



Township of Northampton

Northampton Township Municipal Complex · 55 Township Road, Richboro, PA 18954-1592
Phone: (215) 357-6800 · Fax: (215) 357-1251
Website: www.northamptontownship.com

INFORMATIONAL NOTICE

March 31, 2022

RE: Application of Provco Pinegood Northampton, LLC, for a Proposed WAWA (Holland)

At the public meeting on November 10, 2021, the Board of Supervisors of Northampton Township denied the Subdivision and Land Development Application of Provco Pinegood Northampton, LLC for a WaWa proposed to be located at 287 Holland Road. The applicant, Provco Pinegood Northampton, LLC, appealed this denial to the Bucks County Court of Common Pleas. To date, no hearings in this appeal have been scheduled by the Court.

Additionally, on May 27, 2021, the Northampton Township Zoning Hearing Board affirmed the determination of the Township Zoning Officer. The determination was that the WAWA, with gasoline pumps, proposed for the property at 287 Holland Road is a retail use and is permitted by right in the Township's C-2 Zoning District where the subject property is located.

Several nearby residents appealed the Decision of the Zoning Hearing Board to the Bucks County Court of Common Pleas. The nearby residents are represented by attorney Christopher Papa, Esquire. A hearing on this matter is scheduled for Monday, April 4 at 9:00 AM in Courtroom 350 of the Bucks County Justice Center in Doylestown.

The Board of Supervisors wants to advise you that Provco Pinegood Northampton, LLC has recently filed with the Township a Sketch Plan for a WaWa that is again proposed to be located on the property at 287 Holland Road. The new Sketch Plan now proposes an alternative layout and design of the WaWa store and gasoline pumps for the subject property. This plan differs from the Land Development Plan previously reviewed and denied by the Township. A copy of the new Sketch Plan can be viewed on the Township Website.

The submission of a Sketch Plan to the Township does not require the Township Supervisors to take any formal action on the Plan, however, the Sketch Plan is reviewed and commented upon by Township Staff and Professionals (Township Engineer, Planner, Traffic Engineer, Zoning Officer, Fire Marshal, etc.). The Township Staff and Professionals are conducting their respective reviews at this time. These reviews will be provided to the Applicant. Upon their completion, the Applicant may request a public hearing on the Sketch Plan, however, the Township is not required to take any formal action to either approve or deny the Sketch Plan. The entire Sketch Plan process is purely advisory.

As the Board of Supervisors has reminded our residents, we are constrained as to what we can say publicly regarding Land Development and Subdivision Plans and Applications that are pending within the Township. At the same time, however, we want to provide as much information as possible to our residents.

With respect to the proposed Wawa, we assured the residents that we will continue to provide periodic updates on the Township Website. Therefore, if any hearings are scheduled before the Township Planning Commission or Board of Supervisors, or if a new Land Development and Subdivision Plan is subsequently filed with the Township by Provco Pinegood, this information will also be on the website.

In the interim, please contact Mike Solomon, Director of Planning and Zoning, at 215-357-6800 x214 or by email at msolomon@nhtwp.org if you have any questions.

Thank you,

Adam M. Selisker, Chairman

Along with Barry Moore, Dr. Kim Rose, Paula Gasper and Bob Salzer

Northampton Township Board of Supervisors