



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
MARCH 10, 2020
MINUTES**

Members Present

Andrew Gannon
Patrick McGuigan
Paul Constantini
Dr. Arthur Friedman
Edward Ingle
Janet Kifolo

Excused

Steve Saddlemire
Mark Shapiro
Michael Bidwell

Others Present

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

Mr. Gannon 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.

Dr. Friedman made a brief statement. He noted that Northampton Township is a brand within itself. He noted that the Township does things the right way with an eye to protecting the community and neighborhoods. He noted the accomplishments of the comprehensive plan and the overlay districts within the Township. He further added that compliance with Township requirements is one of our ideals.

Minutes

A motion (Kifolo/Ingle) was made to approve the minutes from the February 11, 2020 meeting.

Approved - 6-0

Consideration of Preliminary/Final Plan of Subdivision & Land Development, McDonald's, SLD 18-10, 950 Second Street Pike

Kellie McGowan, Esq., was present on behalf of the McDonald's project. She noted that this project has a long history with the Township and talked about the changes since the previous rendition of the plan. Overall, the proposal is to remodel an existing 5,366 square foot McDonald's restaurant. The plan also proposes improvements to the accessible parking area, new signage, and drive-thru lanes with menu boards.

She noted that the sidewalks will be ADA compliant and that the applicant proposes to construct them. She noted that this is not a large-scale land development, but rather the reconfiguration of the drive aisle and parking. She noted that the Zoning Hearing Board granted variances to reduce parking from 58 to 52 spaces along with a small dimensional variance with respect to the square footage of directional signage.

She noted that based on the review letters, the applicant will comply with all of the items that were identified with the exception of the existing nonconforming conditions. She noted that Mike and Donna, who are the owners of the McDonald's, are in the audience this evening.

Mr. Mike Jeitner, PE, of Bohler Engineering, provided an overview of the project. Specifically, he noted that the sidewalks, which were a big concern, have been addressed. He added that the applicant has also added a village overlay decorative streetlight and modified the ADA parking as requested. He noted the connectivity within the site and added that the angled parking has been revised to be consistent. He further added that there has been an increase in interior landscaping as well as a landscape island and tree. With respect to the other comments, he added that the applicant will comply.

In response to Mr. McGuigan, the variance with respect to the directional signage was clarified. At this point, the waiver letter from Bohler Engineering dated March 5, 2020 was reviewed. Specifically, the applicant is requesting the following waivers:

- To allow the combined submission of a preliminary/final plan of land development;
- From providing written certification from the Municipal Authority as no new connections are proposed;
- To not show features within 200 feet of the site;
- To not show all drainage, sanitary sewer, and other facilities within 400 feet of the site;
- From providing curbing along the southern and western portions of the parking areas, which is an existing non-conformity;
- From providing utilities underground;
- To allow curb curvature to have a radius of less than 5 feet;
- To allow angled parking;
- To allow bollards in-lieu of tire stops and bumpers; and,
- To allow pavement within the parking lot to have a reduced subbase.

With respect to the waiver request regarding curb curvature, Ms. Fuller clarified the location of this waiver request.

Ms. Fuller also noted that the applicant has made significant changes from the previous review letters and she has no concerns with the plan. Dr. Friedman noted that this project should have been accomplished last time they were before the Planning Commission.

In response to Mr. Gannon, a connection to the rear connector road was discussed. Ms. McGowan stated that she is working with the Township staff with respect to language for a note on the plan. Her concern is that there are no specifics of the project, but the applicant is amenable to a possible connector in the future.

In response to Mr. McGuigan and Dr. Friedman, it was noted that this will be positive for all businesses and they are glad that the design has finally been worked out.

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 McDonald's Land Development, SLD 18-10, subject to compliance with the Township Engineer's review letter dated January 31, 2020, the Township Planner's review letter dated January 29, 2020, and the Township Traffic Engineer's review letter dated January 31, 2020. It is also recommended that the requested waivers be granted and that the waiver with respect to parking lot paving shall be to the satisfaction Township engineer.

Approved - 6-0

Motion - Ingle Second - Friedman

Consideration of Preliminary/Final Plan of Subdivision & Land Development, Schenk, SLD 19-9, 100 Steamwhistle Drive

Larry Byrne, the applicant's engineer, provided an overview of the proposed project. He noted that the applicant is proposing to construct an accessory storage garage consisting of 4,940 square feet. The site contains a separate 10,022 square foot warehouse building. Public water and sewer serve the site. He added that the subject property is a 2-acre lot at 100 Steamwhistle Drive and he presented an aerial of the project.

Mr. Byrne noted that the plan has been revised and the applicant is in agreement with the February 26, 2020 review from Gilmore Associates. There was discussion with respect to the proposed waivers and Ms. Fuller noted that the width of the berm with respect to waiver number 14 is to be to the satisfaction of her office. It was added that the waivers requested are identified in a March 4, 2020 correspondence from Eastern/Chadrow Associates, Inc.

In response to Mr. Ingle, Mr. Schenk identified the nature of the use, which is to store construction equipment. It was noted that the previous garage was larger in size, but was reduced below 5,000 square feet upon review of Township staff.

Dr. Friedman inquired about the use of the existing 10,000 square foot building. There was further discussion regarding permitted uses and inspections within the Township.

Mr. Bryson made a point to ensure that future tenants are aware of access to the proposed garage. Dr. Friedman stated that street trees are something to think about in the industrial park.

In response to Mr. McGuigan, there was discussion about street lighting and it was noted that there are currently no street lights located within the industrial park. Mr. Solomon further noted that the garage cannot be leased as a separate use.

In response to Mr. Ingle, the construction schedule for the proposed project was discussed.

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 Schenk Land Development, SLD 19-9, subject to compliance with the Township Engineer's review letter dated February 26, 2020, the Township Planner's review letter dated February 24, 2020, and the Township Traffic Engineer's review letter dated February 25, 2020. It is also recommended that the requested waivers be granted and a fee-in-lieu of sidewalks be required. In addition, a note shall be placed on the plan that the garage is accessory to the principal use and may not be leased out separately. Additional documentation, as requested by the Township engineer, shall also be submitted related to justification of the waiver requests prior to the Board of Supervisors meeting, especially as it relates to waiver request #14 and berm width.

Approved - 6-0

Motion - Friedman Second - Ingle

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning