



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

**PLANNING COMMISSION MEETING OF  
FEBRUARY 8, 2022  
MINUTES**

**Members Present**

Pat McGuigan  
Ed Ingle  
Steve Saddlemire  
Paul Constantini  
Andrew Gannon  
Janet Kifolo

**Others Present**

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

**Excused**

Mike Enz  
Mark Shapiro

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.

### **Reorganization**

The following members will serve in 2022:

- Pat McGuigan - Chairman
- Ed Ingle - Vice-Chairman
- Steve Saddlemire - Secretary

### **Approved - 6-0**

Mr. McGuigan thanked the Planning Commission for their support as Chairman in the upcoming year. He also thanked Mark Shapiro who was Chairman last year during a very challenging year. Mr. McGuigan noted that there is a lot of experience on the Planning Commission and that they will be diligent in their reviews.

Mr. Ingle thanked the Board of Supervisors for his reappointment and noted he has been on the Planning Commission for 16 years.

### **Minutes**

A motion (Ingle/Gannon) was made to approve the minutes from the September 14, 2021 meeting.

### **Approved - 6-0**

### **Consideration of Preliminary/Final Plan of Land Development, 1044 Pulinski, LLC, SLD 21-5**

Mike Meginniss, Esq., was present in addition to John Richardson, PE along with John Folz, the applicant.

Mr. Meginniss provided an overview of the project and noted that the plan previously received approval by the Zoning Hearing Board for an addition in the front yard. He added that the property is a corner lot.

Mr. Meginniss noted that the use of the subject property is for warehousing. He also noted that review letters have been received by the applicant and he is prepared to discuss them with the Commission this evening. He added that there is a waiver request letter that has been supplied to the Commission members as well.

At this point, Mr. Folz provided an overview of his business within the Township since 1976 and noted the other locations that he is currently utilizing.

Mr. Richardson provided an overview of the plan, specifically with respect to the access locations and noted the three additional parking spaces that will be added. He noted that a drywell will be installed for stormwater management. In addition, he noted that there will be an additional waiver request from the stormwater management ordinance to allow less than 24 inches of cover over pipe.

At this point, the waivers that have been requested were identified. Specifically, it was noted that these routine waiver request items include the following: the showing of details on the plans within 400 feet; to not require curbing; to not require sidewalks; to not require street lighting; to not require all parking lots to be confined by curbing; and, to allow a row of 23 continuous parking spaces without use of a planning strip instead of the allowable 20 spaces. Finally, the stormwater management waiver, which was previously identified, is the final waiver request.

Mr. Saddlemire inquired with respect to the outstanding items. Mr. Meginniss noted that they have been addressed with the exception of some minor housekeeping items.

Ms. Fuller noted that the stormwater management items that are outstanding are part of the normal land development review process. She did add that the waiver request ordinance section numbers should be clarified, however.

Mr. Ingle stated that the applicant should avoid oak trees in response to the Bucks County Planning Commission comments. In addition, he noted that the mix of grass seed on the site should be reconsidered. Mr. Richardson agreed to look into these items.

In response to Mr. Saddlemire, there was discussion regarding a contribution for the traffic signal that was identified in the McMahon Associates correspondence. Mr. Meginniss noted that he will address this issue with the Township.

Ms. Kifolo stated that the building is well-maintained and complimented the applicant.

There being no comment from the public, the following motion was made:

**I move that we recommend to the Board of Supervisors Preliminary/Final approval of the 1044 Pulinski, LLC Land Development, SLD 21-5, subject to compliance with the Township Engineer's review letter dated January 20, 2022, the Township Planner's review letter dated January 20, 2022, and the Township Traffic Engineer's review letter dated January 21, 2022. It is also recommended that the requested waivers be granted.**

**Motion - Gannon    Second – Ingle  
Approved – 6-0**

**Other Business**

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon  
Director of Planning and Zoning