



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

**PLANNING COMMISSION MEETING OF
SEPTEMBER 14, 2021
MINUTES**

Members Present

Mike Bidwell
Paul Constantini
Mike Enz
Edward Ingle
Janet Kifolo
Patrick McGuigan
Mark Shapiro

Others Present

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

Excused

Andrew Gannon
Steve Saddlemire

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.

Minutes

A motion (Ingle/McGuigan) was made to approve the minutes from the August 10, 2021 meeting.

Approved - 7-0

Consideration of Preliminary/Final Plan of Land Development, Triumph, SLD 20-6, 840 Second Street Pike

Ed Murphy, Esq., and Kristin Holmes, PE, were present on behalf of the applicant.

Mr. Murphy provided an overview of the project to demolish an existing single-family dwelling and construct two multifamily dwelling units and an office use, expand an existing garage building with a 483-square foot addition for two multifamily dwelling units and an office use, and convert an accessory building to two multifamily dwelling units. Proposed office space will total 596 square feet. It was noted that the subject property is in the C-2 District in the Village Overlay.

Mr. Murphy noted that the Zoning Hearing Board granted variances related to off-street parking spaces, impervious surface, and setbacks.

Based on the review letters, Mr. Murphy noted that the applicant will comply with all comments. Ms. Fuller noted that she has no issues of concern.

In response to Mr. McGuigan, color renderings of the proposed construction were shown.

Mr. Ingle inquired about the landscaping constraints on the site. Ms. Holmes stated that the applicant will comply to the extent possible.

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 Triumph Development Group Land Development project located at 840 Second Street Pike, Preliminary/Final Plan of Land Development, SLD 21-6, subject to compliance with the Gilmore Associates review letter dated July 28, 2021, the Pennoni Associates review letter dated July 20, 2021, and the McMahon Associates review letter dated July 28, 2021. It is also recommended that the requested waivers be granted.

**Motion - McGuigan Second – Enz
Approved 7-0**

Consideration of Preliminary/Final Plan of Subdivision and Land Development, Advent Church, SLD 21-4, Worthington Mill Road

Dan Lyons, Esq. and Bob Snyder, PE were present on behalf of the applicant.

Mr. Lyons provided an overview of the project. He stated that the subject property is located within the I-P – Institutional/Public District and consists of 5.54 acres. The parcel contains the Advent Church, parking lot, and paved driveway with access from Worthington Mill Road.

He noted that the applicant is proposing to subdivide the property into three lots for the construction of single family detached dwellings on proposed lots #1 and #2, which will consist of 26,840 square feet and 24,513 square feet, respectively. Proposed lot #3 will consist of 190,028 square feet and contain the existing Church. Underground seepage pits will be installed to control stormwater runoff for proposed lots #1 and #2. In addition, all new lots are proposed to be served by on-lot water and sewer.

Mr. Lyons stated that variances were granted by the Zoning Hearing Board on May 4, 2021 as follows:

1. A variance to allow a single family detached residential dwelling use on lot #1 and lot #2;
2. A variance to permit the area, dimensional, and development regulations of the R-2 zoning district to apply to lots #1 and #2 in lieu of the AR district regulations;
3. A variance to permit lot #3, the existing Church property, to be 4.36 acres where the required minimum lot area is 5 acres;

4. A variance to permit lot #3 to have a building coverage ratio of 8.3%, where the maximum building coverage ratio permitted is 5%, which is the maximum ratio permitted in the adjacent AR zoning district; and,
5. A variance to permit lot #3 to have an impervious surface ratio of 26.13%, where the maximum impervious surface ratio permitted by right is 12%, which is the maximum impervious surface ratio permitted in the adjacent R-2 zoning district.

In response to Mr. Ingle, Bob Matlack from Advent Church stated that the purpose of the subdivision is for financial purposes given the declining membership of the Church.

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 Advent Church Subdivision, SLD 20-4, Preliminary/Final Plan of Subdivision and Land Development, subject to compliance with the Township Engineer's review letter dated August 30, 2021, the Township Planner's review letter dated August 23, 2021, and the Township Traffic Engineer's review letter dated August 27, 2021. It is further moved that the requested waivers be granted.

**Motion - Ingle Second – McGuigan
Approved – 7-0**

Other Business

Mr. Bidwell introduced himself and was welcomed aboard the Planning Commission.

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning