



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION
PUBLIC MEETING OF
NOVEMBER 12, 2024
MINUTES**

Members Present

Mark Shapiro
Pat McGuigan
Dave Deola
Michael Enz
Janet Kifolo

Others Present

Jacob Riig, PE, Township Engineer
Michael T. Solomon, Director of Planning and Zoning

Mr. Shapiro 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 our armed forces.

Minutes

A motion was made to approve the minutes from the October 8, 2024 meeting.

**Approved - 5-0
(Kifolo/McGuigan)**

Flood Land Development, Preliminary/Final Plan of Land Development, SLD 24-2, 215 Railroad Drive

Stanley Lalka, from Crews Engineering, was present on behalf of the applicant and provided an overview of the project. Located on the south side of Railroad Drive, approximately 300 feet East of its intersection with Industrial Drive, the proposal is to construct a 7,500 square foot accessory building for a manufacturing, storage, and distribution use on a 2-acre site. The existing building on the property consists of approximately 10,066 square feet and is utilized for the same purpose. Public water and sewer serve the site.

The I-1 - Planning Industrial/Office District permits the subject use on lots having a minimum lot area of 2 acres and a minimum lot width of 200 feet. The permitted maximum building coverage and impervious surface ratios are 30% and 70%, respectively.

In response to Mr. Shapiro, the applicant noted that the buildings will be separated on the property. Mr. Rigg noted that the waiver with respect to parking space width is not necessary due to ADA requirements.

Mr. Lalka noted that the applicant will comply with all of the other comments in the review letters.

In response to Mr. McGuigan, the applicant noted that there is no proposed connection to water and sewer. Mr. Deola inquired if storage is the proposed use of the subject property and the applicant confirmed. Ms. Kifolo added that she had no concerns with the proposed project.

At this point, there being no comment from the public, the Planning Commission made the following motion:

I move that we recommend to the Board of Supervisors Preliminary/Final approval of the Flood Land Development, SLD 24-2, subject to compliance with the Township Engineer's review letter dated October 21, 2024 and the Township Traffic Engineer's review letter dated October 21, 2024. It is also recommended that the requested waivers be granted.

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

66 Richard Road, Preliminary/Final Plan of Land Development, SLD 23-5, 66 Richard Road

Matt Genesio, the owner of the subject property, provided an overview of the project. Located along the southern side of Richard Road, approximately 900 feet northwest of its intersection with Jacksonville Road, the proposal is to construct a 10,900 square foot building addition to an existing two-story, 12,150 square foot building on a 2.37 acre site. Additional parking is proposed and an existing driveway will be relocated to access Richard Road further west on the site. Public water and sewer serve the property.

The subject property is located in the I-1 – Planned Industrial/Office District, which requires lots to have a minimum lot area of 2 acres, a minimum lot width of 200 feet, and a maximum impervious surface ratio of 70 percent.

On September 9, 2024, the Zoning Hearing Board granted variances related to the following: off-street parking for delivery vehicles, buffering, parking lot landscaping, and the number of parking spaces.

Mr. Rigg noted that his office does not support waiver request numbers 13 and 14 and will work with the applicant to address these issues. Mr. Genesio noted that this matter can be resolved.

In response to Mr. McGuigan, Mr. Genesio noted that the buildings will be connected. In addition, he explained the site constraints on the property.

Ms. Kifolo inquired about the temporary storage on the property and Mr. Genesio noted that the intent is to remove it. Ms. Kifolo further inquired about the angled parking in the front of the property and Mr. Genesio discussed the existing conditions. He noted that he will review the parking comment.

Ms. Kifolo inquired about the entrance to the building. Mr. Genesis noted that the building design is not completed.

In response to Mr. Shapiro, the applicant noted that the traffic will be consistent with existing conditions.

At this point, there being no comment from the public, the Planning Commission made the following motion:

I move that we recommend to the Board of Supervisors Preliminary/Final approval of the 66 Richard Road Land Development, SLD 23-5, subject to compliance with the Township Engineer's review letter dated November 4, 2024 and the Township Traffic Engineer's review letter dated November 4, 2024. It is also recommended that the requested waivers be granted.

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

Other Business

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning