemire inquired about the population leveling off and future projections for the School District, which were discussed as well.

Mr. Saddlemire also inquired about the trailers and whether the students will have a canopy. Mr. DeGroot advised that they will contain a canopy cover.

Mr. Saddlemire discussed the existing improvements on the site such as the soccer field and playground. Mr. DeGroot advised that there will be a staging area and discussed the other improvements related to tree removal and topography.

In response to Mr. Deola, Mr. DeGroot noted that construction will take approximately one year.

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 Holland Middle School Land Development, SLD 26-2, subject to compliance with the Gilmore review letter dated July 2, 2026 and the Bowman review letter dated July 2, 2026. It is also recommended that the requested waivers be granted.

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

Other Business

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning