



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
AUGUST 10, 2021
MINUTES**

Members Present

Mike Enz
Andrew Gannon
Edward Ingle
Janet Kifolo
Patrick McGuigan
Steve Saddlemire
Mark Shapiro

Others Present

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

Excused

Paul Constantini

Mr. Shapiro 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. The meeting was held in-person at the Township building, which is the first meeting not via Zoom since the coronavirus pandemic started.

Minutes

A motion (Gannon/McGuigan) was made to approve the minutes from the May 11, 2021 meeting.

Approved - 7-0

Consideration of Preliminary/Final Plan of Land Development, Sabalaska Land Development, SLD 20-3, 83 Buck Road

Alex Shnyder, Esq., and Joon Pak, PE, were present on behalf of the applicant.

Mr. Shnyder noted that the proposed project includes an addition to the old PNC Bank in the Village Overlay District located at 83 Buck Road. The proposal is to construct a 1,252 square foot addition to the existing building for a proposed medical office on the 1.03 acre parcel.

Mr. Pak stated that the subject property contains 29 parking spaces and gave an overview of the existing conditions. He noted that the project will only see a minor increase in impervious surface coverage.

Mr. Pak added that there will be two additional waivers that are requested based on the review letters. He noted that the applicant will comply with the Gilmore & Associates review letter dated July 28, 2021. He added that a waiver will be requested to permit a drive aisle width less than 24 feet for two-way travel. This waiver is a result of existing conditions on the site.

With respect to the McMahan Associates review letter dated July 28, 2021, the applicant noted that they will comply. Mr. Pak noted that an additional waiver will be requested due to the existing conditions related to the curb radii being less than 5 feet throughout the parking area.

Mr. Sabalaska noted that he is a small medical practice and sees approximately eight patients per hour. Ms. Fuller noted that she has no objection to the two-way traffic, including the drive aisle.

With respect to the Pennoni Associates review letter dated July 20, 2021, Mr. Bryson explained the spirit of the comments in the Zoning Ordinance related to the Village Overlay District.

Mr. Bryson inquired about the sidewalk. There was discussion about potential installation of the sidewalk and whether the applicant would pay the fee-in-lieu. Mr. Sabalaska stated that they would prefer the fee, but it depends on the amount.

Mr. Ingle inquired about a "Welcome to Holland" sign. There was discussion about payment for the sign and Mr. Sabalaska noted that he does not have unlimited funds to construct it.

Mr. Ingle made comments with respect to landscaping. Specifically, he noted the discrepancy with the number of plantings identified on Sheet C7. He also requested not to plant arborvitae thereby discouraging deer.

Mr. Saddleire inquired if there are any other items that the applicant will not comply with in the review letters. Mr. Pak stated that the applicant will comply with all items.

Ms. Kifolo noted the Bucks County Planning Commission correspondence. She recommended the fee-in-lieu of sidewalks since there will be no connection. She also discussed the comment relating to street trees given the existing conditions. In follow up to her inquiry, the applicant noted that they will comply with the comment related to the fence.

Mr. McGuigan stated that many of the comments in the County Planning Commission review letter are onerous on small businesses and he has no objection to the waivers.

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 Sabalaska Land Development, SLD 20-3, subject to compliance with the Township Engineer's review letter dated July 28, 2021, the Township Planner's review letter dated July 20, 2021, and the Township Traffic Engineer's review letter dated July 28, 2021. It is further moved that the requested waivers be granted. Approval is subject to the following:

- 1. The applicant shall pay a fee-in-lieu of sidewalks;**
- 2. The applicant shall comply with all representations made at the meeting, including landscaping modifications.**

Approved - 7-0

Motion – Shapiro Second - McGuigan

Consideration of Preliminary/Final Plan of Land Development, Ginko (Lot 3), SLD 21-2, Railroad Drive

Kristin Holmes, PE, and Brian Blair were present on behalf of the project. Ms. Holmes noted that this is an amended final plan from a previous project that was before the Township approximately 15 years ago. Located west of the intersection of Railroad Drive and Richard Road, the proposal is to construct a 128,657 square foot building on a 19.4-acre site. Phase 1 will include a 62,932 square foot contractor's building and storage area. Phase 2 proposes a 17,100 square foot addition to the contractor's building and an additional 48,625 square feet of leasable space.

After going through the overview of the project, Ms. Holmes noted that there will be one additional waiver request with respect to lighting.

In response to Ms. Fuller, Ms. Holmes provided an overview of the phasing of the project. Specifically, the first phase will involve construction of the headquarters for the applicant, including all the applicable site improvements. Phase II will be determined at a later time.

Ms. Holmes noted that the layout is same as the project that was submitted to the Township previously. In response to Mr. Bryson, Ms. Holmes confirmed that the basin and other improvements will be installed in Phase I. It was noted that Phase II may be years down the road. Ms. Holmes also added that the NPDES permits will be for Phase I and Phase II.

Mr. Saddlemire inquired about the layout of the site and specific buildings. Ms. Holmes noted that Phase I includes a drive-thru portion and an overhang as a weather protectant. She noted that there are no current tenants for Phase II.

Mr. Ingle stated that the landscaping comments that he mentioned earlier stand here. He noted that the applicant should not install arborvitae that will be inviting to deer on the property.

Ms. Kifolo inquired about the rear wall on the subject property. Ms. Holmes noted that the wall was currently under design. Ms. Kifolo also inquired about the guardrail and Ms. Holmes explained the topography of the subject site.

In response to Mr. Bryson, Ms. Holmes noted that they will take a representative sample to ensure compliance with tree removal requirements.

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 Ginko Lot 3 Land Development, SLD 21-2, subject to compliance with the Township Engineer's review letter dated July 28, 2021, the Township Planner's review letter dated July 20, 2021, and the Township Traffic Engineer's review letter dated July 28, 2021. It is further moved that the requested waivers be granted.

Approved - 7-0

Motion – McGuigan Second - Kifolo

Consideration of Comprehensive Zoning and Subdivision and Land Development Ordinance Amendment

Mr. Shapiro gave an overview of the proposed cleanup ordinance, which primarily relates to residential matters such as attached garages, fences, and other cleanup items throughout the ordinance. He noted that the Commission has reviewed the ordinance and there are no matters of concern.

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

I move to recommend to the Board of Supervisors approval of an ordinance amending the Northampton Township Zoning Ordinance, specifically Chapter 27, and the Subdivision and Land Development Ordinance, Chapter 22, for the purpose of amending sections related to detached garages, unenclosed porticos, sheds, residential recreational surfaces, removal of topsoil, visibility at intersections, storage of junk vehicles, keeping of livestock, impervious surface and stormwater management, administrative procedures/permits, amendments and penalties, signs, and lighting.

Approved - 7-0

Motion – Shapiro Second - McGuigan

Other Business

Mr. Shapiro noted that there were several audience members present regarding WaWa. He noted that the Wawa matter is not on the agenda, but he afforded the residents an opportunity to speak.

Charles Chak, 74 Lakeview Drive, raised objection to the WaWa plan and thanked the Planning Commission for their recommendation at the Zoom meeting.

Pam Duffey, 125 Hope Road, thanked the Commission as well in addition to voicing her opposition to the project.

Joe Burkhimer, 361 Buck Road, raised concerns with respect to the environmental impact of Wawa as well as voiced his opposition to the project. He thanked the Commission as well.

Brett Duffy, 125 Hope Road, thanked the Commission, raised his opposition to the Wawa plan, and noted the proximity to residential properties.

Mr. McGuigan stated that from his perspective the plan was reviewed by the Commission as planners. He noted in fairness to others who have to look at it that there are other aspects of the project that must be evaluated, including legal factors.

Mr. Shapiro noted that the Commission was not under any pressure either way to make their recommendation and they reviewed the plan from a planning perspective.

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning