



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION
PUBLIC MEETING OF
OCTOBER 8, 2024
MINUTES**

Members Present

Steve Saddlemire
Mark Shapiro
Dave Deola
Mike Bidwell
Janet Kifolo

Others Present

Dean Carr, PE, Township Engineer
Michael T. Solomon, Director of Planning and Zoning

Mr. Saddlemire 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 June 11, 2024 meeting.

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

JQ Investments, Preliminary/Final Plan of Land Development, SLD 24-1, 27 Almshouse Road

Ed Murphy, Esq. and Vince Fioravanti, PE were present along with the applicant. Mr. Murphy noted that the project received Zoning Hearing Board approval and is currently a nonconforming lot located in the C-2 and Village Overlay Districts. He added that the subject property is approximately a quarter of an acre and has an irregular size and shape.

In response to the Township review letter by Bowman, Mr. Murphy noted that the applicant will comply with all comments. He stated that in the initial design stages of the project, the applicant looked to move the building forward to the front of the property in accordance with the Village Overlay District requirements. In this layout, however, he stated that the rear of the property couldn't be accessed.

In response to Mr. Saddlemire, Mr. Fioravanti noted that there is a significant elevation change with respect to potential access from the rear of the building to the shopping center.

At this point, Mr. Saddlemire requested that Mr. Fioravanti identify the requested waivers. Specifically, they are as follows:

1. A reduced parking setback from the property line;
2. A reduced parking setback from the building;
3. To not require concrete apron at the driveway;
4. To require less than the required backup area length in the parking lot;
5. To allow 24-foot driveway width instead of the required 25 feet;
6. To not require a complete landscaping plan;
7. To not require street trees;
8. To require less than the minimum cover over the storm sewer; and
9. To permit a reduced parking stall size.

Mr. Fioravanti noted that the subject waiver requests are primarily related due to the small size of the property.

In response to Mr. Shapiro, Mr. Murphy noted that the applicant is looking to utilize the subject building for personal service, not necessarily retail, primarily due to the limited parking.

In response to Mr. Saddlemire, Mr. Fioravanti reiterated the grade differential with respect to potential pedestrian access to the rear of the site. Mr. Saddlemire also inquired about exiting the property and left turns on Almshouse Road. Mr. Fioravanti noted that the applicant will be meeting with PennDOT and will comply with their requirements if there is a restriction. Finally, Mr. Murphy added that trash pickup will be off hours.

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 land development approval of the JQ Investments Land Development, SLD 24-1, located at 27 Almshouse Road, subject to compliance with the Township Engineer's review letter dated September 17, 2024. It is also recommended that the requested waivers be granted.

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

Other Business

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning