



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
MAY 10, 2022
MINUTES**

Members Present

Pat McGuigan
Steve Saddlemire
Mike Bidwell
Paul Constantini
Mike Enz
Andrew Gannon
Mark Shapiro

Others Present

Amanda Fuller, PE, Township Engineer
Mike Solomon, Director of Planning & Zoning

Excused

Ed Ingle

Mr. McGuigan 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 (Shapiro/Gannon) was made to approve the minutes from the February 8, 2022 meeting.

Approved - 6-0

Consideration of Preliminary/Final Plan of Land Development, Dunkin Donuts, SLD 22-2, 960 Second Street Pike

Michael P. Malloy, Esquire was present along with Dave Horner, P.E., PTOE, Tom Borghetti, the applicant's engineer from Holmes Cunningham, and the applicant Joseph Young.

Mr. Malloy gave an overview of the proposed project, which is located along the west side of Second Street Pike in the C-2 – General Commercial/Office District in the Village Overlay. The proposal is to consolidate three parcels and construct a 4,290 square foot commercial building with related driveways and parking. The proposed building contains a 2,115 square foot carry out restaurant with drive-thru service (proposed as a Dunkin Donuts) and a 2,175 square foot retail/office space.

In December, the Zoning Hearing Board granted variances related to buffer yards, the number of parking spaces, the setback of parking spaces, the location of the pick-up window, and parking lot landscaping.

Mr. Malloy noted that the second tenant of the building will be a compatible use and in accordance with the Zoning Hearing Board approval. He added that the applicant will comply with the items identified in the review letters.

With respect to the waivers, Mr. Malloy noted that they are site driven and primarily related to existing conditions.

Mr. Shapiro inquired about vehicle stacking. Mr. Horner, the applicant's traffic engineer, stated that the existing Dunkin' Donuts in Richboro has no drive-thru. With the site layout of the proposed store, there is stacking for 11 vehicles. He added that there is also a bypass lane and that the design incorporates entrance and exit driveway configurations, which eliminates congestion.

Mr. Horner added that the proposed store includes two windows. One window is for payment while the other is for pickup. This further reduces stacking within the drive-thru lane. He added that there are also angled parking spaces, which enable vehicles to get out of the drive-thru and wait for large orders to be carried out.

Given the proposed design, Mr. Horner noted that 6 to 8 vehicles are the maximum stacking that is necessary, but the proposed layout has been designed to accommodate 11 cars.

Mr. Young noted that there will also be increased staff since this will be a drive-thru store. He added that larger orders are generally customers who walk into the store and do not use the drive-thru.

In response to Mr. Saddlemire, the Village Overlay District requirements were discussed. Tom Borghetti from Holmes Cunningham noted that the applicant will comply with the requirements.

In response to Mr. Gannon, vehicle stacking was discussed in relation to the order board. Mr. Saddlemire also inquired about the design of the building and Mr. Young stated that the façade will contain stone, wood material, and have a design similar to the Addisville Commons project.

Mr. Shapiro inquired about the tenant for the other building and it was noted that it will be marketed when the elevation is complete.

In response to Mr. Gannon, signage was discussed and the applicant stated that there will be a pylon sign in addition to wall-mounted signage. There will be no electronic display.

Mr. Enz inquired about the plan if there is a backup in the stacking lane. Mr. Young noted that there will be a camera for staff and he stated that the problem is generally self-regulating as vehicles pull into the bypass lane.

Mr. Saddlemire inquired about the Richboro Master Plan and access to the connector road. The applicant noted that they will cooperate with the Township in these efforts as it is mutually a benefit to them as well.

Ms. Fuller noted that two street lights are required and the applicant will comply.

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

I move that we recommend to the Board of Supervisors Preliminary/Final approval of the Dunkin Donuts Land Development, SLD 22-2, located at 960 Second Street Pike, subject to compliance with the Township Engineer's review letter dated May 2, 2022, the Township Planner's review letter dated May 2, 2022, and the Township Traffic Engineer's review letter dated May 3, 2022. It is also recommended that the requested waivers be granted.

**Approved - 7-0
Motion – Shapiro Second - Gannon**

Other Business

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning