

BOARD MEETING

AGENDA

WEDNESDAY, MARCH 5, 2025
2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from February 5, 2025
5. Executive Director's Report
6. Presentation: BCPC 2024 Annual Report
By Michael Roedig, Director of Planning Services

Presentation: Planning for Warehouses and Logistics
By Christian Regosch, Senior Transportation Planner
7. Act 247 Reviews for March 5, 2025
8. Old Business
9. New Business
10. Adjournment

*Board Members, please remember to contact the BCPC at
215-345-3400 if you are unable to attend. Thank you.*

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING

Members of the public wishing to submit questions or comments on
the materials may do so by sending them in writing to
1260 Almshouse Road, Doylestown, PA 18901, or, preferably, via email to
planningcommission@buckscounty.org no later than 2:00 PM on March 5, 2025.

MINUTES OF MEETING

WEDNESDAY, FEBRUARY 5, 2025

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

MEMBERS PRESENT: Eleanor M. Breslin; Richard Donovan; Harold Hayes; Thomas Jennings;
James Keenan; James E. Miller Jr.; Edward Tokmajian; Tom Tosti

STAFF PRESENT: Richard G. Brahler Jr.; Parker Frohlich; Cassandra Goodmansen; Andrew G.
Heimark; John S. Ives; David Kimmerly; Brian Mechanick; Patricia Rosica; Evan J.
Stone; Matthew M. Walters; Lisa M. Wolff

SOLICITOR: Dan Grieser, Esq.

GUESTS: Oliver Pelosi – Lower Makefield Township

-
- **CALL TO ORDER**
Ms. Breslin called the meeting to order at 2:01 PM.
 - **PLEDGE OF ALLEGIANCE**
All rose for the pledge of allegiance, followed by a moment of silence in memory of Anna Payne, Middletown Township Supervisor and Executive Assistant to Commissioner Marseglia and Barbara Ann Donovan, mother of BCPC Board Member Rick Donovan.
 - **PUBLIC COMMENT (AGENDA ITEMS)**
Mr. Stone stated that we have received a letter from Stephen Leatherman regarding the municipal zoning map amendment review for Trumbauersville Borough on January 15, 2025. The letter was acknowledged, via email, by Mr. Stone on February 15, 2025, noting the Trumbauersville review was discussed and “approved” at our January 8, 2025, BCPC Board meeting. See Attachment A for the letter.
 - **APPROVAL OF MINUTES FOR THE MEETING, JANUARY 8, 2025**
Upon motion of Mr. Tosti, seconded by Mr. Tokmajian, the motion carried to approve the minutes of the January 8, 2025, meeting as presented.
 - **EXECUTIVE DIRECTOR’S REPORT**
Mr. Stone introduced Brian Mechanick our new Senior Planner (Housing). Mr. Mechanick’s work emphasis will be on housing policy.

Mr. Stone stated the BCPC board meetings will be transitioning from Facebook to Civic Gov soon.

Mr. Stone had no legislative updates and stated that Mr. Mechanick will now monitor and report back with any housing-related legislation.

Mr. Stone reported that in January 2025, we received 26 applications, reviewed a total of 223 lots or units and 142,556 square feet of nonresidential land development, collecting \$19,630.36 in revenue.

- **PRESENTATION: BUCKS COUNTY TRANSPORTATION IMPROVEMENT INVENTORY
BY PARKER FROHLICH, TRANSPORTATION PLANNER**

Mr. Frohlich gave an overview of the BCTII. He spoke about the outreach to municipalities, partnerships, the DVRPC Transportation Improvement Program, 2023 submissions, and projects by municipalities. He gave a demonstration of the BCTII web experience and provided helpful links associated with the project. In response to questions from the board, there were 14 municipalities that responded and the plan is to update the inventory every two years. See Attachment B for the complete presentation.

**PRESENTATION: NEWTOWN TOWNSHIP LI-OLI OVERLAY DISTRICT
BY JEREMY STOFF, PLANNER**

Mr. Stoff presented a new overlay zoning district completed for Newtown Township and recently adopted by the Newtown Area Joint Zoning Council. The goal of the overlay district is to revitalize the Newtown Business Commons. He touched upon the possible new uses of mixed-use development and town center apartments, reviewed the area and dimensional requirements, development standards, and potential development outcome. See Attachment C for the complete presentation.

The board thanked Mr. Frohlich and Mr. Stoff for the presentations.

- **ACT 247 REVIEWS**

The reviews of February 5, 2025, were emailed to the board for their review prior to the meeting; there was a motion made to approve the reviews by Mr. Tosti and seconded by Mr. Miller. The reviews were approved as presented.

Mr. Tokmajian referring to BCPC #13030 — Dublin Borough, he asked if there is a significant difference between a Planned Village Development (PVD), as noted in this review, and an overlay, as mentioned in the Newtown Township presentation. Ms. Wolff responded that PVD is a term used for their district in Dublin. Mr. Grieser added that in relation to Newtown Township, there are two zoning districts, when an overlay is attached, it would apply to both districts.

- **OLD BUSINESS**

There was no old business.

- **NEW BUSINESS**

Mr. Tosti asked if we have seen anything in relation to the water authority in Newtown Township. Mr. Stone responded we have not seen anything official but have received a few public comments and have referred them to the Newtown Joint Authority website.

- **ADJOURNMENT**

Upon motion of Mr. Tosti, seconded by Mr. Tokmajian, Ms. Breslin adjourned the meeting at 2:40 PM.

Submitted by:
Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **SEPTA** – Staff and I participated in SEPTA's annual fiscal briefing for fiscal year 2026. SEPTA faces significant funding challenges upwards of three billion dollars.
- **Comprehensive Recreation, Parks, and Open Space Plan (CRPOS)** – I continue to serve on the steering committee for the CRPOS master plan committee. The committee met on Monday, February 3, 2025, to discuss resident survey results and other project related milestones.
- **Economic & Workforce Development** – Attended Commissioner Harvie's monthly meeting of the Economic & Workforce Development committee. Representatives from Workforce & Economic Development, the Redevelopment Authority, the Industrial Development Authority, the Bucks County Economic Development Corporation, and Visit Bucks were in attendance.
- **Perkiomen Flood Mitigation Project** – We continue to assist Montgomery County with data sharing and coordination of study efforts. This project will build on the Act 167 work of both Montgomery and Bucks Counties to address specific flooding issues in the Perkiomen watershed. We are coordinating closely with the Bucks County Conservation District and the project consultant.
- **Blue Zones Ignite (BZI)** – Attended a steering committee meeting for BZI on Monday, February 10, 2025, at which the BZI team presented various findings from their assessment of the townships included in the pilot study.
- **Hazard Mitigation Plan (HMP)** – Staff and I continue to coordinate with the Michael Baker team led by Jessica Jahre, to continue our HMP update work.
- **Delaware Valley Regional Planning Commission (DVRPC)** – Attended the monthly DVRPC Board meeting.
- **Legislative Updates** – (report at meeting)
- **Revenue Log** – (report at meeting)

ACTIVITY REPORT

Community Planning

The Bucks County Planning Commission (BCPC) staff helps townships and boroughs by attending local planning commission meetings to provide advice and guidance and by preparing plans and ordinances in cooperation with local representatives.

Attended the regularly scheduled meetings of the following local governmental bodies:

- **Buckingham Township Planning Commission**
- **Quakertown Area Planning Committee**
- **Milford Township Planning Commission**
- **Newtown Area Joint Zoning Council**

Doylestown Borough Planning Commission – Incorporated planning commission and public comments into the comprehensive plan final report. Recently, the plan is under the 45-day review period and the adoption meeting is scheduled for March 17, 2025.

Langhorne Borough Planning Commission

- Continued to work on a grant application to the Department of Community and Economic Development's Municipal Assistance Program to acquire funding to rewrite the borough's zoning ordinance.
- Evaluated the Pennsylvania Historical and Museum Commission's Keystone Historic Preservation Planning Grant to determine if awarded funds could be used toward the rewrite of the borough's zoning ordinance.

New Britain Township – Continued to update their open space plan.

New Hope Borough Comprehensive Plan – Continued working with the borough's comprehensive plan committee to develop its comprehensive plan update. Hosted the first in a series of resident workshops designed to establish key issues and major themes for the comprehensive plan.

Newtown Area Joint Zoning Council – Prepared modified work programs and cost estimates, based on assisting the Joint Zoning Council, with amendments to select ordinance sections as opposed to updating the entire zoning ordinance.

Nockamixon Township Comprehensive Plan Update – Continued discussing the chapter and recommendations for Parks, Recreation, and Open Space for the comprehensive plan update.

Plumstead Township Comprehensive Plan – Continued developing the draft comprehensive plan document.

Riegelsville Borough Planning Commission – Held the third workshop for the *Riegelsville Reimagined* Comprehensive Plan to discuss goals and action steps for the plan's five themes. Route 611 and Downtown

were discussed at Workshop 3A and Resiliency, Sewer, and Parks and Recreation were discussed at Workshop 3B. Staff will now begin developing a draft plan for review by the borough planning commission.

Solebury Township Comprehensive Plan Committee – Continued working with the township's comprehensive plan committee to refine the major themes for the comprehensive plan and upcoming public workshops and develop a preliminary schedule for the workshops.

Agency and Program Coordination

The Bucks County Planning Commission (BCPC) staff works with a variety of local, county, state, and federal agencies to disseminate information, provide professional assistance, develop, and implement countywide initiatives, coordinate funding, and ensure municipal compliance with agency guidelines and regulations.

Staff and the Agricultural Land Preservation Board are currently working on protecting the following farms for preservation from the 2023 and 2024 ranking lists.

- Janice Thomas Farm (40 +- acres) in **Bedminster Township**
- Mark and Justina Thomas Farm (28 +- acres) in **Bedminster Township**
- Tierney Farm (41 +- acres) in **Tinicum Township**
- Weiss Farm (18 +- acres) in **Milford Township**
- Schmidt Farm (64 +- acres) in **Bedminster Township**
- Fleishman/Ottinger Farm (10 + acres) in **Springfield Township**
- Wisler Farm #1 and #2 (37 +- acres) in **Bedminster Township**
- Leopold Farm (42 +- acres) in **Bedminster Township**

Review Activity

Subdivision, land development, and municipal proposals require review and comment by the BCPC, as authorized by the Pennsylvania Municipalities Code (Act 247, as amended). This month's activity includes the following:

9	Subdivision and Land Development Proposals
3	Sketch Plans
13	Municipal Plans and Ordinances
3	Sewage Facility Planning Modules
2	Traffic Impact Studies

Geographic Information Systems (GIS)

Election Results Web Map – Staff met with Information Technologies and the Board of Elections to discuss the possibility of developing an election results web map and dashboard. Additional meetings and a whiteboarding session will need to take place to understand the process of entering the data into a GIS application.

Park Rangers Crime Mapping Application – Staff met with Frank Arrivello (Bucks County Park Rangers) to launch their new internal crime mapping application. The map will be used out in the field to track crime information and crime data can be exported to analyze trends.

Proposed Subdivision & Land Development Web Map – Staff met to discuss revamping the Proposed Subdivision & Land Development web map and migrating to the new map experience application. Some updates to the map may include improved search functionality, additional data points, and possibly a new dashboard.

Sustainability

Staff joined the Sustainable Energy Partnership informational session to outline a non-binding RFP for legal counsel for a PJM solar interconnect feasibility review for the Delaware County site.

Staff met with PECO VCx to review electricity usage trends for the Justice Center at 100 North Main Street reviewing set points and spikes to smooth the shape of the draw and save money.

Staff met with a second group of county employees who are eager to provide specific departmental feedback and help implement the Sustainability Plan for operations.

Staff met with other members of the Sustainable Energy Partnership to review and complete onboarding guidelines and selection of new members for the energy buying consortium.

Transportation and Trails

The transportation and trails staff attended the following meetings:

- DVRPC Regional Technical Committee Meeting
- DVRPC Board Meeting
- Riegelsville Borough Comprehensive Plan Workshop
- FHWA-FTA Peer Exchange Meeting
- SEPTA Capital Budget Meeting
- SEPTA Transit Oriented Communities Langhorne Station Meeting
- [US Route 1 Section RC3](#) Public Officials Meeting
- [Delaware River Bridge](#) Public Officials Meeting
- TMA Bucks Board Meeting
- DVRPC TIP Update Meeting
- Doylestown DART Committee Meeting
- DVRPC Long Range Plan Meeting
- Doylestown Bike and Hike Committee Meeting
- Perkasio Borough Public Transportation Meeting
- PennDOT County Bridge Coordination Meeting
- Environmental Climate Justice Community Change Grant Program Meeting

- Project status meetings for [Phase II of the Newtown Rail Trail](#) and [Neshaminy Greenway Trail-Phase I](#)

Maintained the [Transportation](#) and [Trails](#) sections of the Planning Commission website.

Promoted various transportation-related subjects via social media.

Coordinated with SEPTA and several municipalities regarding [Transit Oriented Communities Program](#).

Staff provided presentation to BCPC Board on [Bucks County Transportation Improvement Inventory](#).

Coordinated with the DVRPC staff regarding:

- [DVRPC/PennDOT Connects Complete Streets Resurfacing Program](#)
- [Transportation Improvement Program](#)

Continued to research microtransit examples for potential implementation of the Upper Bucks Public Transportation Study.

Maintained the Bucks County Connects pages for the following:

- [Warehouse Development](#)
- [Bucks County Transportation Improvement Inventory](#)
- [Levittown Trail](#)
- [Neshaminy Greenway Trail Phase III Core Creek Park](#)

[Newtown Rail Trail – Phase II](#) – Continued to work with the U.S Department of Housing and Urban Development on earmark and environmental paperwork and coordinated with the DVRPC on submission requirements, as well as Archeology Study information. Coordinated with Aqua America on easement and conducted a project status meeting with consultant and DVRPC.

[Neshaminy Greenway Trail - Phase I](#) – Provided project management, coordinated with the DVRPC and PennDOT on plan submission reviews, conducted a project status meeting with the consultant and DVRPC for project completion.

[Neshaminy Greenway Trail - Phase II Dark Hollow Park](#) – Continued investigating construction funding options and continued developing project description information for potential submission for Multimodal Transportation Funding.

[Neshaminy Greenway Trail Core Creek - Phase III](#) – Provided project management and coordinated with the consultant and maintained project website for BCPC Connects. Processed contractor contract and reimbursement agreement.

[Levittown Trail](#) – Coordinated with the DVRPC and the consultant for the [Levittown Trail](#) in Bristol Township, Falls Township, and Tullytown Borough. Maintained project website for BCPC Connects.

[Upper Bucks Rail Trail – Phase II](#) – Coordinated with USHUD regarding earmark funding, provided the Environmental Review Record to USHUD, maintained project website, completed reviewing proposal submissions by prospective consultants, and coordinated with the purchasing department. Processed a pros and cons document and a memorandum to the county operating officer with the RFP results.

Frosty Hollow Trail – Coordinated with PECO regarding the easement agreement. Conducted an internal meeting to discuss potential funding options.

JAN 15 2025

RECEIVED

Bucks County Planning Commission
Neshaminy Manor Center, Building G
1260 Almshouse Road
Doylestown, PA 18901
Phone: 215-345-3400
planningcommission@buckscounty.org

Stephen Leatherman
237 East Broad Street
P.O. Box 183
Trumbauersville, PA 18970
phone: 610-342-7577 (cell)
Email: steveleatherman@gmail.com

January 6, 2025

Dear Bucks County Planning Commission member,

My name is Stephen Leatherman. For the past 9 1/2 years my family and I have resided at 237 East Broad Street, Trumbauersville, PA 18970. I am writing in reference to the Light Industrial Zoning Ordinance that Trumbauersville Borough Planning Commission recently submitted for your review and approval. Please do all in your power to deny this request. Following are some reasons for this request.

1. The area being considered is too close to residents.
2. It is likely there will be an increase of water runoff problems, which Trumbauersville residents already have.
 - a. Residents have presented pictures and/or videos of water runoff flooding.
 - b. Apparently residential areas can have up to 20% impervious surface area, but planned industrial is up to 60%.
 - c. Furthermore, smaller areas, such as residential houses and driveways, can disperse the water to various points, as opposed to one point. With large continuous impervious areas, even smaller rainfall amounts can create a problem. The larger areas tend to accumulate larger volumes of water and channel it in a concentrated manner – often to unwanted areas.
3. There will be an increase of nuisance noise in our town – and possibly at night.
 - a. There will be increased noise from trucks – backup beepers, engine brakes, horns, radios, general movement.
 - b. During one Trumbauersville PC meeting the Owner of Bracalente Mfg. answered that the hours of operation would be “daytime hours”. However, that business operates two shifts.
 - c. I have personal nuisance noise experiences.
4. There will be an increase of traffic in our town.
 - a. Trumbauersville already has a problem with traffic on its narrow roads – from noise, speed, and volume of traffic.
 - b. The Bracalente Owner stated that his business expansion plan would reduce traffic.
 - c. The industrial building plan proposes vehicular access from Creamery Road. Much of this traffic will be arriving via Main St.
 - d. During another PC meeting, it was stated that x number of homes on that 20 acre patch of land (largely in Milford Township) would not be a better traffic situation than that brought about by an industrial park here. However, that reasoning is faulty.
 - e. My personal experience with traffic is otherwise.

5. There may be other "nuisances" of industry being so close to residents.
 - a. Nuisance lighting.
 - b. Smells.
 - c. Dust.
 - d. Back-up beepers.
 - e. Snow plows scraping over hard surfaces (often in the middle of the night).
6. There is an increased risk to our source water.
 - a. Trumbauersville already has contaminants of Arsenic and TCE in our source water. The levels are small, but there is a trend of the TCE level gradually increasing over time. It is noteworthy that Arsenic occurs naturally, but TCE of a detectable concentration appears only from industrial activity.
 - b. There are two documents that should be consulted before approving this ordinance. These stress the importance of remaining vigilante and mitigating risk to our source water.
 - i. The Trumbauersville Municipal Source Water Protection Plan (2016).
 - ii. The Pennsylvania State Water Plan (2022).
 - c. The best way to mitigate risk would be to not allow this industrial zoning within the capture zone of our source water.
 - d. Identification of a real contamination source is vital. If a business knows it is unlikely to be identified as a polluter, it has less incentive to act responsibly. Contrast this with a business that realizes it will likely be identified if it does pollute.
 - e. If there was a bad actor, intentionally or carelessly, that set out to intentionally hide a potential bad act, one method would be to embed itself in a residential area.
 - f. Trumbauersville is in the process of tying in with neighboring water municipalities in an effort to obtain water in the event that our source water is unpotable. What if both all conjoined sources become unpotable?
7. Regarding laws and ordinances, even though there are nuisance ordinances, it takes quite a bit of effort sometimes to get those ordinances enforced, as stated previously.
 - a. Whenever there is any law, one person is placed in judgement of another person. Personal prejudices and biases can affect how effectively the law is enforced.
 - b. The speed limits throughout our town have recently been reduced to 25 mph to reduce the traffic problem. But many drivers do not heed those signs.
8. Even if the present owner is presumed to be a perfect gentleman, he will not be the owner/operator forever. He does have business ventures in China which is well-known for its disregard for workers and the environment. What if the business were to be transferred to Chinese ownership. What if the company becomes employee-owned? With whom would we then talk to get any situation remedied? Imagine a spill or a leak. Would the company contact be readily available?
9. There are financial advantages to locating in Trumbauersville. These advantages should go to home owners instead of businesses. One advantage is ready access to utilities such as gas, electric, water, sewer, and roadways. If a business venture validly stands on its own merits, then it is also able to pay for its own improvements including utilities being run to its location.
10. Isn't one of the reasons for exclusionary zoning to segregate residential and industrial areas in order to avoid conflict of the two uses?
11. The zoning ordinance does not fit with a comprehensive plan of the area. I appreciate the need for businesses and the benefits they bring. However the town is first, and foremost, residential in nature. Without businesses in it, the town could still exist, but it would not be a town without residents.

As a concerned resident, I see no reason to allow such industry in Trumbauersville; I see many reasons it should not be allowed. Please deny this ordinance. I am willing to testify of these items. Thank you for your time and effort to make the right decision.

Sincerely,

Stephen D. Leatherman

Stephen D Leatherman



Bucks County Transportation Improvement Inventory (2023)

Bucks County Commissioners



Bucks County

February 5, 2025



BCTII 2023 Agenda



- Overview
- Outreach
- Partnerships
- DVRPC's TIP
- 2023 submissions
- Inventory
- Interactive Map

What is the 2023 BCTII?



- Identifies transportation needs
- Municipal coordination
- Prioritizes transportation issues



BCTII Outreach



- Outreach occurred August 2023
- All responses were included

BUCKS COUNTY TRANSPORTATION IMPROVEMENT INVENTORY

This form is required for all transportation projects which are to be considered for inclusion in the Bucks County Transportation Improvement Inventory. This form must be filled out **COMPLETELY**. Incomplete forms may not be accepted. Please attach any relevant information. Digital versions of the form are available by request from pfrohlich@buckscounty.org.

PROJECT DESCRIPTION

Municipality:

Project Name:

Road Name(s) and Owner:

Problem Description:

Improvements Requested:

Project Limits:

Project Background (How was project conceived?):

COST INFORMATION

Preliminary Engineering:	
Final Design:	
Right-of-Way:	
Utilities:	
Construction:	
Total Cost:	\$ 0

Source of Cost Information:

FUNDING INFORMATION

Are there local funds available to help pay for project? ☐ Yes ☐ No

If yes, what amount of funds are available?

Has PennDOT been informed of this project? ☐ Yes ☐ No ☐ N/A

PROJECT MANAGEMENT

Contact Person:

Phone Number/Email:

BCTII Partnerships



DVRPC TIP



**Transportation
Improvement Program
(TIP)**



**Regionally agreed-
upon projects and
investments.**



**Implemented over four
years.**

Updated every two years.

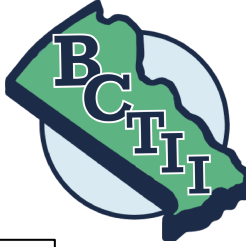


Federally funded.

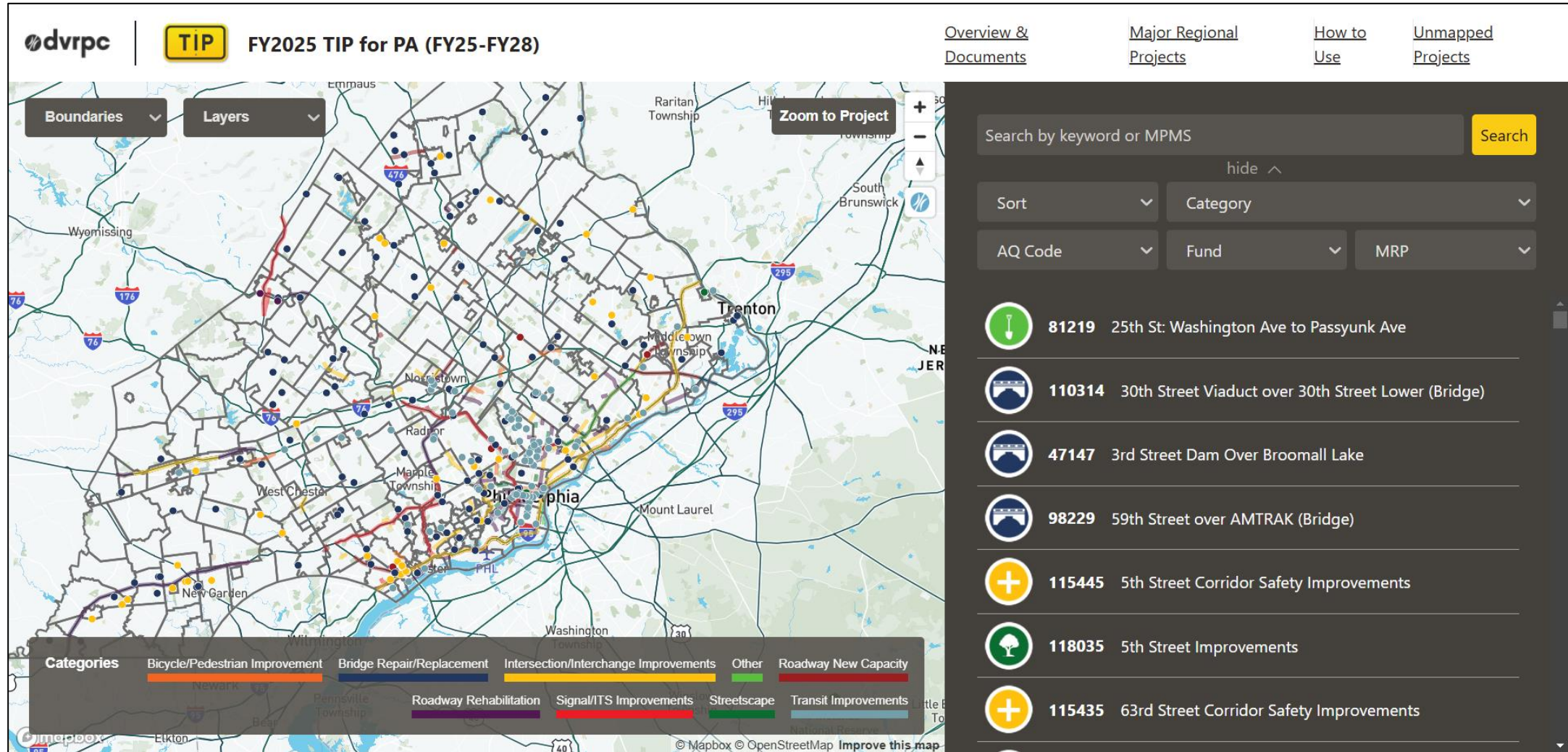


**Critical to advancing
transportation
development.**





DVRPC TIP

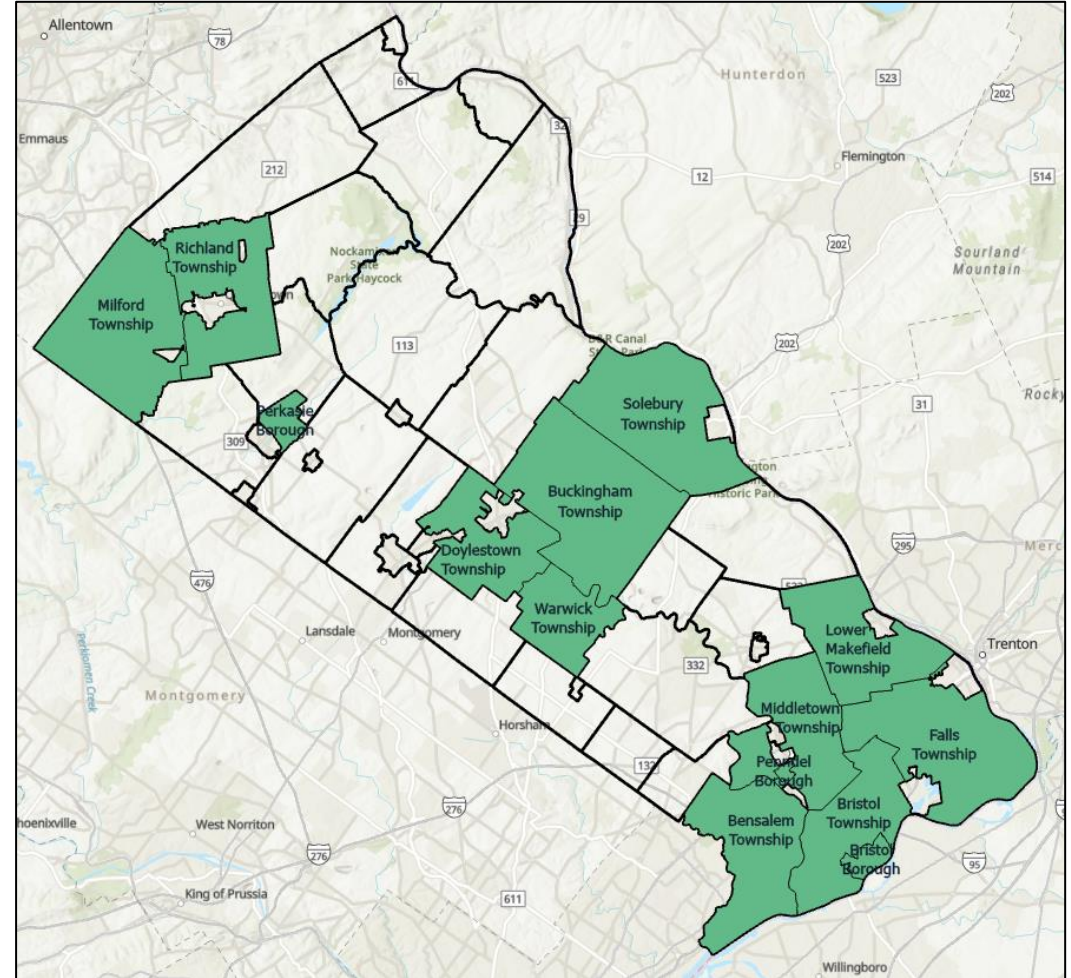


DVRPC PA TIP Map (FY25-FY28)

2023 BCTII Submissions



- 69 Projects
- Total value: \$130,015,660
- Roadway
- Operations
- Bicycle/Pedestrian
- Bridges



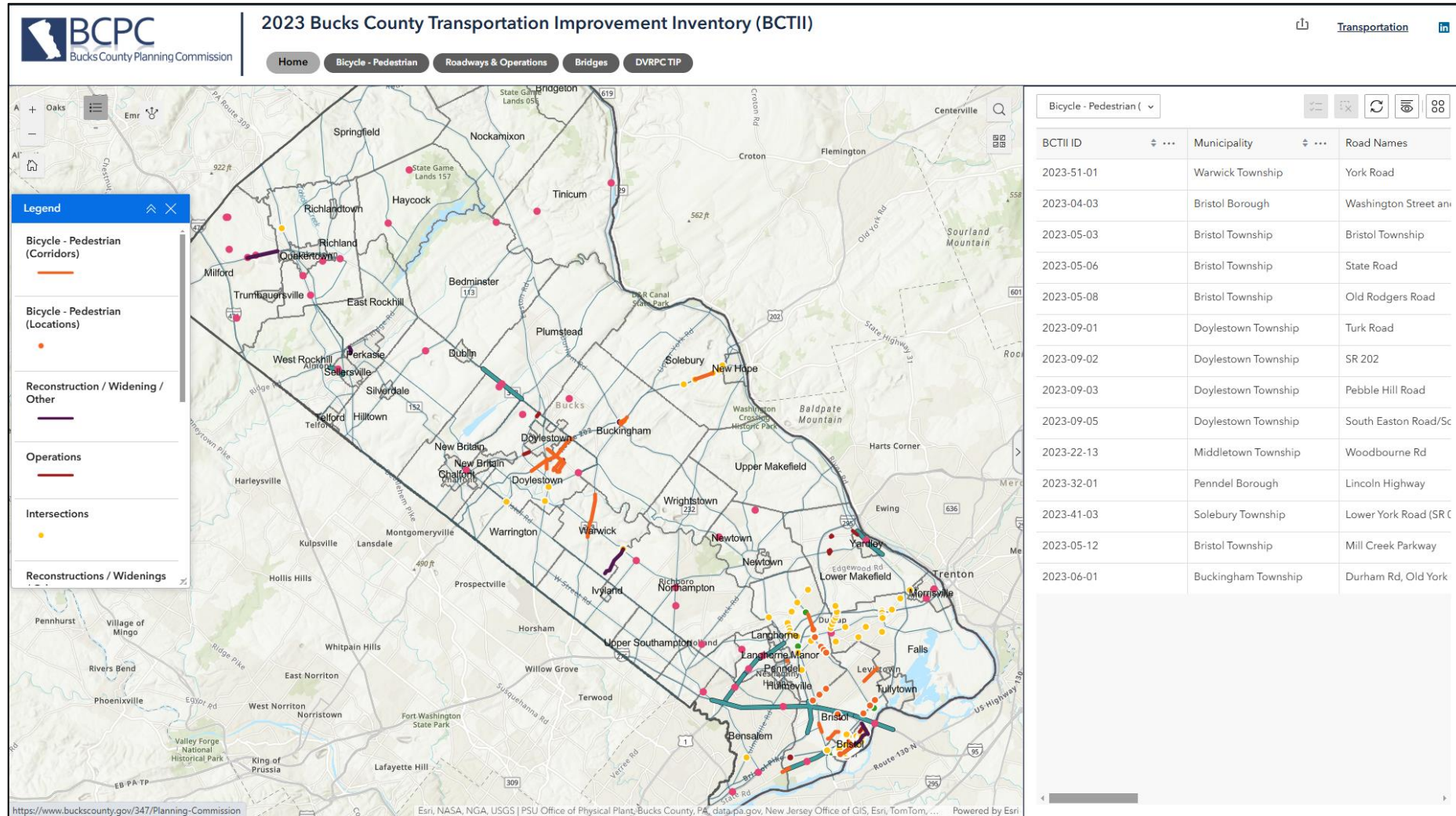
2023 BCTII Projects by Municipalities



2023 BUCKS COUNTY TRANSPORTATION IMPROVEMENT INVENTORY Projects by Municipality (Unranked)

Bensalem Township		Total Cost:
2023-02-01	Hulmeville Road and Brown Avenue Intersection Improvements <i>Intersection of Hulmeville Road and Brown Avenue</i> Install left turn lanes and new signal equipment	\$2,029,822
Bristol Borough		
2023-04-01	Green Lane Drainage Improvements <i>Green Lane from Railroad Underpass to Delaware River</i> Install storm sewer improvements to mitigate flooding, possibly install inlets and drainage facilities that will connect to the Delaware River.	\$1,045,000
2023-04-02	Maple Beach Trail and Parking Improvements <i>Intersection of Canals End Road and Maple Beach Road</i> Proposed support facilities include a parking area with 11 spaces, 900 total linear feet of 10 ft wide asphalt trail, parking and trail signage, and expansion of existing rain garden stormwater management.	\$523,500
2023-04-03	ADA Improvements from Bristol Train Station to Mill Street <i>Bristol Train Station on Washington Street to Spurline Trail, Along Spurline Trail to Mill Street</i> Improvements include 23 ADA/PennDOT-compliant curb ramps along the route connecting the Bristol Train Station to the Downtown area on Mill Street. Improvements include the removal and installation of curbs, repairs to existing sidewalks, signage, and striping.	\$995,155
2023-04-04	Bristol Borough Day Boat Dock Expansion <i>Bristol Wharf, Waterfront Park, and the Delaware River</i> To expand the existing boat docks for public use. This includes constructing an additional interior dock along the bank of Waterfront Park which would require the removal of the existing large rock protection along the park's embankment. Additionally, a walkway would be installed along the top of the bulkhead and an additional floating dock installed within the river limits with ramp access to the walkway.	\$3,550,000
2023-04-05	Boroughwide ADA Curb Ramp Improvements <i>Intersections throughout the borough</i> Proposed upgrades to 371 curb ramps at various intersections within the borough to be compliant with ADA/PennDOT requirements.	\$4,081,000

BCTII Web Experience



BCTII Web Experience Demo





Bucks County Planning Commission

2023 Bucks County Transportation Improvement Inventory (BCTII)

All Projects

Bicycle - Pedestrian

Roadways & Operations

Bridges

DVRPC TIP

Legend

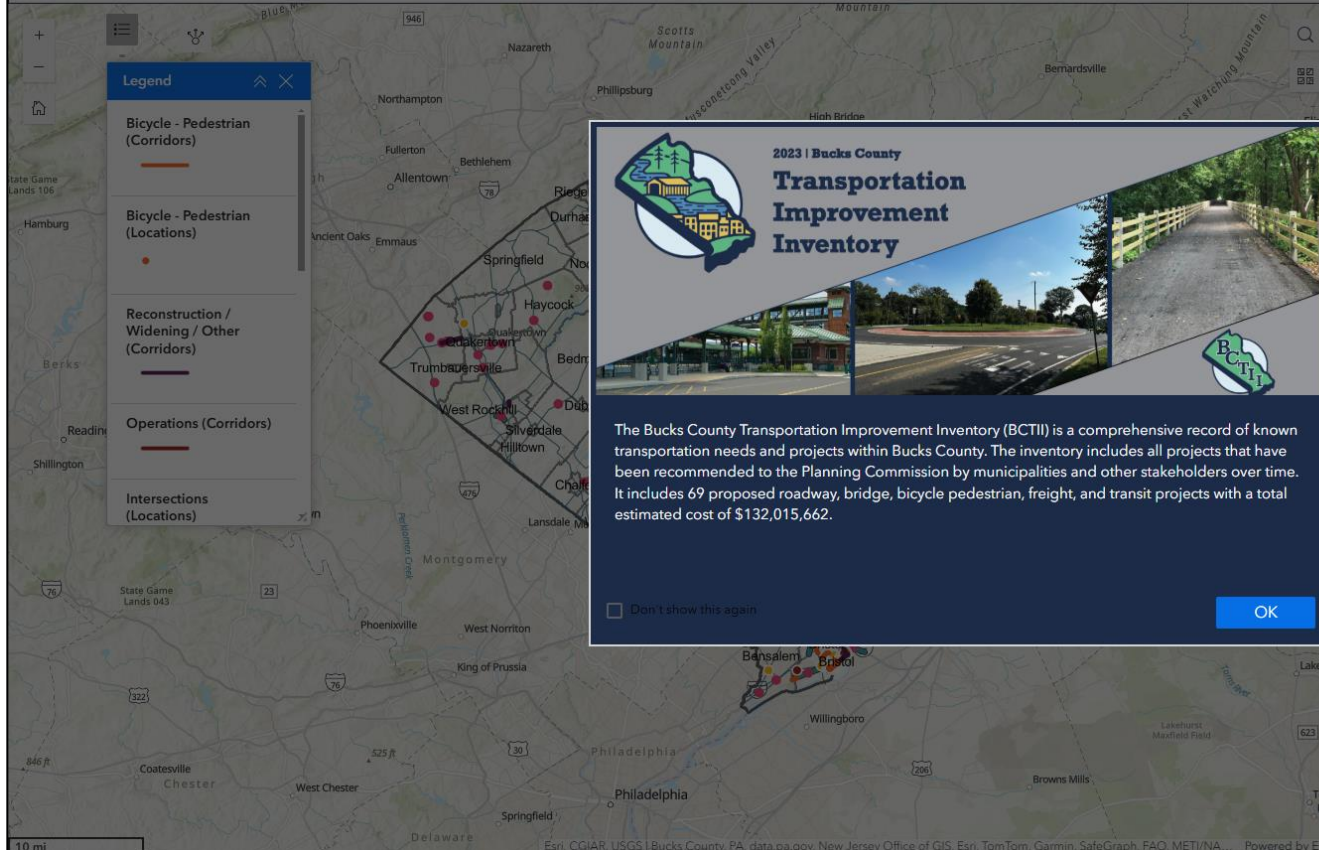
Bicycle - Pedestrian (Corridors)

Bicycle - Pedestrian (Locations)

Reconstruction / Widening / Other (Corridors)

Operations (Corridors)

Intersections (Locations)





2023 | Bucks County
Transportation
Improvement
Inventory



The Bucks County Transportation Improvement Inventory (BCTII) is a comprehensive record of known transportation needs and projects within Bucks County. The inventory includes all projects that have been recommended to the Planning Commission by municipalities and other stakeholders over time. It includes 69 proposed roadway, bridge, bicycle pedestrian, freight, and transit projects with a total estimated cost of \$132,015,662.

☐ Don't show this again

OK

All BCTII Projects

BCTII ID	Project Name	Municipality
2023-02-01	Hulmeville Rd and Brown ...	Bensalem Township
2023-04-01	Green Lane Drainage Imp...	Bristol Borough
2023-04-02	Maple Beach Trail and Par...	Bristol Borough
2023-04-03	ADA Improvements from ...	Bristol Borough
2023-04-04	Bristol Borough Day Boat ...	Bristol Borough
2023-04-05	Borough-Wide ADA Curb ...	Bristol Borough
2023-04-06	Full Depth Reconstruction ...	Bristol Borough
2023-04-07 or 2023-05-05	Route 413/Bristol Pike Inte...	Bristol Borough & E
2023-04-08	Trenton Ave Streetscape &...	Bristol Borough
2023-04-09	Pond Street and Monroe S...	Bristol Borough
2023-04-10 or 2023-05-01	Old Rt/Otter Street Realig...	Bristol Borough & E
2023-04-11 or 2023-05-02	Old Rt 13 Bridge - Scour ...	Bristol Borough & E
2023-05-01 or 2023-04-10	Old Rt/Otter Street Realig...	Bristol Township &
2023-05-02 or 2023-04-11	Old Rt 13 Bridge - Scour ...	Bristol Township &
2023-05-03	PECO Trail	Bristol Township
2023-05-04	Randall Avenue Bridge Re...	Bristol Township
2023-05-05 or 2023-04-07	Route 413/Bristol Pike Inte...	Bristol Township &
2023-05-06	State Road / East Coast Gr...	Bristol Township

Total: 69 | Selection: 0

2023 BCTII Links



BCTII Connects Page: <https://connects.buckscounty.gov/bctii>

2023 BCTII Document: <https://tinyurl.com/2023BCTII>

BCTII Web Experience: <https://arcg.is/0GuqzL>

DVRPC TIP: <https://www.dvrpc.org/tip/>

DVRPC PA TIP (FY25-FY28) Map: <https://www.dvrpc.org/tip/pa/map/>

Questions?



2023 | Bucks County

Transportation Improvement Inventory

Bucks County Commissioners



Bucks County

February 5, 2025





Newtown Township LI/OLI District Overlay:

An Effort to Revitalize the Newtown Business Commons

BCPC Meeting
February 5, 2025



Newtown Township - LI/OLI District (Study Area)





1. Mixed-Use Development (J-1)

- A mix of residential and nonresidential units – may be located in the same structure or separate structures on a single lot (**500 sf of nonresidential per 10 residential units**)

B-20	Town Center Apartments	E-4	Financial Establishment	E-17	Tavern
C-6	Athletic Facility	E-5	Eating Place	E-25	Microbrewery, Micro-Winery, Micro-Distillery, Brewpub, or Tasting Room
D-1	Office	E-6	Eating Place – Drive-in	E-27	Art Studio and Art Gallery
D-2	Medical Office	E-7	Repair Shop	E-28	Community Theater
E-1	Retail Store	E-9	Entertainment		
E-3	Service Business	E-16	Commercial Conversion		

2. Town Center Apartments (Use B-20)

- Only permitted as a part of Mixed-Use Development (J-1), above**
- Must contain a variety of unit types (i.e. studio, one-bedroom, and two-bedroom units)
- Must complement the overall character of the parent Mixed-Use Development (J-1) use



	Minimum Lot Area (Square Feet)	Minimum Lot Width at Building Setback Line (feet)	Maximum Impervious Surface Ratio	Maximum Building Height (feet)	Minimum Yards (feet)			Minimum Public Space (% of Base Site Area)
					Front Min/Max (feet)	Side (each)	Rear	
Overlay	80,000	200	0.65	50	10 / 25	20	20	5
Underlying	80,000	200	0.65	50	75	30	75	n/a



Building Design and Layout

- Architectural considerations (façade treatment, screening of rooftop mechanical/utility areas)

Streetscape Design

- Provide streetscape improvements (sidewalks, landscaping/street trees, lighting, benches, bike racks, wayfinding signage, and appropriate access management)
- Encourage enhancements to bus infrastructure along SEPTA Route 130



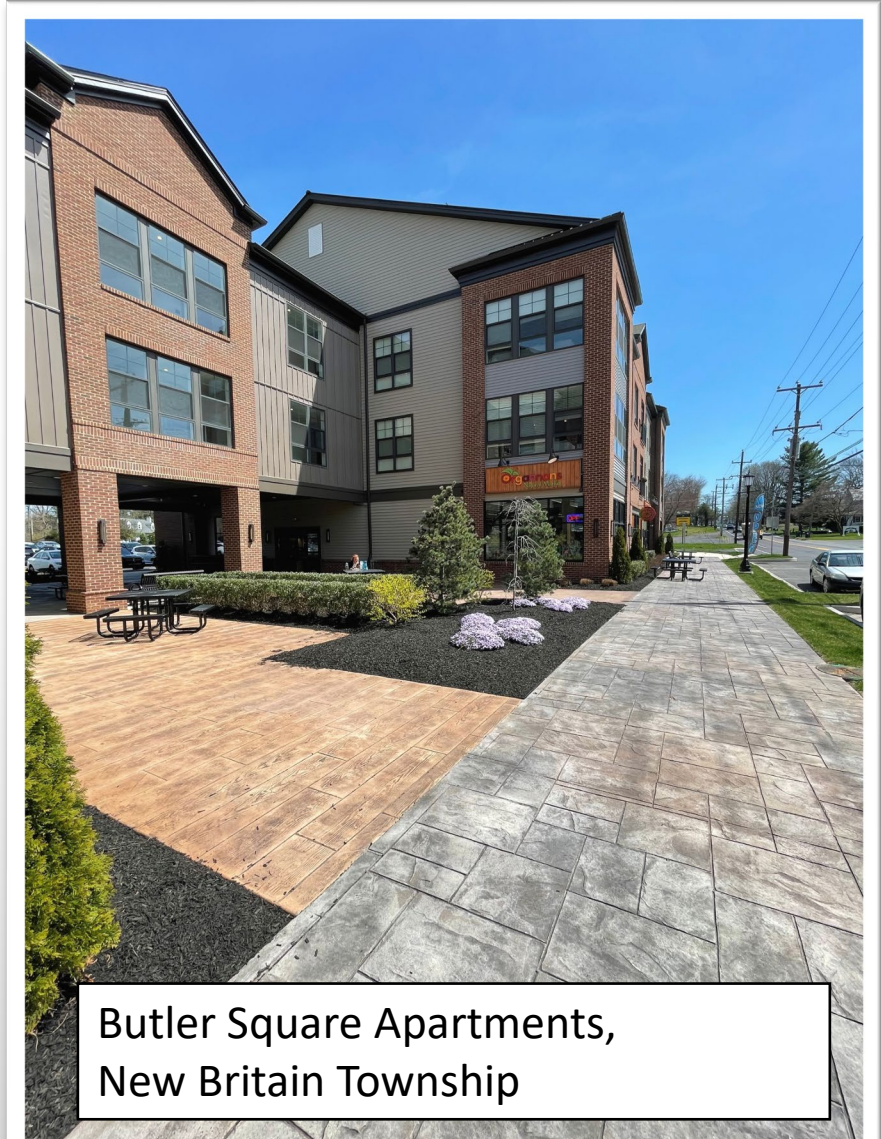


Public Spaces and Public Amenities

- Public space required at 5% of base site area
- Visible and accessible to public (plazas, courtyards, pocket parks, village greens, central open spaces, etc.)

Parking

- Located to side or rear of buildings
- Encourage, where feasible, vehicular circulation that connects neighboring property owners via cross easements
- On-street parking permitted



Butler Square Apartments,
New Britain Township

Before



Landscaping integrated with other site elements

After



First floor: Commercial
Upper two floors: Residential

Public Space (pocket park/outdoor eating area)

Relaxed setback requirements. Closer to street to encourage pedestrian activity

Bucks County Planning Commission

Municipal Reviews

March 5, 2025

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Bedminster Township	1-25-ASA1	25-0048	Kevin G. Lokay	1-6-4 and 1-1-59	Addition to Agricultural Security Area
Doylestown Borough	8-25-1	25-0058	Borough Council	-	Zoning Ordinance Amendment: Valet Parking
Doylestown Borough	8-25-CP1	25-0029	Borough Council	-	Comprehensive Plan Review
Doylestown Borough	8-25-SD1	25-0022	Central Bucks School District	8-3-2, 8-4-8	Institutional Land Development: 12,205 square feet
Langhorne Borough	18-24-2R	25-0056	Borough Council	18-4-236 and 18-4-236-3	Zoning Map Update: TND-1 Overlay District and Historic District Boundary
Middletown Township	22-21-SD2R	25-0028	Neshaminy School District	22-11-2.1	Institutional Land Development: 5,700 square feet
New Britain Township	26-25-1	25-0033	Board of Supervisors	-	Zoning Ordinance Amendment: Omnibus
New Britain Township	26-25-2	25-0034	Board of Supervisors	-	SALDO Amendment: Omnibus
Richland Township	36-25-1	25-0051	Board of Supervisors	36-17-96, 36-39-25, 36-39-7, and 36-39-7-1 through -7-113	Zoning Ordinance and Zoning Map Amendment: RA to SRL
Sellersville Borough	39-24-1R	25-0046	Borough Council	-	Zoning Ordinance Amendment: Signs
Tinicum Township	44-25-1	25-0059	Board of Supervisors	-	Zoning Ordinance Amendment: Impervious Area Requirements
Tinicum Township	44-25-2	25-0060	Board of Supervisors	-	Zoning Ordinance Amendment: Lot Area

Tinicum Township	44-25-3	25-0061	Board of Supervisors	-	Zoning Ordinance Amendment: Closed Loop Geothermal Systems
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BCPC

Bucks County Planning Commission

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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E-mail: planningcommission@buckscounty.org

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Tom Tosti

Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

From: Bucks County Planning Commission

Date: March 5, 2025

SUBJECT: BCPC #1-25-ASA1
Request for an Addition to the Agricultural Security Area
TMPs #1-6-4 and 1-1-59
Owner/Applicant: Kevin G. Lokay
Date Received: February 11, 2025
Hearing Date: April 2025

In accordance with the provisions of Pennsylvania Act 43 of 1981, the Agricultural Security Act, as amended, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 5, 2025.

GENERAL INFORMATION

Requested Action: Add tax map parcels #1-6-4 and 1-1-59 to the Agricultural Security Area of Bedminster Township.

Location and Size of Tract: About 58 acres west and south of the intersection of Bucks Road and Short Road.

Landowner: Kevin G. Lokay
Tax Map Parcel: 1-6-4
Location: South of the intersection of Short Road and Bucks Road
Size of tract: 40.6 acres
Zoning: AP Agricultural Preservation
Comprehensive Plan: 2008 Bedminster Township Comprehensive Plan
Soil Classes: 3W, 4W

Landowner: Kevin G. Lokay
Tax Map Parcel: 1-1-59
Location: West of the intersection of Short Road and Bucks Road



Size of tract:	17.6 acres
Zoning:	AP Agricultural Preservation
Comprehensive Plan:	<i>2008 Bedminster Township Comprehensive Plan</i>
Soil Classes:	3W

COMMENTS

We recommend that these parcels be added to the Agricultural Security Area of Bedminster Township since they comply with the requirements of Act 43 and are consistent with the township's comprehensive plan and zoning ordinance.

The parcels appear to be actively farmed and 80.9 percent of the soils covering the site are designated by the Natural Resources Conservation Service's (NRCS) land capability classification as Class 1 through Class 4. A goal of the *Bedminster Township Comprehensive Plan* (2008) is to retain its farming heritage and support the agricultural industry by conserving land for farming activities. The parcels are also within the Agricultural Preservation planning area and are zoned AP Agricultural Preservation.

We recommend that the township ensure compliance with Act 43 of the Agricultural Security Area Law, which requires that a municipality's ASA be reviewed and renewed every seven years.

We would appreciate being notified of the board of supervisors' decision regarding this matter.

LR:emh
25-0048

cc: Peter Nelson, Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)
Kevin G. Lokay (via email)
Shayna Horowitz (via email)
Richard H. Schilling, Township Manager (via email)
Patricia S. McVaugh, Township Administrative Assistant (via email)



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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Doylestown Borough Council
Doylestown Borough Planning Commission

From: Bucks County Planning Commission

Date: March 5, 2025

Subject: BCPC #8-25-1
Proposal to Amend the Zoning Ordinance—Valet Parking
Applicant: Borough Council
Date Received: February 21, 2025
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 5, 2025.

GENERAL INFORMATION

Proposed Action: Amend the use regulations in the zoning ordinance for valet parking lots.

Proposed Amendment: Section 406.39.1.A., which requires that valet parking areas are operated by a licensed operator, will be removed in its entirety. Section 406.39.1.B. will be amended to remove “and only in connection with a Borough-authorized valet parking area.”

COMMENT

The proposed ordinance amends the borough code of ordinances, including Chapter 13, Licenses, Permits, and General Business Regulations and Chapter 15, Motor Vehicles and Traffic. Our review comment is limited to the proposed zoning amendment, in accordance with Section 609 of the Pennsylvania Municipalities Planning Code.

We recommend that the borough council adopt the proposal as submitted, since it appears to be consistent with the requirements of the Pennsylvania Municipalities Planning Code and the land use policies of the municipal comprehensive plan and zoning ordinance.



We would appreciate being notified of the borough council's decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

MMW:emh
25-0058

cc: Ernest R. Closser, Esq., Curtin & Heefner, LLP, Borough Solicitor (via email)
John H. Davis, Borough Manager (via email)
Karyn Hyland, PE, Director of Planning and Zoning (via email)



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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Doylestown Borough Council
Doylestown Borough Planning Commission

From: Bucks County Planning Commission

Date: March 5, 2025

Subject: BCPC #8-25-CP1
Proposal for Comprehensive Plan Update
Applicant: Borough Council
Date Received: January 29, 2025
Hearing Date: March 17, 2025

In accordance with the provisions of Sections 301.3. and 302 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 5, 2025.

GENERAL INFORMATION

Proposed Action: Adopt the *Doylestown Borough Comprehensive Plan – DB2035*.

COMMENTS

The staff of the Bucks County Planning Commission assisted the borough in the development of the proposed comprehensive plan. The *Doylestown Borough Comprehensive Plan – DB2035*, dated February 2025, will replace the borough's current comprehensive plan that was prepared in 1997. We believe that the borough should adopt the plan as submitted since it is consistent with the requirements of Section 301 of the Pennsylvania Municipalities Planning Code.

We commend Doylestown Borough officials for their continuing efforts in planning for the future of the borough through the development of an "implementable" comprehensive plan. Implementable comprehensive plans, like the *Doylestown Borough Comprehensive Plan – DB2035*, seek to identify solutions to land use problems through an intensive community-based planning process. The plan is structured around the issues most important to the community rather than traditional comprehensive plan elements. The borough crafted a plan vision and policies through considerable community outreach, including surveys, workshops, and stakeholder meetings. The plan's vision is organized around the key principles of Equity and Diversity, Stewardship and Character, and Sustainability.



Rooted in the community values, as chosen by workshop participants, and the plan's vision, as illustrated by the plan's principles, are six planning "themes" that form the basis of *DB2035*. Each theme contains "Theme Goals" for implementation, a summary of "What We Heard," a summary of current conditions in "Where We Are," and identified "Opportunities" for action. The six themes are:

- Community Character and History
- Economic Opportunity and Diversity
- Housing Diversity and Attainability
- Mobility and Connections
- A Sustainable Community
- A Center of Civic, Cultural, and Recreational Activity

The action steps and opportunity champions identified for each theme will be used by the borough to implement the plan. Through an ongoing planning process that the implementable plan enables, the borough can use this plan to help meet the challenges of the future while preserving and enhancing the special qualities of Doylestown Borough.

We would appreciate being notified of the decision of the borough council regarding this matter. If the plan is adopted, please send us a copy within 30 days as required by Section 306.(b) of the Pennsylvania Municipalities Code.

MMW:emh
25-0029

cc: Ernest R. Closser, Esq., Curtin & Heefner, LLP, Borough Solicitor (via email)
John H. Davis, Borough Manager (via email)
Karyn Hyland, PE, Director of Planning and Zoning (via email)



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Evan J. Stone
Executive Director

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MEMORANDUM

To: Doylestown Borough Council
Doylestown Borough Planning Commission

From: Bucks County Planning Commission

Date: March 5, 2025

Subject: BCPC #8-25-SD1
Preliminary Plan of Land Development for Central Bucks West High School
TMPs #8-3-2, 8-4-8
Applicant: Central Bucks School District
Owner: Same
Plan Dated: January 24, 2025
Date Received: January 28, 2025

In accordance with the provisions of Sections 305 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 5, 2025.

GENERAL INFORMATION

Proposal: Construct two building additions to the existing Central Bucks West High School totaling 12,205 square feet. Building Addition A is 8,552 square feet and replaces the existing 20-space parking lot with additional classroom space and a new main entrance for visitors and students along MacFarlane Lane. Building Addition B is 3,653 square feet and replaces a portion of an existing lawn courtyard. A seepage pit to manage the increased stormwater runoff is to be constructed adjacent to the existing sports fields. The existing MacFarlane Lane right-of-way is to be vacated, and a variable width utility easement is proposed in its place. TMP #8-3-2 (3.149 acres) and TMP #8-4-8 (16.523 acres) are to be consolidated to create a 19.671-acre parcel. The site is served by public water and sewerage.

Location: The northwest corner of the intersection of West Court Street and Lafayette Street.

Zoning: The R-2 Residential 2 District permits Use 13 School by right on a minimum lot area of 2 acres with a minimum lot width of 90 feet. The permitted maximum floor area ratio and maximum lot coverage are 30 and 20 percent, respectively.

The Doylestown Borough Zoning Hearing Board granted the following variances from the zoning ordinance on December 19, 2024:



Section 502

to allow a floor area ratio of 39.3 percent, rather than the permitted maximum of 30 percent

Sections 502 and 524

to allow lot coverage of 31.3 percent, rather than the permitted maximum of 20 percent

Present Use: High school

COMMENTS

1. **Requested waiver of land development**—The submitted plan is titled “Waiver of Land Development Plans for Central Bucks West High School” indicating the applicant is requesting a waiver of land development for the proposed project. If this request is considered by borough officials, the applicant should comply with the requirements for modifications in Section 512.1(b) of the Pennsylvania Municipalities Planning Code, in addition to all other applicable borough ordinance requirements.
2. **Tree replacement**—The demolition plan shows that three trees will be removed as part of construction. Section 520.12.A. of the subdivision and land development ordinance (SALDO) requires that every tree with a trunk diameter of eight inches or greater that is removed shall be replaced. We recommend that the applicant provide a table that shows the type and size of trees removed and the proposed replacement trees to ensure compliance with Section 520.12 of the SALDO.
3. **Street vacation**—The plan and related correspondence indicate that the existing MacFarlane Lane right-of-way is to be vacated. If a decision is made to vacate this street, the borough should consult with its solicitor to ensure the appropriate procedures for official street vacation, in accordance with Sections 303.(a)(1) and 304.(a)(1) of the Pennsylvania Municipalities Planning Code, are followed.
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

MMW:emh
25-0022

cc: Thomas Hanna, PE, Central Bucks School District (via email)
John Koutsouros, PE, Carroll Engineering Corporation (via email)
Chris Lang, EIT, Carroll Engineering Corporation (via email)
James P. Dougherty, PE, Gilmore & Associates, Borough Engineer (via email)
Ernest R. Closser, Esq., Curtin & Heefner, LLP, Borough Solicitor (via email)
John H. Davis, Borough Manager (via email)
Karyn Hyland, PE, Director of Building and Zoning (via email)



BCPC

Bucks County Planning Commission

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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Langhorne Borough Council
Langhorne Borough Planning Commission

From: Bucks County Planning Commission

Date: March 5, 2025

Subject: BCPC #18-24-2R
Proposal for Zoning Map Update—TND-1 Overlay and Historic District Boundary
TMPs #18-4-236 and 18-4-236-3
Owner: Woods Schools
Applicant: Borough Council
Date Received: February 19, 2025
Hearing Date: April 9, 2025

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 5, 2025.

GENERAL INFORMATION

Proposed Action: Adopt a new zoning map to include the clarified H Historic Overlay District and proposed TND-1 Traditional Neighborhood Development – 1 Overlay District. The TND-1 Overlay District will encompass TMPs #18-4-236 and 18-4-236-3. We previously reviewed a similar proposal on August 7, 2024 (BCPC #18-24-2).

Location and Size of Tract: The TND-1 Overlay District is located southwest of the intersection of Flowers Avenue and Pine Street. The parcels within the overlay district have frontage on Flowers Avenue, Pine Street, and Bellevue Avenue and consist of about 15 acres.

Proposed Zoning Provisions: The TND-1 Overlay District permits a mix of residential uses, such as B2 Single-Family Detached, B12 Twins, and B11 Townhouses, as well as E14 Historic Conversion. The purpose of the TND-1 Overlay District is to encourage adaptive reuse and flexible redevelopment opportunities, while preserving historic structures, ensuring future development adequately reflects neighborhood character, and enhancing mobility to destinations throughout the borough.

The H Historic Overlay District's purpose and intent is to recognize the historic character of specific neighborhoods; to protect those portions of the borough which reflect the cultural, economic, social, environmental, political and architectural history of the borough, the community, and the nation; to preserve the architectural integrity of the borough by establishing standards and criteria to ensure



the continuation of the architectural facades and other features which contribute to the borough's status as a National Register of Historic Places - Approved District; and, to awaken in our residents an interest in our historic past.

Existing Zoning Provisions: The PS District permits a variety of institutional, recreational, and educational land uses, as well as limited residential uses, such as B1 Single-Family Detached and B7 Dwelling in Combination. The purpose of the PS District is to provide an appropriate area for professional services which do not require the high visibility or ease of access which commercial services would require; to encourage the preservation of the character of the existing buildings in the district; and, to provide appropriate standards for development which are harmonious with the existing character of the area and to provide appropriate standards to exclude activities incompatible with residential communities.

The R-2 Residential District permits a variety of residential uses including B1 Single-Family Detached, B3 Single-Family Cluster, and B4 Performance Standard Development. The purpose of the R-2 District is to retain the character of existing single-family residential areas; to maintain a medium residential density lot size of 10,000 square feet; and, to encourage the preservation of permanent open space by providing appropriate standards to exclude activities incompatible with residential communities.

COMMENT

We previously reviewed a similar proposal on August 7, 2024 (BCPC #18-24-2). This revised proposal more clearly identifies and delineates the Historic Overlay District boundaries, as approved in 1985 by the Pennsylvania Historical and Museum Commission. We recommend that the borough council consider the following in addressing the proposal to adopt a new zoning map and overlay TMPs #18-4-236 and 18-4-236-3 with the TND-1 Overlay District:

Consistency with the comprehensive plan—We recommend that borough officials consider amending the comprehensive plan to be consistent with the potential changes to the Woods Servies property. The comprehensive plan identifies the proposed parcels as being owned by Woods Services. The PS District is suitable for institutional and office uses, as well as residential uses that meet the requirements of the R-2 District. The proposed uses within the TND-1 Overlay District appear to exceed what the comprehensive plan states is permitted on the properties proposed to be within the TND-1 Overlay District.

Also, if the property within the TND-1 Overlay District is developed with residential land uses, we recommend borough officials consider amending the comprehensive plan's maps to reflect the land use change. The Existing Land Use map, Tax Exempt Parcels map, and Future Land Use Plan map would be inaccurate if a traditional neighborhood development were to be built on the property.

We would appreciate being notified of the borough council's decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

LR:emh
24-0056

cc: David J. Truelove, Hill Wallack LLP, Borough Solicitor (via email)
Barbara Kirk, Esq., Hill Wallack LLP, Borough Solicitor (via email)
Mary Zimmerman, Interim Borough Manager (via email)

PERTINENT INFORMATION

Site Characteristics: The site contains existing infrastructure for Woods Services care facility operations, including four dwelling structures located in the Historic Overlay District.

Existing Land Use: Care Facility

Surrounding Land Use:

North:	Single-family residential and duplex
East:	Library and care facility
South:	Single-family, apartment conversion, and place of worship
West:	Single-family residential and restaurant

Surrounding Zoning:

North:	R-2 Residential District
East:	PS Professional Service District
South:	R-1 Residential District
West:	R-2 Residential and PS Professional Service districts

Municipal Comprehensive Plan: The *Langhorne Borough Comprehensive Plan* (2014) states that the Woods Services campus contains large areas of open space which could accommodate future infill development. The plan also states that the PS District contains nonprofit, institutional, and office uses including the Woods Services property. The PS District allows residential uses that meet the requirements of the R-2 District. Important issues to consider regarding any new or redevelopment of lots in the R-2 District include compatibility with the layout and design features of adjoining residences, assurances that sufficient parking is provided and that necessary maintenance to building interiors and exteriors is completed.



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Bucks County Planning Commission

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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 5, 2025

Subject: BCPC #22-21-SD2R
Revised Final Plan of Land Development for Neshaminy High School Athletic Facility
TMP #22-11-2.1
Applicant: Neshaminy School District
Owner: Same
Plan Dated: January 28, 2025
Date Received: January 28, 2025

In accordance with the provisions of Sections 305 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 5, 2025.

GENERAL INFORMATION

Proposal: Revise the approved plan by removing an existing 3,350-square-foot building and constructing a new 5,700-square-foot fieldhouse. The fieldhouse is part of the overall athletic facility improvements to the Neshaminy High School campus (425,000-square-foot school building) which occupies a 225-acre site. The site also contains athletic fields, district maintenance facilities, and bus storage. Most of the approved athletic facility improvements have been completed. Public water and sewer serve the site.

Location: Western side of the intersection of Fairhill Avenue and Old Lincoln Highway. The Neshaminy Creek borders the site to the north and west.

Zoning: The R-2 Residence District permits public or private educational institutions when authorized by the zoning hearing board as a special exception. Such use is required to have a minimum lot area of 5 acres.

Present Use: Institutional



COMMENT

We reviewed a prior preliminary plan in January 2022 (BCPC #22-21-SD2, dated January 5, 2022) and a similar sketch plan for this site in December 2021 (BCPC #22-21-SD2, dated December 1, 2021).

We recommend that the township ensures the plan meets all conditions of preliminary plan approval. The plan should not be approved until all issues are resolved. In addition, we have the following comment on the current plan that should be considered:

Plan Information—The current submission does not contain any zoning data. The plan does not indicate the overall proposed building coverage, impervious surface, and proposed building height. We recommend this zoning information be included on the plan.

This review will be included in the Bucks County Planning Commission board materials for the March 5, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LYL:emh
25-0028

cc: Hugh D. Cadzow, RLA, ELA Sport (via email)
Donald Irwin, Business Administrator, Neshaminy School District (via email)
Isaac Kessler, PE, Remington & Vernick Engineers, Township Engineer (via email)
Stephanie Teoli Kuhls, Township Manager (via email)
Jim Ennis, AICP, Zoning Officer (via email)



BCPC

Bucks County Planning Commission

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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: New Britain Township Board of Supervisors
New Britain Township Planning Commission

From: Bucks County Planning Commission

Date: March 5, 2025

Subject: BCPC #26-25-1
Proposal to Amend the Zoning Ordinance—Omnibus
Applicant: Board of Supervisors
Date Received: February 3, 2025
Hearing Date: March 17, 2025

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 5, 2025.

GENERAL INFORMATION

Proposed Action: Amend various sections of the township zoning ordinance to add and revise definitions and regulations.

Amend Section 27-201, General Definitions, to add and revise definitions for Lot Area, Site Area, Land Development, and Green (Stormwater) Infrastructure.

Amend Section 27-300.d., Applicability of Regulations, to clarify the applicability statement and add a new subsection to state that the township is exempt from the provisions of the zoning ordinance.

Amend Section 27-305, Use Definitions and Regulations, to add, revise, and delete content as follows:

- Amend Section 27-305.B.B8 and Section 27-305.B.B9., Mobile Home Park I and II, to replace the word “mobile” with “manufactured.”
- Amend Section 27-305.F6.b.1. to delete “K3 Wholesale Business, Wholesale Storage, and Warehousing” as a use allowed in a business campus.
- Amend Section 27-305.H.H2., Residential Shed, to revise the entire subsection, including to change the use to “Residential Structure” and subsequently change “shed” to “structure” in the use regulations, add pavilions and gazebos as residential structure types, amend the maximum building coverage of the residential structure to 250 from the existing 200 square



feet, and add a reference to the area and dimensional requirements for accessory uses and structures for each zoning district.

- Amend Section 27-305.H.H3., Residential Fences, Walls, to add to Section 27-305.H.H3.a. clarifying that fences and free-standing walls to be replaced at the same location, likeness, and height are allowed without a zoning permit.
- Amend Section 27-305.H.H3.b.1.(a) to not allow opaque fences in the front yard.
- Delete Section 27-305.H.H3.b.1.(b), allowing non-opaque along public streets in the rear and side yards; delete Section 27-305.H.H3.b.1.(e), which does not require fences to comply with setbacks for accessory structures, and reorder the rest of the subsections.
- Add proposed Section 27-305.H.H3.b.1.(d) to require the fences for pools to be compliant with Pennsylvania Uniform Construction Code
- Amend Section 27-305.H.H3.b.2.(a) to require engineering retaining walls to be approved by the township engineer
- Add Section 27-305.H.H3.b.3., General Regulations for Walls and Fences, to clarify setbacks, location, and installation requirements for fences and walls.
- Amend Section 27-305.H.H11, Recreational and Other Vehicle Storage, to revise the definition of recreational vehicles, add coaches, and change “motor homes” to “motorized homes” and “autos” to “automobiles.” Add a sentence to state more than two recreational or other vehicle storage would be considered Use L2 Outside Storage and add a new Section 27-305.H.H11.b.2. to permit recreational vehicles and other vehicle storage as an accessory use on lots with nonresidential uses, single-family detached dwellings, and two-family attached dwellings.
- Amend Section 27-305.J.J1, Retail Store Definition, to add “A pharmacy is considered incidental to retail use if located within the same building.”
- Amend Section 27-305.K.K5.b.2., Contracting, to add “storage of two or more commercial, recreational or other vehicle storage” is considered use L2 Outside Storage.
- Amend Section 27-305.L.L2, Outside Storage or Display, to include the storage of items inside a temporary structure.
- Amend Section 27-305.L.L2.b.3. to require that outside storage and display areas be shielded from view by a dense evergreen buffer or a fence.
- Amend Section 27-305.L.L3, Temporary Structure, to revise the name of the use to Temporary Storage Container, Pod or similar and add regulations for nonresidential uses.
- Amend Section 27-305.L.L4, Temporary Community Event, to regulate mobile vending as a temporary community event, but exclude ice cream trucks, and clarify the zoning districts where events are permitted and hours of operation.
- Add a new Section 27-305.L.L15 to add new use Nonresidential Fences and Walls with a definition and regulations.

Amend Section 27-2111, Traffic Visibility Across Corners, to revise clear-sight triangle standards, by reducing the visibility straight line distance from 75 to 50 feet.

Amend Section 27-2114, Special Considerations for Municipal Uses, by renaming the provision Special Considerations for Emergency Service Uses and to delete “F1 Municipal Building Use” from the regulations.

Amend Section 27-2400 to add to the protection of natural resources applicability that the developer must determine the natural resources present on the lot and meet the standards for

environmental protection. Any lot proposed for development to which the provisions of the SALDO do not apply, the environmental standards of the zoning ordinance shall apply. If natural resources have been altered prior to submission of an application for a building or zoning permit, or a subdivision or land development plan the natural resources shall be restored prior to approval. The provisions apply to all zoning districts.

Amend Section 27-2400.a., Watercourses, to read: "The entire extent of such areas shall not be altered, regraded, filled, piped, diverted or built upon, except roads, sewer or water lines, utility transmission lines, and trails may cross watercourses provided a permit is obtained from the Pennsylvania Department of Environmental Protection, if required."

Amend Section 27-2400.f.2., Woodlands, to delete existing (b) and replace (b) with provisions of (c): "The planting of replacement trees shall occur on site, or on a property within New Britain Township designated and approved by the Board of Supervisors." New text in (c) to read: "Any trees that are dead, dying, or diseased, and may be a safety hazard or may result in damage to any structure, may be removed or dropped in place with approval from the Township."

Amend Section 27-2402.c., Site Capacity Calculations, Land with Resource Restrictions and Resource Protection Lands chart, is amended to add to Woodlands category "in the CR, WS, SR-1, SR-2, & RR zoning districts." Add a new category "Woodlands in all other zoning districts" and add a Protection Ratio of 0.50.

Amend Section 27-2702.b., Open Space Designation, to delete Section 27-2702.b.1., Lawn, as designated open space. Revise the language, reorder the subsections, and add a new Section 27-2702.b.6. to state a combination of the listed areas may be designated as open space.

Amend Section 27-2800.e., Buffer Yards, to add a sentence at the end of the paragraph to regulate buffer yards to meet the township's spacing and composition as specified in the SALDO

Amend Section 27-2803, Buffer Yards, to clarify that all buffer yards shall be maintained and kept clear of all debris, weeds, tall grass, and rubbish, except for meadows and other landscaping intended for a naturalized planting scheme.

Amend Section 27-2803.c., Buffer Yards, General Requirements, to remove fences from the list of structures not permitted in a buffer yard and clarify that fences and green infrastructure are permitted in buffer yards.

Amend Section 27-2900, Purpose and General Requirements, as follows:

- Add a new Section 27-2900.g. to use the current ITE Parking Generation Manual or a study by a traffic engineer to support a reduction in proposed parking requirements.
- Add a new Section 27-2900.h. to require schools to designate an area for overflow parking with at least 100 spaces or one space per two students, whichever is less.

Amend Section 27-2901, Off-street Parking Requirements, to revise several off-street parking requirement standards.

Amend Section 27-2902, General Regulations for Off-street Parking, to revise content as follows:

- Amend Section 27-2902.g. to revise the language, and add a sentence at the end of the paragraph to not allow backups to the street from perpendicular parking.
- Amend Section 27-2902.h. to revise the paragraph for off-street parking for a nonresidential use to not allow vehicles to back out of a parking space directly onto the street.

Amend Section 27-2904, Design Standards for Off-Street Parking, to delete, add, and revise the following content:

- Delete the current Section 27-2904.a.1., Section 27-2904.a.3., Section 27-2904.a.4., and Section 27-2904.a.5.; and reorder the proposed Section 27-2904.a.1. through Section 27-2904.a.3.
- Add a phrase at the end of the proposed Section 27-2904.a.2. to require all off-street parking space locations be on-site except when shared parking agreements are recorded.
- Delete the current Section 27-2904.b., Size of Parking Spaces, and add proposed Section 27-2904.b. for parking setbacks and buffers.
- Delete the current Section 27-2904.c., Section 27-2904.d., Section 27-2904.g. to i.; and reorder the proposed Section 27-2904.c., Paving, Grading and Drainage, Section 27-2904.d., Nighttime Illumination, and Section 27-2904.e., Accessible Parking.
- Refine the requirement language of the proposed Section 27-2904.c.1.
- Delete “for security purposes at no cost to the Township” of the proposed Section 27-2904.d.1.
- Revise the requirement language of the proposed Section 27-2904.e., Accessible Parking, and add a Minimum Number of Accessible Parking Spaces Chart for proposed Section 27-2904.e.2.(a).
- Amend the current Section 27-2904.d.3. to change the maximum grade of the driveway or access way from “6%” to “an 8%,” and change the exception grade from “3%” to “4%.”

Amend Section 27-2905, Parking of Trucks and Junk Vehicles in Residential Districts, to add, revise and delete the following content:

- Add “Recreational and Other Vehicle and Storage, and” after “Parking of Trucks,” for Section 27-2905.
- Revise the language of the entire section.
- Delete the current Section 27-2905.d., and reorder the remaining sections.
- Add a new subsection to regulate the permitted parking locations of trucks and junk vehicles in residential zoning districts, including carport, a completely enclosed building, side or rear of a lot, and front yard when meeting certain requirements.

Amend Attachment 1 – Appendix A. Environmental Impact Statement Report of the Zoning Ordinance to add a new paragraph e. to require a Phase I Environmental Site Assessment and Phase II Environmental Site Assessment.

Amend Attachment 3 – Zoning Map, to replace with a new zoning map with higher resolutions.

COMMENTS

We recognize that the proposed zoning amendment is consistent with the requirements of Section 603 of the Pennsylvania Municipalities Planning Code (MPC) and the land use policies of the municipal comprehensive plan. However, we recommend that the township not adopt the amendment until the following concerns have been addressed:

1. **Editorial**—Many sections of the proposed ordinance have been deleted, revised, and added to. A comprehensive editorial review is recommended to ensure the numbering, formatting, and terminology are consistent.
2. **Off-street parking requirements**—Section 27-2901, Off-Street Parking Requirements, amends the requirements for parking for a variety of uses. Several standards appear excessive, including C1 Hospital (6 spaces per bed), F4 Place of Worship (17 spaces per 1,000 square feet), J8 Tavern (21 spaces per 1,000 square feet), J22 Automotive Accessories (1 space per 100 square feet), J34 Dispensary (21 spaces per 1,000 square feet), and K3 Wholesale Business, Wholesale Storage, Warehousing (1 space per 1,000 square feet). Excessive parking contributes to land use inefficiencies and potentially unrealized economic development opportunities, increased site imperviousness and excess stormwater runoff, and contributes to the “heat island” effect during hot weather.

For uses such as warehouses, where there are no patrons or public use, we recommend that the parking standard be based on the number of employees on the largest shift. For the remainder of the standards, we recommend a review of all proposed parking standards to ensure that they align with similar standards in area municipalities.

We would appreciate being notified of the board of supervisors’ decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

LYL:emh
25-0033

cc: Daniel Fox, Township Manager (via email)
Flagler & Associates, PC, Township Solicitor (via email)
Janene Marchand, PE, Gilmore & Associates, Township Engineer (via email)



BCPC

Bucks County Planning Commission

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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: New Britain Township Board of Supervisors
New Britain Township Planning Commission

From: Bucks County Planning Commission

Date: March 5, 2025

Subject: BCPC #26-25-2
Proposal to Amend the Subdivision and Land Development Ordinance—Omnibus
Applicant: Board of Supervisors
Date Received: February 3, 2025
Hearing Date: March 17, 2025

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 5, 2025.

GENERAL INFORMATION

Proposed Action: Amend the township subdivision and land development ordinance to revise definitions, revise the requirements and procedures for submission of subdivision and land development plans, revise the natural resource requirements, add requirements for environmental site assessments and traffic impact studies, provide standardized fees-in-lieu for open space and or recreation areas, make editorial changes, and clarify language.

Proposed Subdivision and Land Development Ordinance Provisions:

Amend Section 202, Definition of Terms, to revise, clarify, and add definitions.

Amend Section 401, General Procedures, to revise electronic submission and notification requirements.

Amend Section 402, Sketch Plan and ERSAP Submission Review and Procedure, to add the board of supervisors to sketch plan procedures and no longer require a site visit.

Amend Section 405, Minor Plan Submission and Review Procedure, to change “land development” to “subdivisions.”

Amend Section 406, Recording of Plans, to revise the submission requirements of record plans.



Amend Section 502, Preliminary Plan Requirements, to revise plan information requirements.

Amend Section 504, Minor Plan Requirements, to revise plan information requirements for minor plans, lot line adjustments, and subdivisions.

Amend Section 505, Community Impact Assessment Report, to include certain information regarding environmental site assessments.

Add Section 506, Traffic Impact Study, and include requirements accordingly.

Add Part 6, Section 600, Natural Resources, and include requirements accordingly.

Amend Section 703, Blocks and Lots, to revise general lot requirements.

Amend Section 704, Easements, to revise requirements for easements.

Amend Section 705, Streets, to revise requirements for streets.

Amend Section 707, Pedestrian Walkways, Recreational Trails, and Bicycle Lanes, to revise design and construction requirements for crosswalks, curb ramps, and walkways and trails.

Amend Section 708, Parking Areas, to revise general requirements for parking areas.

Amend Section 709, Off-Street Loading Facilities, to revise loading space requirements.

Amend Section 711, Grading, and Erosion and Sedimentation Control, to revise erosion and sedimentation control requirements.

Amend Section 712, Stormwater Management, to revise general requirements for stormwater management.

Amend Section 713, Landscape Planting, to revise landscaping requirements, including street trees and buffer areas.

Amend Section 714, Lighting, to revise lighting requirements.

Amend Section 715, Park and Recreation Land, to revise designated fee use.

Amend Section 719, Private On-Lot Water Supply, to revise requirements for on-lot water supply.

Amend Section 721, Private On-Lot Sewage Disposal System, to revise requirements for on-lot sewage disposal.

Amend Section 722, Butler Avenue Corridor Overlay District, to revise the design requirements of the Butler Avenue Corridor Overlay District.

Add amended Appendix A, Subdivision and Land Development Application, Appendix B, Street Classification Map, Appendix D, Required Plan Material List, and Appendix E, Construction Details and Specifications.

COMMENTS

We have the following comments for the township in consideration of the proposed ordinance:

1. **Editorial**—Under the definition of Impervious Surface (Section 202), the word “imperious” should be changed to “impervious.”

2. **Clear sight triangle**—Section 705.4.C. provides standards for intersection spacing, clear sight triangles, and curb radii. The column for clear sight triangle lists distance standards that are proposed to be deleted, but the column header is proposed to remain. The ordinance should be revised to clarify whether the standards are to be deleted or remain. If proposed to be deleted, we recommend that the lead sentence be revised to delete the phrase “clear sight triangles.”
3. **Cul-de-sac radius**—Section 705.8.C. requires a minimum paving radius of 50 feet for cul-de-sacs. We recommend this standard be reduced to 40 feet, with a 45-foot minimum in industrial and commercial zoning districts, to minimize excessive impervious surfaces.
4. **Green parking lot standards**—Section 708.1.G. requires that green parking lot standards be met for all parking lots or expansions of 10 spaces or more. It is unclear from the ordinance what green parking lot standards are. No other reference to green parking lots is contained in the ordinance.
5. **Stacking distance**—Section 708.5. contains standards for drive-through lanes and bypass lanes. We recommend the section provide a minimum stacking distance for vehicles waiting to be served.
6. **Parking lot setback**—Section 708.6. requires a 20-foot setback for off-street parking from any side of any nonresidential building. We are concerned that such a standard will reduce site flexibility for projects on smaller lots.

We would appreciate being notified of the board of supervisors’ decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 505.(b) of the Pennsylvania Municipalities Planning Code.

MAR:emh
25-0034

cc: Sean Gresh, Esq. Begley, Carlin, & Mandio, LLP, Township Solicitor (via email)
Daniel Fox, Township Manager (via email)



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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Bucks County Planning Commission

Date: March 5, 2025

Subject: BCPC #36-25-1
Proposal to Amend the Zoning Map and Ordinance
TMPs #36-17-96, 36-39-25, 36-39-7, and 36-39-7-1 through -7-113
Owner: Various
Applicant: Board of Supervisors
Date Received: February 18, 2025
Hearing Date: April 14, 2025

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 5, 2025.

GENERAL INFORMATION

Proposed Action: Amend the township's zoning map and ordinance by rezoning 115 parcels from RA Rural Agriculture to SRL Suburban Residential Low. Parcels proposed for rezoning include TMPs # 36-17-96, 36-39-25, 36-39-7, and 36-39-7-1 through -7-113.

Location and Size of Tract: The 115 parcels, totaling 140.16 acres, are located along the eastern side of South Old Bethlehem Pike, south of Station Road and north of West Paletown Road

Proposed Zoning Provisions:

- A. Proposed Zoning District – The purpose of the Suburban Residential Low District (SRL) is to provide for low-intensity suburban residential development. A variety of housing types are encouraged, as are clustering and the provision of open spaces. The intensities are intended to blend with existing residential uses and protect natural features and resources.

The proposed SLR District zoning map amendment aligns the zoning map with the newly expanded development area (as identified in the 2009 *Richland Township Comprehensive Plan*



Update) in the southern portion of the township, directly north of Paletown Road. The SRL will provide for low-intensity suburban style residential development.

- B. Proposed Zoning – The proposed zoning change will permit use B5 Performance Standard Subdivision and use B6 Mobile Home Parks, by right, within the proposed district area. Use B5 will permit a variety of housing types by right, including single-family homes, detached dwellings, twin homes, duplexes, patio houses, atrium houses, multiplexes, townhouses, and apartments, provided the proposed developments adhere to the requirements of Section 27-405.B.(5). Use B6 permits mobile homes, provided they are on a site with a minimum area of 10 acres, conform to the requirements of B5 Performance Standard Subdivision as shown in Section 27-512, and have a maximum building coverage of 25 percent.

Other uses permitted within the SRL District by conditional use include halfway houses, office parks, and emergency services.

Amend Section 27-303, Zoning Districts Map, to read: “Districts are bounded and defined as shown in the Zoning Map entitled “Richland Township Official Zoning Map” adopted: April 14, 2025, by Ordinance No. 305, as amended, which is contained in this chapter, and which, with all explanatory matters thereon, is hereby made part of this Chapter 27.”

Existing Zoning Provisions:

RA Rural Agriculture district provides standards for low-intensity development in rural areas served with utilities. Residential uses are permitted when they are clustered with open space. The RA District permits industrial scale agriculture operations and uses B1A Single Family Detached, B4 Single Family Enhanced Density, and B7 Country Property, provided the proposed dwellings meet requirements pertaining to front and side yard setbacks and minimum lot areas.

The area also partially resides in the AQ Age Qualified Overlay District, which is designed to permit a greater variety of housing for older people who do not require intensive individual care. The Age Qualified district requires 60 percent of the area to be dedicated as open space, two off street parking spaces for each dwelling, and a minimum site area of 50 acres. The requirements of the Age Qualified (Overlay) District are in addition to those of the underlying zoning districts and apply regardless of the underlying zoning district.

COMMENT

The 2009 *Richland Township Comprehensive Plan Update* serves as the township’s comprehensive plan. In Chapter 5, A Plan for Housing, Section 5.4.3., the plan calls for expanding housing types and diversifying housing options. The township further updated their comprehensive plan in 2023 to make the tract area an area of development within its future land use map. The proposed change of zoning from RA District to SRL District brings the parcels into alignment with the amended future land use map and will permit parcels within the development area to support more housing, furthering the goals of the comprehensive plan.

We recommend that the township board of supervisors adopt the proposal as submitted, since it appears to be consistent with the requirements of the Pennsylvania Municipalities Planning Code and the land use policies of the municipal comprehensive plan and zoning ordinance.

We would appreciate being notified of the board of supervisors' decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

CPR:emh
25-0051

cc: Leslie Huhn, Township Manager (via email)
Tracey Virnelson, Township Office Administrator (via email)
Rich Brittingham, Township Zoning Officer (via email)

PERTINENT INFORMATION

Site Characteristics, Natural Features: The site is occupied by suburban style development within its northern portion along Station Road and South Old Bethlehem Pike. In the southern portion the site comprises large single-family detached homes, woodlands, and agriculture. Morgan Creek traverses the southern portion of the site. Wetlands and marshes are located along the banks of Morgan Creek along its course through the site.

Existing Land Use: Medium and low density residential, woodlands, and agricultural

Surrounding Land Use:

North:	Medium Density Residential
East:	Wooded and Agricultural
South:	Agricultural and Wooded
West:	Medium Density Residential

Surrounding Zoning:

North:	SRL – Suburban Residential Low
East:	RA – Rural Agricultural
South:	RA – Rural Agricultural
West:	SRM – Suburban Residential Medium

Municipal Comprehensive Plan: The 2009 *Richland Township Comprehensive Plan Update* serves as the township comprehensive plan. In Chapter 5, A Plan for Housing, Section 5.4.3., the plan calls for expanding housing types and diversifying housing options. The comprehensive plan designates the area as a development area on the future land use map.



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Tom Tosti

Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Sellersville Borough Council
Sellersville Borough Planning Commission

From: Bucks County Planning Commission

Date: March 5, 2025

Subject: BCPC # 39-24-1R
Proposal to Amend the Zoning Ordinance—Signs
Applicant: Borough Council
Date Received: February 10, 2025
Hearing Date: March 10, 2025

In accordance with the provisions of Section 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 5, 2025.

GENERAL INFORMATION

Proposed Action: Amend the borough zoning ordinance by repealing and replacing Article VIII, Signs.

Proposed Zoning Provisions: The amendment contains provisions for Scope and Applicability, Purpose, Definitions, Exempt Signs, Obstructions, Official Signs, General Regulations, Removal and Abandonment of Signs, Unsafe and Unlawful Signs, Posting of Signs, Prohibited Signs, Regulations by Sign Type—Permanent and Nonpermanent, and Permitted Signs by District.

COMMENT

The staff of the Bucks County Planning Commission assisted the township in the development of the updated sign ordinance. We reviewed a prior zoning ordinance proposal on October 1, 2024 (BCPC #39-24-1). All comments from our previous review have been addressed.

We recommend that the borough council adopt the proposal as submitted, since it appears to be consistent with the requirements of the Pennsylvania Municipalities Planning Code and the land use policies of the municipal comprehensive plan and zoning ordinance.



We would appreciate being notified of the borough council's decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

DCZ:emh
25-0046

cc: Vicki Kushto, Clemons Richter & Reiss, Borough Solicitor (via email)
Eileen Bradley, Borough Manager (via email)



BCPC

Bucks County Planning Commission

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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Tincum Township Board of Supervisors
Tincum Township Planning Commission

From: Bucks County Planning Commission

Date: March 5, 2025

Subject: BCPC #44-25-1
Proposal to Amend the Zoning Ordinance—Impervious Area Requirements
Applicant: Board of Supervisors
Date Received: February 21, 2025
Hearing Date: April 1, 2025

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 5, 2025.

GENERAL INFORMATION

Proposed Action: Amend the Tincum Township Zoning Ordinance to regulate site imperviousness for nonconforming lots.

Proposed Zoning Provisions: Amend Section 900.03, Exceptions to Minimum Lot Sizes, as follows:

Amend Section 900.03.C. to read “The maximum allowable impervious area for the lot shall conform with the allowable impervious area of the underlying zone or 15 percent, whichever is greater.”

Add Subsection G. as follows: “Such lot, provided it meets the above criteria, shall be considered a conforming lot.”

COMMENTS

We recommend that the township board of supervisors adopt the proposal as submitted, since it appears to be consistent with the requirements of the Pennsylvania Municipalities Planning Code and the land use policies of the municipal comprehensive plan and zoning ordinance.



We would appreciate being notified of the board of supervisors' decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

MAR:emh
25-0059

cc: Scott Holbert, Esq., Flager Law, Township Solicitor (via email)
Gary Smith, Township Zoning Officer (via email)
Judith Denko, Township Manager (via email)



BCPC

Bucks County Planning Commission

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Executive Director

UNOFFICIAL

MEMORANDUM

To: Tincum Township Board of Supervisors
Tincum Township Planning Commission

From: Bucks County Planning Commission

Date: March 5, 2025

Subject: BCPC #44-25-2
Proposal to Amend the Zoning Ordinance—Lot Area
Applicant: Board of Supervisors
Date Received: February 21, 2025
Hearing Date: April 1, 2025

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 5, 2025.

GENERAL INFORMATION

Proposed Action: Amend the Tincum Township Zoning Ordinance to revise the definition of lot area.

Proposed Zoning Provisions: Amend Section 201, Definitions, Lot Area, as follows:

The area contained within the property lines of an individual parcel of land as shown on a subdivision plan or required by this chapter, minus any portion of that area covered by:

- a) Easements for overhead facilities
- b) Public water and sewer facilities
- c) Existing or designated ultimate rights-of-way
- d) The area of any easement, which would interfere with the proposed use, including, but not limited to, existing easements for detention basins or other above-ground stormwater management and/or drainage facilities.

In a Qualifying Improvement, Lot Area is the area contained within the property lines of an individual parcel of land as shown on a subdivision plan or required by this chapter, minus a) through d) above and minus any area designated as open space for a Qualifying Improvement (as defined herein) under the requirements in the Site Capacity Calculations (Section 801) and Table of Performance Standards of Article VII.



COMMENT

We recommend that the township board of supervisors adopt the proposal as submitted, since it appears to be consistent with the requirements of the Pennsylvania Municipalities Planning Code and the land use policies of the municipal comprehensive plan and zoning ordinance.

We would appreciate being notified of the board of supervisors' decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

MAR:emh
25-0060

cc: Scott Holbert, Esq., Flager Law, Township Solicitor (via email)
Gary Smith, Township Zoning Officer (via email)
Judith Denko, Township Manager (via email)



BCPC

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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Tincum Township Board of Supervisors
Tincum Township Planning Commission

From: Bucks County Planning Commission

Date: March 5, 2025

Subject: BCPC #44-25-3
Proposal to Amend the Zoning Ordinance—Closed Loop Geothermal Systems
Applicant: Board of Supervisors
Date Received: February 21, 2025
Hearing Date: April 1, 2025

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 5, 2025.

GENERAL INFORMATION

Proposed Action: Amend the Tincum Township Zoning Ordinance to permit only closed loop geothermal systems.

Proposed Zoning Provisions: Amend Section 809, Groundwater Resource Development (Ordinance No. 228), as follows:

Amend Section 809.03. to include definitions for Geothermal System, Closed Loop, and Geothermal System, Open Loop.

Amend Section 809.12. to include new Subsection E, requiring a well permit application for a closed loop geothermal system to follow procedures for testing and evaluation and prohibiting open loop geothermal systems in the township.

COMMENT

We recommend that the township board of supervisors adopt the proposal as submitted, since it appears to be consistent with the requirements of the Pennsylvania Municipalities Planning Code and the land use policies of the municipal comprehensive plan and zoning ordinance. However, we recommend that the township not adopt the amendment until the following concern has been addressed:



Editorial—The word “An” should be changed to “A” at the beginning of Section 809.12.E(1) to read: “A well permit application for a closed loop geothermal system shall follow the procedures contained in Subsection C above.”

We would appreciate being notified of the board of supervisors’ decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

MAR:emh
25-0061

cc: Scott Holbert, Esq., Flager Law, Township Solicitor (via email)
Gary Smith, Township Zoning Officer (via email)
Judith Denko, Township Manager (via email)

Bucks County Planning Commission
Subdivision and Land Development Reviews
January 25, 2025 to February 21, 2025

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bristol Township	13043	25-0013	5-11-118-1	Augusta M. O'Neill	F	2 Single-family lots
Doylestown Township	13038	24-0737	9-7-7	Boundless Investments, LLC	P	3 Single-family lots
Falls Township	13032	24-0725	13-3-8-7	Metals USA Plates & Shapes, Inc.	P	Industrial Land Development: 103,749 square feet
Lower Southampton Township	13041	25-0010	21-11-2; 21-7-244	Kelly Ley	P	Commercial Land Development: Drive-Up ATM
Middletown Township	13046	25-0021	22-16-183	Bryce H. McGuigan	P	Commercial Land Development: 1,112 square feet
Milford Township	13050	25-0036	23-10-19-5	Posh Hospitality Development, LLC	S	Commercial Land Development: 2,400 square feet
Solebury Township	8172-D	25-0003	41-18-79	Solebury School	P	Institutional Land Development: 2,200 square feet
Warrington Township	8982-A	24-0741	50-31-22; 50-31-22-1	Chick-fil-A, Inc.	P	Commercial Land Development: 2,479 square feet
Warrington Township	11496-B	24-0740	50-31-30-5	Dewberry Engineers, Inc.	P	Commercial Land Development: 4,967-square-foot addition
Warwick Township	6219-F	25-0004	51-3-88-10	Tom Imperato	S	11 Single-family lots
Warwick Township	13042	25-0011	51-3-93	Kristin Holmes	S	8 Semi-detached lots

West Rockhill Township	11339-A	24-0739	52-14-2-3; 52-14-8-1; 52-9-203; 52-14-9-2; 52-14-2-1; 52-14-9; and 52-14-2-2	Select Properties, Inc.	RP	72 Single-family lots
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The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*

Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 18, 2025

Subject: BCPC #13043
Final Plan of Subdivision for Third Avenue
TMP #5-11-118-1
Applicant: Augusta M. O'Neill
Owner: James McCafferty, Jacqueline McCafferty, Christopher Michael Levins
Plan Dated: August 12, 2024
Date Received: January 21, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Subdivide a 12,500-square-foot lot into two single-family detached lots. Proposed Lots A and B will consist of 6,250 square feet each. Both lots have an existing single-family residence. The plan indicates that an existing shed and fence will be relocated and portions of an existing concrete walk, stone wall, and patio will be removed. Public water and sewer facilities serve the dwellings.

Location: West side of Third Avenue, approximately 400 feet south of the intersection of Third Avenue and State Road.

Zoning: The R-3 Residence District permits single-family detached dwellings on a minimum lot size of 5,000 square feet with a minimum lot width of 50 feet. The permitted maximum building coverage and impervious surface ratio are 30 and 40 percent, respectively.

Information submitted with the plan indicates that on August 12, 2024, the township zoning hearing board granted a variance from the following section of the zoning ordinance:

Section 205-29.E.(2)

to permit a side yard setback of 4.8 feet for Proposed Lot A where a minimum side yard setback of 6 feet is otherwise required

Present Use: Residential



COMMENTS

1. **Recreation land**—The plan should indicate how the proposal will meet the recreation land requirements of Section 177-53.A. of the subdivision and land development ordinance (SALDO) or fee-in-lieu provisions in Section 177-53.C.
2. **Required off-street parking**—Section 205-120.A.(1) of the zoning ordinance requires a minimum of two off-street parking spaces per dwelling unit. The proposed subdivision will result in the existing asphalt parking area to be located entirely on Lot B, with no off-street parking located on Lot A.
3. **Street trees**—Section 177-93.D.(7) of the SALDO requires the location of required plantings to be shown on minor subdivision plans. Section 177-51.A.(1)(a) states that within any land development or subdivision, street trees shall be planted along both sides of all streets where suitable existing street trees or natural wooded areas do not exist. The plan should be revised to indicate the required street trees.
4. **Plan sheets**—We note that one plan sheet, Sheet Number 2 of 2, was submitted for review. Our office did not receive Sheet Number 1 of 2.

This review will be included in the Bucks County Planning Commission board materials for the March 5, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LMW:emh
25-0013

cc: Augusta M. O'Neill, Esq., Klehr Harrison Harvey Branzburg, LLP (via email)
Land Delineation (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
John Shaltens, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Randee J. Mazur, Township Manager (via email)
Dawn Ragan, Township Department of Building, Planning & Development (via email)
Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
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James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 20, 2025

Subject: BCPC #13038
Preliminary Plan of Land Development for 3775 Bristol Road
TMP #9-7-7
Applicant: Boundless Investments, LLC
Owner: Same
Plan Dated: October 9, 2024
Last Revised: December 6, 2024
Date Received: January 28, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Subdivide a 4.00-acre parcel into three single-family lots. Lot 1 will be 1.14 acres, Lot 2 will be 0.99 acres, and Lot 3 will be 1.02 acres. Lot 1 will contain a water facility easement. The existing buildings on the site will be removed. The proposed dwellings will be served by public water and sewer.

Location: East of the intersection of Upper State Road and Bristol Road. The site has frontage on both Upper State Road and Bristol Road.

Zoning: The R-1 Residential District permits Use B-1 Single-family detached dwelling by right on a minimum lot area of 40,000 square feet with a maximum impervious surface ratio of 20 percent.

Present Use: Residential

COMMENTS

1. **Requested waiver**—The site plan indicates that the applicant is requesting a waiver from the following subdivision and land development ordinance (SALDO) requirement:



Section 153-34.I.(2)

to not preserve 60 percent of trees measuring 6 to 12 inches in caliper and 70 percent of trees measuring 13 to 24 inches in caliper

The applicant has not provided the reason for the waiver request or the proposed change in lieu of the requirement. Section 512.1.(b) of the Pennsylvania Municipalities Planning Code requires applicants to state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary. The final plan should note all granted waivers.

2. **Recreation land**—Section 153-37.C.(2) of the SALDO requires that all residential subdivision or land development plan submissions provide for public dedication of land suitable for park and/or recreation use unless the applicant agrees to a fee-in-lieu as set forth in Section 153-37.C.(4) of the ordinance. The plan should indicate how compliance with this SALDO requirement will be met.
3. **Existing features**—Section 153.20.C.(10) of the SALDO requires the location of watercourses, wells, on-site septic systems, stormwater management facilities, and similar features on and within 400 feet of any part of the land to be subdivided or developed to be shown. The plan should be revised to comply with this requirement.
4. **Ultimate right-of-way**—Section 153-31.A.(3) of the SALDO states that building setback lines shall be measured from the nearest side of the ultimate right-of-way line. The plan should clearly indicate the ultimate rights-of-way along Bristol and Upper State Roads so that compliance with setback requirements can be verified.
5. **Asphalt walk**—The record plan indicates an asphalt walk is proposed on each lot along Bristol Road, ending at the intersection of Bristol and Upper State Roads. We recommend the asphalt walkway be extended along the site's frontage on Upper State Road. This will serve as a potential future connection to the trail at the intersection of Upper State Road and Leapson Lane.
6. **Water facility easement**—The record plan indicates an existing water facility easement is located on proposed Lot 1. An existing asphalt driveway is located within the water facility easement. We recommend that the plan identify if the property owner is responsible for maintaining the asphalt driveway.
7. **Utility lines**—The existing features plan indicates utility wires extending from a utility pole to the existing dwelling. The record plan shows that the utility lines are to remain and connect to the dwelling on Lot 3. Note 9, located under the environmental performance standards on the record plan, indicates that all public utility lines and similar facilities servicing any proposed development and its area shall be installed underground. The applicant should indicate the purpose of the utility lines and if they are to remain.
8. **Landscape plan**
 - a. **Landscape architect**—We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.

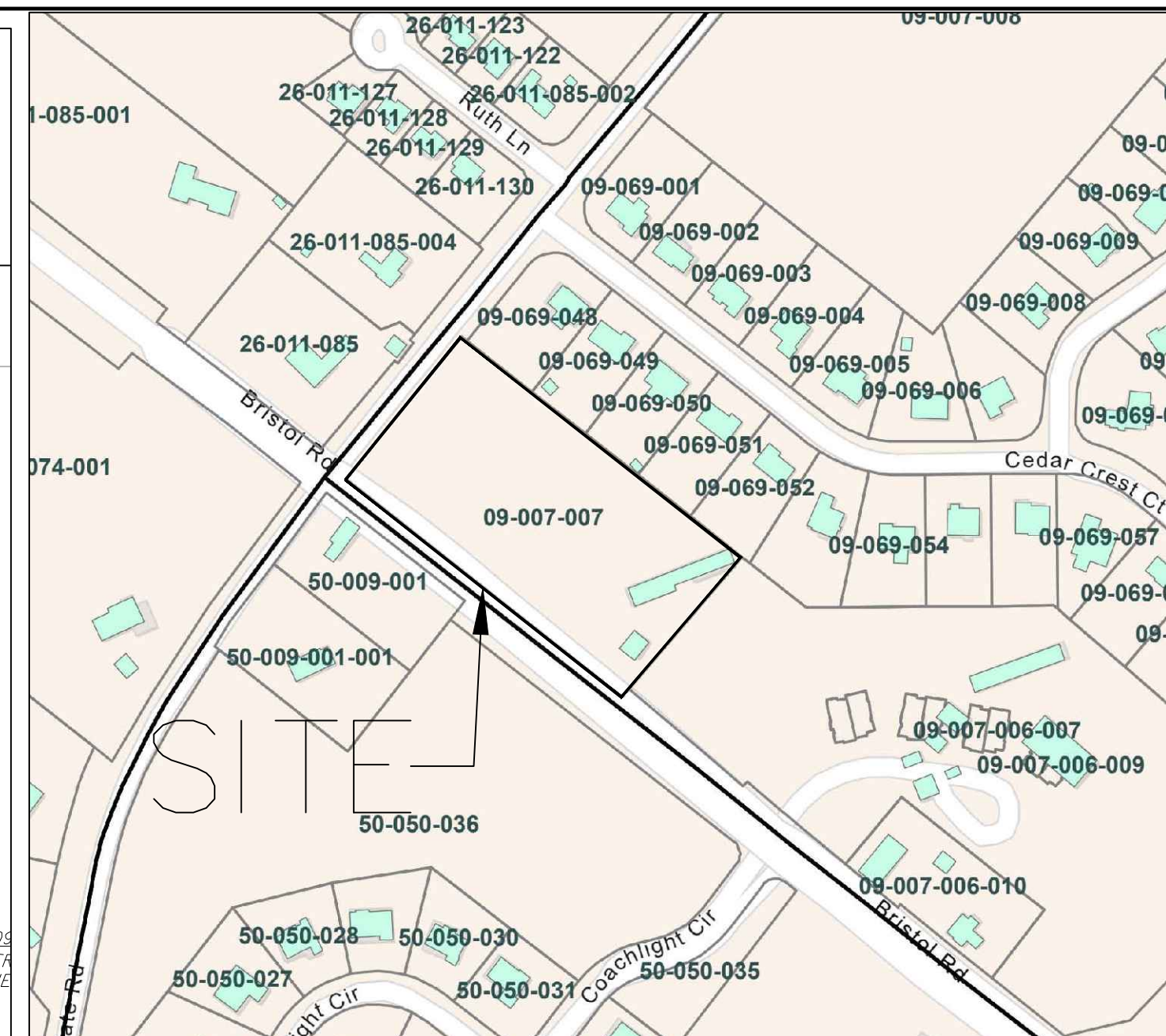
- b. **Street trees**—Section 153-34.B.(3) and 153-34.E. of the SALDO require street trees to be planted along all streets where suitable street trees do not exist. The plan should be revised to show the required street trees along Upper State Road on Lot 1, outside of the delineated water easement.
9. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the March 5, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LR:emh
24-0737

cc: Pavel Hudzen (via email)
Geno Helm, Fioravanti, Inc. (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie J. Mason, Doylestown Township Manager (via email)
Daniel Fox, New Britain Township Manager (via email)
Angela Benner, Warrington Township Manager (via email)



_____	_____	FEMA FLOODPLAIN
_____ SOILS _____	_____	SOILS
_____	_____	STREAM
_____	_____	EXISTING WETLANDS
_____ WL _____	_____	EXISTING BUILDINGS
_____	_____	EXISTING PROPERTY LINE
_____	_____	EXISTING 2 FOOT CONTOUR
_____	_____	EXISTING 10 FOOT CONTOUR
=====	=====	EXISTING CURB
=====	=====	EXISTING PAVED DRIVEWAY
_____ X _____	_____	EXISTING FENCE
_____	_____	EXISTING TREE MASS
_____	_____	EXISTING EASEMENT
_____	_____	EDGE OF EXISTING PAVED ROAD
_____ OHW _____	_____ OHW _____	EXISTING POLES
_____ ST _____	_____ ST _____	EXISTING STORM SEWER
_____ S _____	_____ S _____	EXISTING SANITARY SEWER
_____ -P- _____	_____ W _____	EXISTING WATER MAIN
_____ G _____	_____ G _____	EXISTING GAS MAIN

(IN FEET)
1 inch = 30 ft.

SHEET
1 OF 9



BCPC

Bucks County Planning Commission

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

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Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Falls Township Board of Supervisors
Falls Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: January 29, 2025

Subject: BCPC #13032
Preliminary Plan of Land Development for Metals USA
TMP #13-3-8-7
Applicant: Metals USA Plates & Shapes, Inc.
Owner: Same
Plan Dated: November 11, 2024
Date Received: January 6, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Construct a 70,390-square-foot building with a 31,500-square-foot canopy on a 20-acre property with an existing industrial building. Construct a 1,859-square-foot addition to the existing industrial building. Driveways, a parking area, a truck parking area, and stormwater management facilities are also proposed. Public water and sewers serve the site.

Location: South side of Cabot Boulevard East, approximately 4,000 feet east of Oxford Valley Road.

Zoning: The PIP Planned Industrial Park District permits industrial and manufacturing buildings, research and development facilities, transportation and freight handling facilities. A minimum tract area of 20 acres with a minimum lot size of 5 acres is required. The permitted maximum building and impervious surface coverages are 40 and 50 percent, respectively.

Based on plan notes and correspondence submitted with the application, the following variances were granted from the zoning ordinance by the zoning hearing board on March 14, 2023:

Section 209-28.F and Table 5

from the requirement that building area not exceed 40 percent, the proposed building area will not exceed 53 percent, and from the requirement that impervious surface area not exceed 50 percent, the proposed impervious surface area will not exceed 70 percent

Present Use: Industrial



COMMENTS

1. **Requested waivers**—The site plan and related correspondence indicate that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

Section 191-8.B.

from submitting plans in two separate stages, preliminary and final; the application indicates the project is an expansion of an existing use and the applicant is submitting plans that adhere to the requirements of a final plan

Section 191-31.A.

from providing sidewalks on both sides of all streets abutting the proposed development; the application indicates the requested waiver is due to the industrial nature of the area

Section 191-48.A.

from providing street trees along the sides of all streets abutting the proposed development; the application indicates there is existing vegetation along Cabot Boulevard East that will remain

Section 191-78.C-2.

from showing all existing features within 200 feet of the proposed development; the application indicates the requested waiver is due to the nature of the surrounding properties, some existing adjacent features are shown on the plans

The applicant has not provided the proposed changes in lieu of the SALDO requirements. Section 512.1.(b) of the Pennsylvania Municipalities Planning Code requires applicants to state in full the grounds and facts of unreasonableness or hardship on which the request for each waiver is based and the minimum modifications necessary. The final plan should note all granted waivers.

2. **Landscape plan**

- a. **Landscape architect**—We recommend the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.
 - b. **Tree replacement**—The Compliance Chart on the Landscape Plan (Sheet 12) indicates that an estimated total tree caliper of 132 inches will be removed and notes that the quantity shall be confirmed prior to clearing. The chart also indicates that 44 replacement trees would be required based on the removal of the estimated tree caliper of 132 inches; however, only 14 replacement trees are proposed. We recommend the plan clearly indicate compliance with applicable tree replacement requirements in Section 191-52.1.B.(4)(d) of the SALDO and Section 199 of the Falls Township Code of Ordinance, Tree Protection Standards.
 - c. **Tree protection zone**—Section 192-52.B.(4)(c) of the SALDO requires that, prior to construction, all trees to remain shall be protected by a delineated tree protection zone. Trees to be protected are to be marked and protected by a 48-inch-high barrier. The proposed tree line should be clearly delineated and the location of tree protection fencing along all proposed tree lines and individual trees that are intended to remain should be indicated on the plan.
3. **Freight rail**—The applicant may want to consult with the owner of the adjacent rail line which could be used by the industrial building to transport and receive goods. This may reduce the amount of truck traffic and the need for truck parking spaces.

4. **Enterprise Zone**—The site is located within the boundaries of the Bucks County Enterprise Zone. The state-designated Enterprise Zone addresses deteriorated, distressed, and blighted industrial and manufacturing areas. The designation aims to improve standards of living through revitalization, the attraction of new business, and the creation of job opportunities. The Enterprise Zone of Bucks County was established in 1997 and is administered by the Bucks County Redevelopment Authority in coordination with an advisory committee of volunteer members representative of the participating municipalities.

Benefits of the Enterprise Zone designation include priority consideration when bidding on state government contracts, priority consideration when applying for financial assistance to clean up contaminated sites under Pennsylvania Act II, priority consideration when applying for any resource administered by the commonwealth that would assist in leveraging imminent business investment and job creation in an Enterprise Zone, and eligibility for the Enterprise Zone Tax Credit Program.

5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

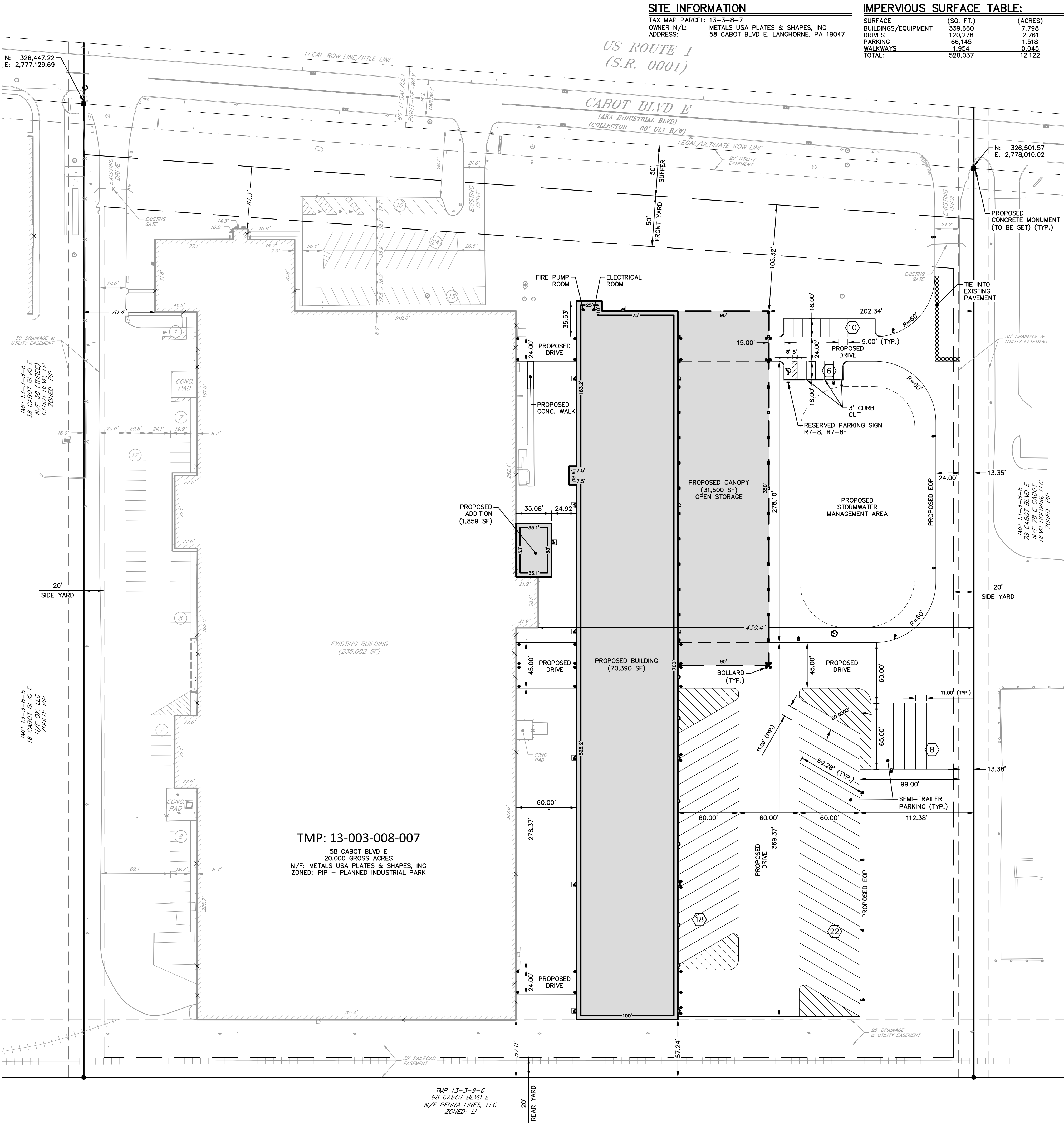
This review will be included in the Bucks County Planning Commission board materials for the March 5, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

DGK:emh
24-0725

cc: Pat Frasca, Metals USA Plates & Shapes, Inc. (via email)
Eric Clase, PE, Gilmore & Associates, Inc. (via email)
Richard Fitzgerald, Civil Designer, Gilmore & Associates Inc. (via email)
Joseph G. Jones, PE, Jones Engineering Associates, Township Engineer (via email)
Matthew Takita, Township Manager (via email)
Diane Beri, Administrative Assistant, Township Planning & Zoning (via email)
Rose Molle, Township Executive Administrative Assistant (via email)
Michael Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor (via email)

C:\Autodesk\Boca\Gilmore and Associates\221202501_Metals_USA_LD\Project_Files\221202501_Production Drawings\221202501_Record.dwg Layout: Record Plan Plotted By: rltzgerald, on Tue Dec 03, 2024 at 12:17pm



TMP: 13-003-008-007

58 CABOT BLVD E
20,000 GROSS ACRES
N/F: METALS USA PLATES & SHAPES, INC
ZONED: PIP - PLANNED INDUSTRIAL PARK

TMP: 13-3-9-6
98 CABOT BLVD E
N/F PENNA LINES, LLC
ZONED: LI

SITE INFORMATION

TAX MAP PARCEL: 13-3-9-7
OWNER N/F: METALS USA PLATES & SHAPES, INC
ADDRESS: 58 CABOT BLVD E, LANGHORNE, PA 19047

IMPERVIOUS SURFACE TABLE:

	(SQ. FT.)	(ACRES)
SURFACE	339,660	7.788
BUILDINGS/EQUIPMENT	120,278	2.761
DRIVES	66,145	1.518
PARKING	1,954	0.045
WALKWAYS	528,037	12.122
TOTAL		

LEGEND:

—	CENTERLINE ROAD
—	RIGHT-OF-WAY LINE
—	EASEMENT LINE
—	BUILDING SETBACK LINE
—	FENCELINE
—	GUIDERAIL
—	ADA ACCESSIBLE PARKING
—	PARKING COUNT
—	SIGN
—	BOLLARD

BASE SITE AREA: (B.S.A.)

PER SALDO §191-52.1.C(1)	20.000 ACRES
(a) GROSS SITE AREA:	20.000 ACRES
(b)(1) MINUS LANDS WITHIN EXISTING ROADS AND THEIR ULTIMATE RIGHTS-OF-WAY AND UTILITY TRANSMISSION OR OTHER RIGHTS-OF-WAY:	2.734 ACRES
(b)(2) MINUS LAND WITHOUT DEVELOPMENT OPPORTUNITIES DUE TO RESTRICTIONS SUCH AS RESTRICTIVE COVENANTS AND CONSERVATION EASEMENTS:	0.624 ACRES
(c) EQUALS BASE SITE AREA (B.S.A.):	16.642 ACRES

LOT AREA:

PER ZONING §209-5, DEFINITIONS	
(a) AREA WITHIN THE LOT LINES OF A LOT:	20.000 ACRES
(b) MINUS ANY PORTION OF AN EXISTING OR DESIGNATED FUTURE RIGHT-OF-WAY:	1.215 ACRES
(c) EQUALS LOT AREA:	18.785 ACRES

ZONING TABLE: (SECTION 209-28)

ZONING DISTRICT: PIP - PLANNED INDUSTRIAL PARK DISTRICT
PRINCIPLE USE: OFFICE, MANUFACTURING, PRODUCT DISTRIBUTION AND WAREHOUSING, OUTSIDE STORAGE - PERMITTED BY RIGHT

	REQUIRED	PROVIDED
MIN. TRACT AREA	20 AC	20 AC
MIN. LOT AREA/PRINCIPAL BLDG	5 AC	9.393 AC
MIN. LOT FRONTAGE	60 FT	882.00 FT
MIN. LOT WIDTH	60 FT	882.00 FT
MIN. LOT DEPTH	150 FT	930.12 FT
MIN. FRONT YARD	50 FT	61.3 FT
MIN. SIDE YARD	20 FT	70.4 FT
MIN. REAR YARD	20 FT	57.0 FT
MAX. BLDG HEIGHT	80 FT	<80 FT
MAX. BLDG COVERAGE*	40%	41.5%**
MAX. IMPERVIOUS SURFACE*	50%	50%**

* BASED ON LOT AREA
** VARIANCE GRANTED

VARIANCES GRANTED ON MARCH 14, 2023:

THE FOLLOWING VARIANCES FROM THE FALLS TOWNSHIP ZONING ORDINANCE WERE GRANTED BY THE FALLS TOWNSHIP ZONING HEARING BOARD AT THEIR MARCH 14TH, 2023 MEETING:

- SECTION 209-28.F AND TABLE 5 - PERMITTING BUILDING COVERAGE NOT TO EXCEED 53% INSTEAD OF THE MAXIMUM ALLOWED 40%.
- SECTION 209-28.F AND TABLE 5 - PERMITTING THE IMPERVIOUS SURFACE NOT TO EXCEED 70% INSTEAD OF THE MAXIMUM ALLOWED 50%.

GENERAL NOTES:

- PROPERTY KNOWN AS TAX PARCEL 13-3-9-7 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF FALLS, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
- THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE AND ASSOCIATES, INC. IN APRIL OF 2024 AND THE REFERENCED INFORMATION LISTED HEREON. IT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
- VERTICAL DATUM IS NAVD83 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
- HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
- DENOTES EXISTING CONCRETE MONUMENT.
○ DENOTES EXISTING PIN OR IRON PIPE.
● DENOTES CONCRETE MONUMENT TO BE SET.
● DENOTES PIPE OR PIN TO BE SET. (USE MAG-NAIL IN PAVED LOCATIONS)
- ALL RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
- DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARK-OUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE.

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irish Run Road
West Mifflin, Pennsylvania
15122 - 1078



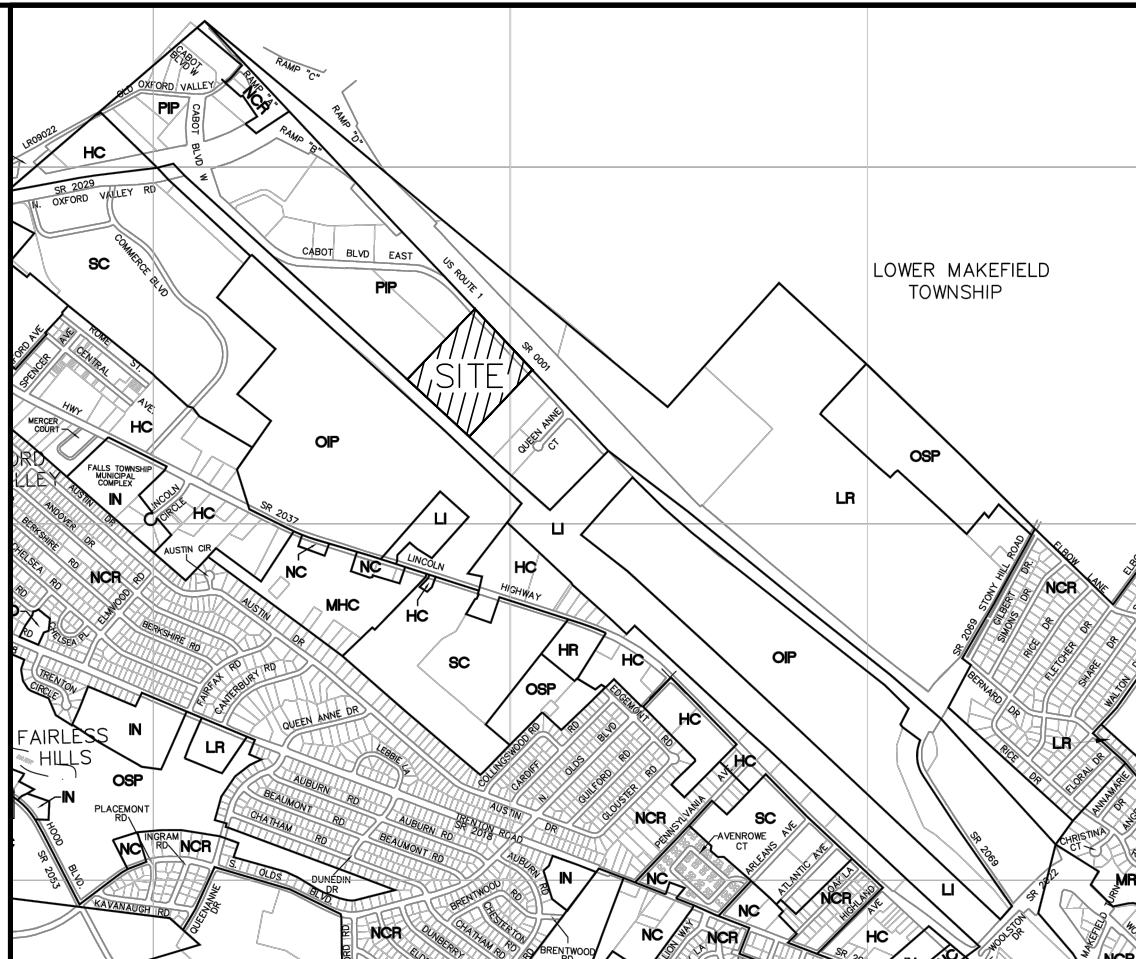
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR BOMBARD

SERIAL NO. 20240821613

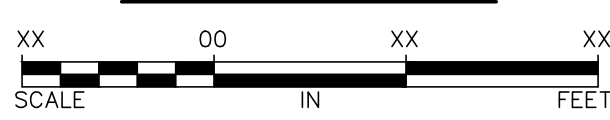
LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARK-OUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.



LOCATION MAP



SELECT A SCALE

PARKING CALCULATION:

PER ZONING §209-42.H.8 (GENERAL OFFICE)
§209-42.H.22 (INDUSTRIAL)

1 PARKING SPACE / 170 SQ. FT. OFFICE SPACE	
1.25 PARKING SPACES / 1 EMPLOYEE ON MAJOR SHIFT	
2 PARKING SPACES / 1 MANAGERIAL PERSONNEL	
1 PARKING SPACE / BUSINESS RELATED VEHICLES ON PREMISES	
10,015 SQ. FT. OFFICE SPACE / 170 SQ. FT. X 1 SPACE =	59 SPACES
22 EMPLOYEES ON MAJOR SHIFT X 1.25 SPACE =	+ 28 SPACES
+ 6 MANAGERIAL PERSONNEL X 2 SPACE =	+ 12 SPACES
+ 30 BUSINESS VEHICLES ON PREMISES (TRAILER) =	+ 30 SPACES (TRAILER)
TOTAL REQUIRED SPACES	99 SPACES
PROVIDED PARKING:	
STANDARD SPACES	108 SPACES
ADA SPACES (5 REQUIRED)	5 SPACES
BUSINESS RELATED VEHICLES	30 SPACES (TRAILER)
TOTAL PROVIDED SPACES	143 SPACES
	48 SPACES (TRAILER)

WAIVERS REQUESTED:

THE FOLLOWING WAIVERS FROM THE FALLS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE HEREBY REQUESTED WITH THIS APPLICATION:

- FROM THE PROVISIONS OF §191-B.B, WHICH REQUIRES SEPARATE STAGES OF APPROVAL FOR PRELIMINARY AND FINAL LAND DEVELOPMENT PLANS.
- SECTION 191-31.A FROM PROVIDING SIDEWALKS ALONG BOTH SIDES OF ALL STREETS.
- SECTION 191-48.A FROM PROVIDING STREET TREES ALONG THE SIDES OF ALL STREETS.
- SECTION 191-78.C(2) FROM PROVIDING EXISTING FEATURES SHOWN WITHIN 200 FEET OF THE LAND TO BE DEVELOPED.

- NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
 - ALL CONSTRUCTION REQUIREMENTS AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE FALLS TOWNSHIP DESIGN DETAILS AND PRACTICES, APPENDIX A OF CHAPTER 191 - SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, PADEP AND/OR PENNDOT FORM 408, LATEST EDITION, AND PA-UCC WHERE APPLICABLE.
 - PRIOR TO BUILDING PERMIT ISSUANCE, PLOT PLANS PREPARED IN ACCORDANCE WITH CURRENT TOWNSHIP CODE REQUIREMENTS SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW, TO VERIFY COMPLIANCE WITH LOT DEVELOPMENT INFORMATION CONTAINED IN THESE PLANS.
 - THE SITE HAS BEEN DESIGNED TO BALANCE CUTS AND FILLS; HOWEVER, FILL MATERIALS RECLAIMED ON THE SITE SHALL BE SUBJECT TO APPROVAL BY THE FALLS TOWNSHIP ENGINEER. SHOULD ON-SITE MATERIALS BE FOUND UNSUITABLE, ANY FILL MATERIALS BROUGHT ON TO THE SITE SHALL ALSO BE SUBJECT TO APPROVAL BY THE FALLS TOWNSHIP ENGINEER.
 - PROPOSED USE SHALL COMPLY WITH ALL PERFORMANCE STANDARDS CONTAINED IN SECTION 209-43 OF THE FALL TOWNSHIP ZONING ORDINANCE.
 - APPLICANT SHALL ENTER INTO A MAINTENANCE AND OPERATIONS AGREEMENT WITH FALLS TOWNSHIP COVERING ALL STORMWATER CONTROLS AND BMPs APPROVED AND CONSTRUCTED. THIS AGREEMENT SHALL BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR BUCKS COUNTY ALONG WITH THE RECORD PLAN AND SHALL BE TRANSFERRED WITH THE TRANSFER OF OWNERSHIP.
 - REGULAR OFFICE SUPPLY DELIVERIES SHALL UTILIZE THE STANDARD PARKING STALLS.
 - MONUMENTS SHALL BE PLACED AT KEY POINTS AS DIRECTED BY THE TOWNSHIP ENGINEER.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
46 EAST BUTLER AVENUE, SUITE 300, NEW BRITAIN, PA 17857 (207) 944-4330 • www.gilmore-usa.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED. © COPYRIGHT 2022 GILMORE & ASSOCIATES, INC.

PA
PROFESSIONAL
ENGINEER
ERIC S. CLASE
PE55713-E

DATE: 11/11/2024

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

METALS USA - FACILITY EXPANSION

FALLS TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT NO.: 2212025

OWNERS INFO:
METALS USA PLATES & SHAPES, INC.
50 CABOT BLVD E
LANGHORNE, PA 19047
(267) 288-5695

MUNICIPAL FILE NO.:

TAX MAP PARCEL NO.: 13-003-008-007

TOTAL AREA: 20.000 AC.

DATE: 11/11/24

DRAWN BY: RBF

SHEET NO.: 2 OF 24

TOTAL LOTS: 1

SCALE: 1"=50'

CHECKED BY: ESC

RECORD PLAN

2 OF 24



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*

Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Lower Southampton Township Board of Supervisors
Lower Southampton Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 13, 2025

Subject: BCPC #13041
Preliminary Plan of Land Development for Citizens Bank Drive-Up ATM
TMPs #21-11-2; 21-7-244
Applicant: Kelly Ley
Owner: All Centers, LLP
Plan Dated: November 21, 2024
Date Received: January 15, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Construct a free-standing drive-up automated teller machine (ATM) in the parking lot for an existing shopping center on a 4.02-acre tract. Public water and sewer serve the site.

Location: On the east side of Bustleton Pike, approximately 250 feet from the intersection of Roland Avenue.

Zoning: The C2 Heavy Commercial District permits commercial uses on lots with a minimum area of 1 acre. The district permits a maximum building area of 25 percent and an impervious surface ratio of 60 percent or less.

Present Use: Commercial

COMMENT

Required front yard setback—Section 27-902.C. of the zoning ordinance requires a front yard setback along each street of 35 feet for buildings and structures in the C-2 District. The proposed ATM is shown in the northwestern corner of the site bordering Bustleton Pike. We recommend the plan be revised to clearly show the required setback from Bustleton Pike.

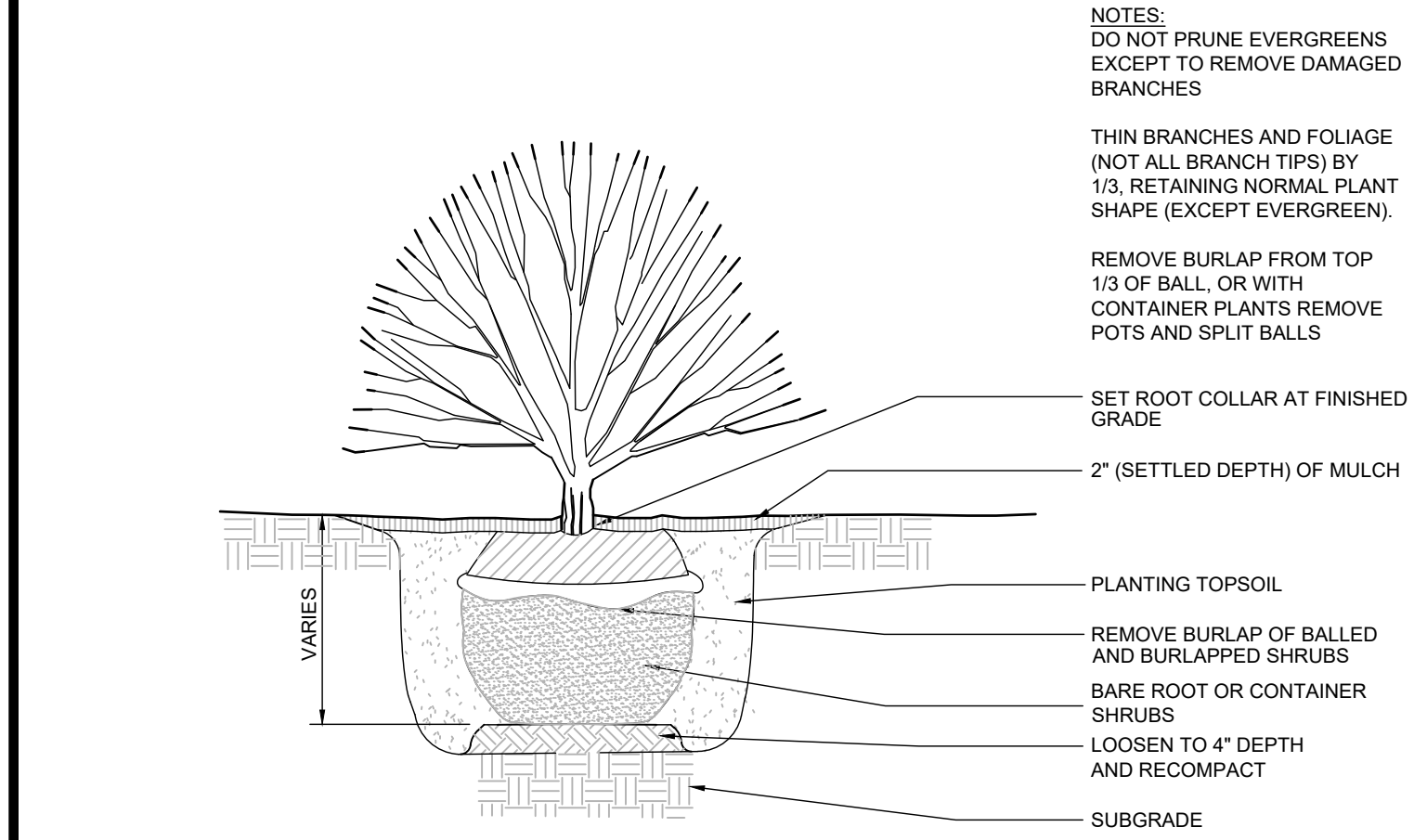
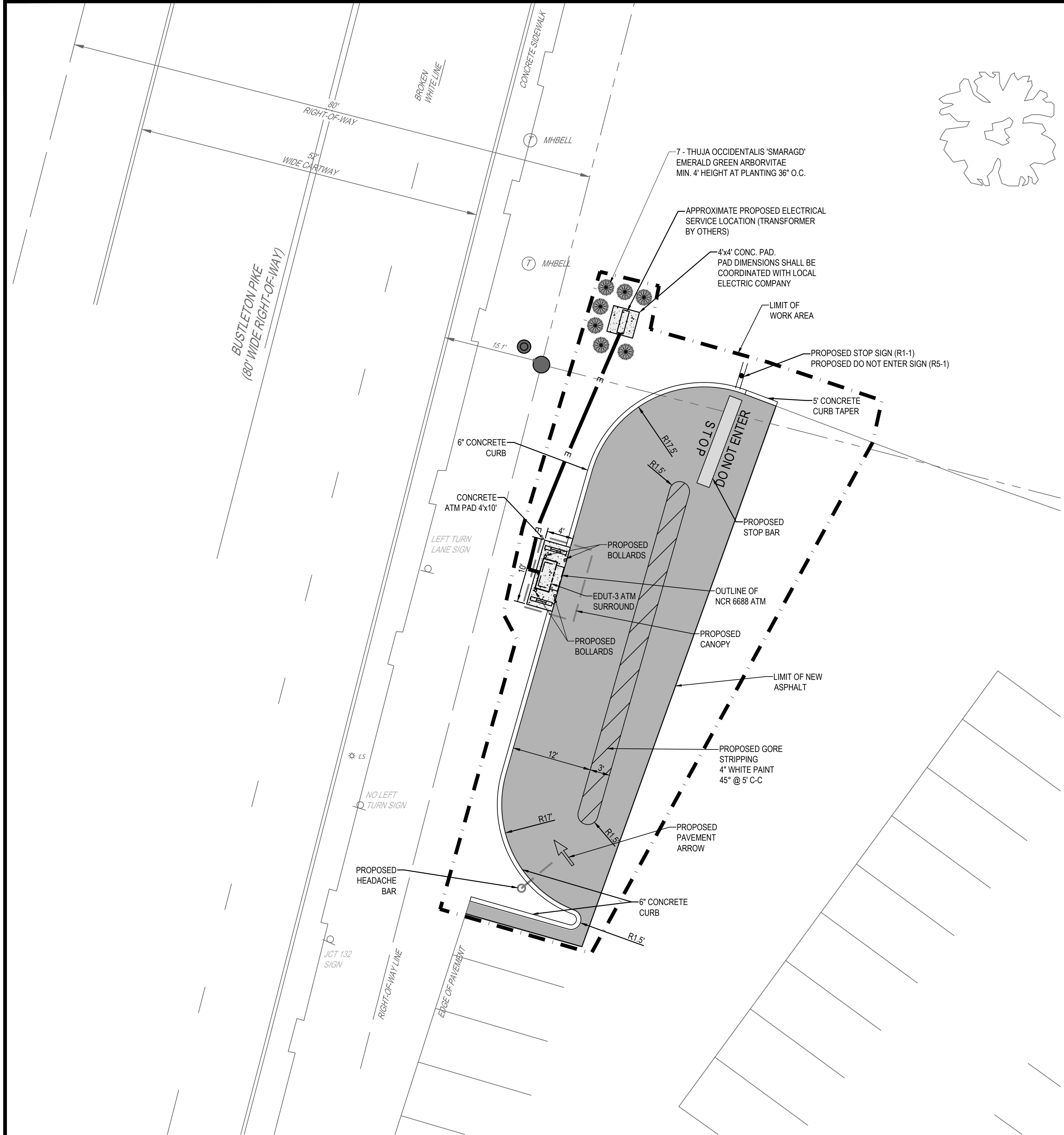


This review will be included in the Bucks County Planning Commission board materials for the March 5, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

PSF:emh
25-0010

cc: Kelly Ley, Project Manager, State Permits, Inc. (via email)
Jeremie Michael Schadler, Acela Architects + Engineers (via email)
Mike Pereira, Architect/Project Manager, William Starck Architects (via email)
John Evarts, PE, CKS Engineers, Inc., Township Engineer (via email)
Joseph Galdo, Township Manager (via email)
Michael Italia, BCO, CZO, Township Zoning Officer (via email)



SHRUB PLANTING
N.T.S.

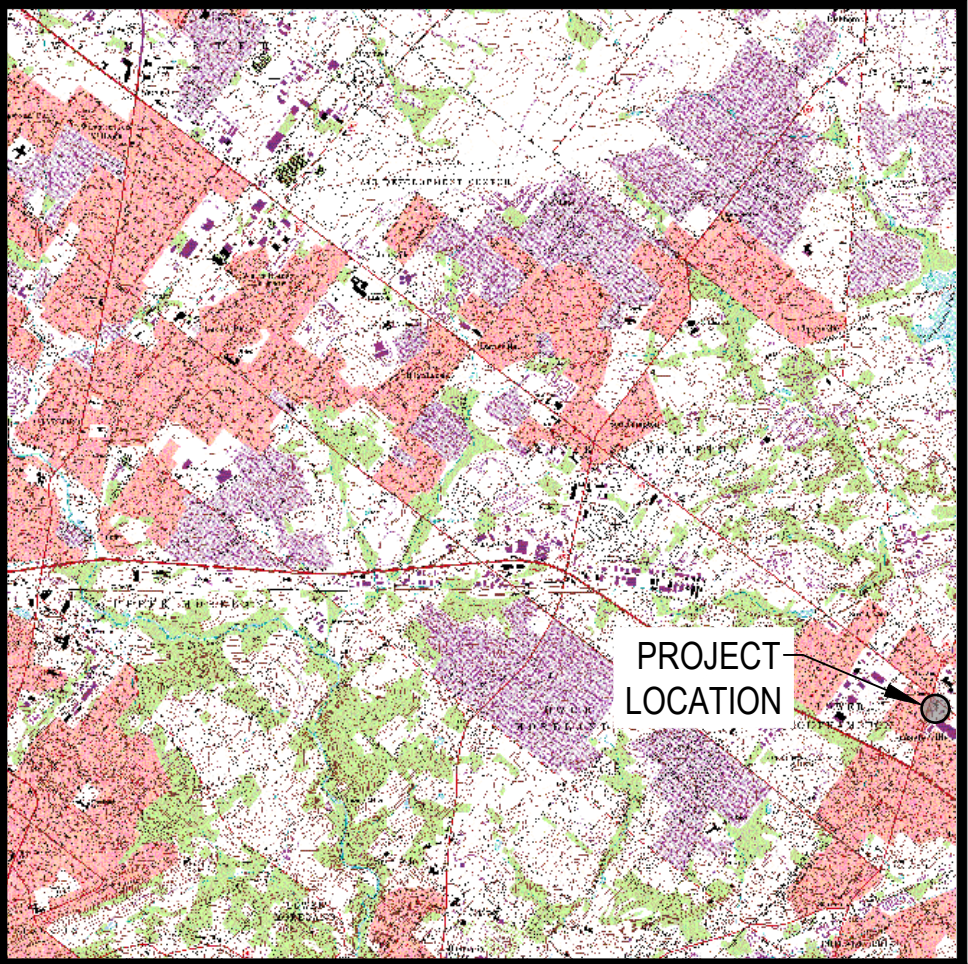
UTILITY COMPANY	CONTACT	ADDRESS	EMAIL
BUCKS COUNTY WATER AND SEWER AUTHORITY	JAMES NAPOLEON	1275 ALMSHOUSE ROAD, WARRINGTON, PA 18976	JIM@BCWSA.NET
PECO AN EXELON COMPANY C/O USIC	NIKKIA SIMPKINS	450 S HENDERSON ROAD, SUITE B, KING OF PRUSSIA, PA. 19406	NIKKIASIMKINS@USICLLC.COM
CONCAST	WYATT PARRISH	1250 HADDONFIELD-BERLIN ROAD, CHERRY HILL, NJ 08034	WYATT_PARRISH@CABLE.COMCAST.COM
LOWER SOUTHAMPTON TOWNSHIP	RAY HINZE	1500 DESIRE AVE., FEASTERVILLE, PA. 19053	RHINZE@LSTWP.ORG

ZONING DATA:

ZONING DISTRICT:	C2 - HEAVY COMMERCIAL DISTRICT
	REQUIRED
MINIMUM LOT AREA:	43,560 SQ. FEET
	1 ACRE
MINIMUM LOT WIDTH:	150 FEET
FRONT YARD SETBACK:	35 FEET
REAR YARD SETBACK:	35 FEET
SIDE YARD SETBACK:	20 FEET
MAXIMUM IMPERVIOUS COVERAGE:	60%
MAXIMUM BUILDING COVERAGE:	20 %
MAXIMUM HEIGHT:	35 FEET

PARKING REQUIREMENTS:

USE 41: LARGE RETAIL CENTERS: 1 SPACE PER EVERY 250 SQ.FT. OF GROSS FLOOR AREA
42,511 SQ.FT. RETAIL / 250 SQ.FT. = 170 SPACES REQUIRED
250 SPACES PROVIDED INCLUDING 10 HANDICAP SPACES



SITE DATA

RECORD OWNER: ALL CENTERS, L.P.
7600 JERICHO TURNPIKE, SUITE 402
WOODBURY, NY 11797 1705

PROPERTY LOCATION: BUSTLETON PIKE
FEASTERVILLE, PA 19053

DEED REFERENCE: DBV. 1525, 1667

PARCEL IDS: 21-007-244 / 21-011-002

TRACT AREA: 13,782 SQ. FT. /0.3164 ACRES

TAX AUTHORITY: LOWER SOUTHAMPTON TOWNSHIP

WATER: PUBLIC

SEWER: PUBLIC

NOTES:

- DATE OF SURVEY : SEPTEMBER 4TH, 2024.
- THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ETC. THAT ARE NOT NECESSARILY SHOWN ON THIS PLAN.
- HORIZONTAL DATUM: PA SPCS/SOUTH ZONE NAD83 (2011) EPOCH 2010.00.
- A TITLE SEARCH HAS NOT BEEN FURNISHED TO THE SURVEYOR.
- A PRELIMINARY DESIGN NOTICE TO PENNSYLVANIA ONE CALL SYSTEM, INC. (POCS) HAS BEEN SUBMITTED BY ARTHUR A. SWALLOW ASSOCIATES, LLC. ARTHUR A. SWALLOW ASSOCIATES, LLC. IS NOT RESPONSIBLE TO SUBMIT THE FINAL DESIGN NOTICE WHICH SHALL BE SUBMITTED TO POCS NOT LESS THE 10, NOR MORE THAN 90 BUSINESS DAYS IN ADVANCE OF THE FINAL DESIGN AND/OR THE DATE OF THIS PLAN.

SURVEY REFERENCE:

- PLAN ENTITLED "SURVEY & PLAN OF PROPERTY " PREPARED FOR STREET ROAD SHOPPING CENTER, INC. , PREPARED BY RUSSELL S. LYMAN, DATED AUGUST 25, 1965 , LAST REVISED SEPTEMBER 21, 1966 AND RECORDED IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK 45, PAGE 24.
- PLAN ENTITLED "PLOT PLAN " PREPARED FOR STREET ROAD SHOPPING CENTER, INC., PREPARED BY ERODMAN, ANTHONY & ASSOCIATES INC., DATED MARCH 13, 1968, LAST REVISED APRIL 18, 1969 AND RECORDED IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK 71, PAGE 47.
- PLAN ENTITLED "MINOR SUBDIVISION PLAN " PREPARED FOR BUCKS COUNTY MALL, PREPARED BY ROBERT R. ROSEN, DATED MAY 9, 1977, LAST REVISED JULY 17, 1977 AND RECORDED IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK 159, PAGE 6.
- PLAN ENTITLED "EXISTING BUILDING PLAN - PLAN OF PROPERTY " PREPARED FOR THE KORMAN CORPORATION, PREPARED BY JOSEPH H. MIXNER, DATED JANUARY 7, 1977, LAST REVISED APRIL 22, 1977 AND RECORDED IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK 159, PAGE 14.

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
LEGAL RIGHT-OF-WAY	---	---
EDGE OF PAVEMENT	---	---
CONTOUR	---	---
DECIDUOUS TREE	---	---
IRON PIN, REBAR OR IRON PIPE (FOUND)	---	---
UTILITY POLE	---	---
SIGN	---	---
LIGHT POLE	---	---
WHITE PAINTED LINES	---	---
PROPOSED PARKING STRIPE	---	---
CURB LINE	---	---
LIMIT OF WORK AREA	---	---
CONCRETE PAD	---	---
PROPOSED PAVEMENT	---	---

811
Know what's below.
Call before you dig.
SITE SERIAL #20242401869

NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

0' 10' 20'
SCALE: 1"=10'

acela
architects + engineers

acela architects + engineers, pc
2633 Moravian Ave.
Allentown, PA 18103

office: 610.365.4023
website: www.acela-ae.com
email: info@acela-ae.com

ENGINEER
MICHAEL SCHOLTER
PE075290

STARCK
ARCHITECTS

126 Cove Street
Fall River, MA 02720

1 Richmond Square, Suite 120C
Providence, RI 02906

508-679-5733
STARCKARCHITECTS.COM



CITIZENS BANK
REMOTE DRIVE-UP ATM

BUCKS CROSSING
751 BUSTLETON PIKE
FEASTERVILLE, PA

Scale AS NOTED
Date 11-21-2024
Drawn by ELH
Reviewed by JMS
Job No. 24-233

Drawing Name
SITE LAYOUT AND
LANDSCAPE PLAN

Drawing No.
SP1.0
Issued for Permit



BCPC

Bucks County Planning Commission

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

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Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 18, 2025

Subject: BCPC #13046
Preliminary Plan of Land Development for 1411 Highland Avenue
TMP #22-16-183
Applicant: Bryce H. McGuigan
Owner: Michael Shvartsman, Rimma Shvartsman, Zoya Feldman, Alla Murat and Lyumila Lev
Plan Dated: August 15, 2024
Date Received: January 27, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Construct a 1,082-square-foot second floor building addition to an existing one-story accessory building and a one-story 30-square-foot building addition to connect the accessory building with the primary building on a 1.22-acre site. Other proposed improvements include a redesign of the driveways and parking lot restriping at the back of the buildings. The existing one-story daycare center building is to remain. Public water and sewer serve the site.

Location: Along the northern side of Highland Avenue, northeast of its intersection with Sunflower Avenue.

Zoning: The R-2 Residence District permits public or private educational institutions when authorized by the zoning hearing board as a special exception. The minimum lot area is 10,000 square feet, the minimum lot width is 80 feet, and the permitted maximum impervious surface ratio is 30 percent.

Present Use: Daycare center



COMMENTS**1. Off-street parking**

- a. **Maximum number of spaces in a row**—Section 440-421.E. of the subdivision and land development ordinance (SALDO) has design standards for off-street parking facilities. Section 440-421.E.(1) of the SALDO permits a maximum of 12 parking spaces in one row, with raised planting beds at intervals not to exceed 12 spaces. Section 440-421.E.(2) requires raised beds to be planted with one shade tree. The plan shows one row of 14 parking spaces, without raised beds, adjacent to the proposed building addition.
- b. **Parking aisle width**—Section 440-421.E.(5) of the SALDO requires a minimum width of 20 feet for one-way parking aisles. The proposed redesign of the parking lot shows a portion of the one-way aisle measuring 18 feet in width.

2. **Paper street**—The plan shows what appears to be a paper street for a portion of Avenue B, located between the site and neighboring TMP #22-16-192. The portion closest to the site is a grass area and the portion closest to the adjacent parcel contains a driveway. If a decision is made to vacate this paper street, the township should consult with its solicitor to ensure the appropriate procedures for official street vacation, in accordance with Sections 303.(a)(1) and 304.(a)(1) of the Pennsylvania Municipalities Planning Code, are followed.

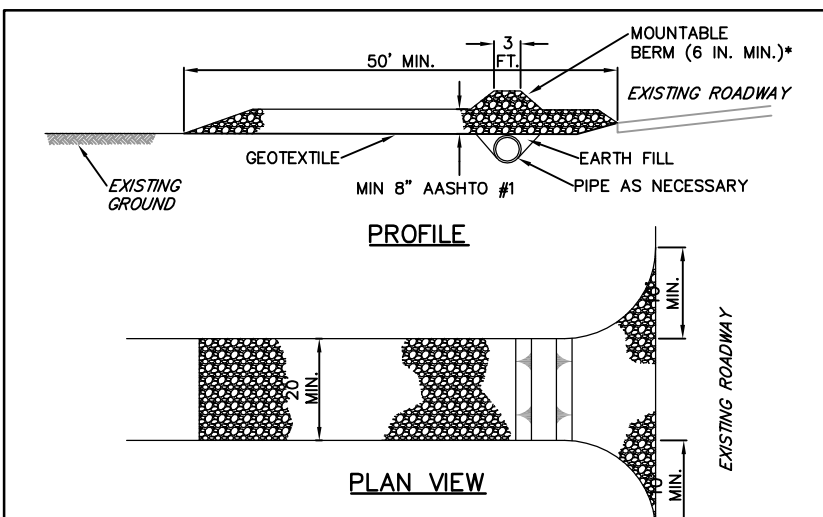
3. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the March 5, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LYL:emh
25-0021

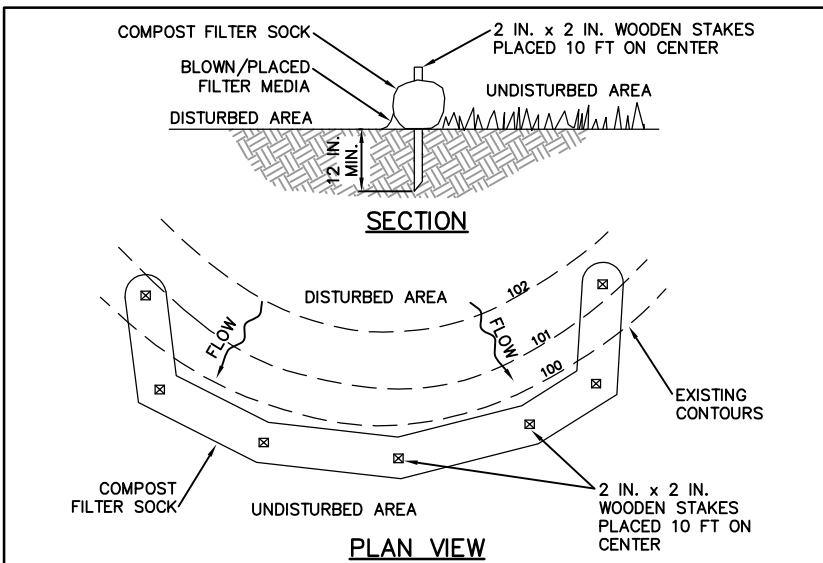
cc: Bryce H. McGuigan (via email)
Zoya Feldman (via email)
Nicholas T. Rose, ProTract Engineering, Inc. (via email)
Isaac Kessler, PE, Remington & Vernick Engineers, Township Engineer (via email)
Stephanie Teoli Kuhls, Township Manager (via email)
Jim Ennis, AICP, Zoning Officer (via email)



NOTES:
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. SEDIMENT DEPOSITED ON ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONTROL IS ACHIEVED OR INSTALL WASH RACK WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IF NOT ACCEPTABLE.

**STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE**

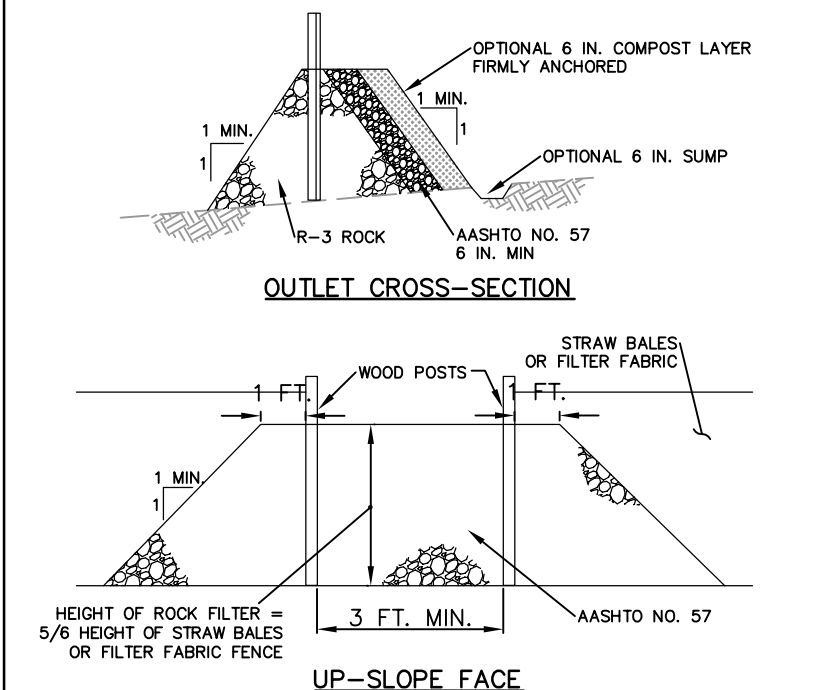
NOT TO SCALE



NOTES:
SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATION.
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. SOCK MAY BE LEFT IN PLACE AND REVEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

**STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK**

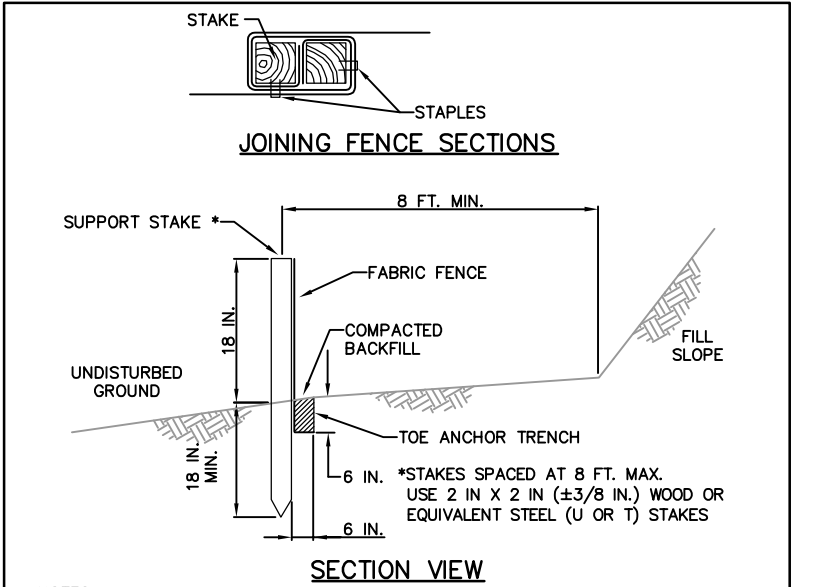
NOT TO SCALE



NOTES:
A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYERS SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE HEIGHT OF THE OUTLET.

**STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET**

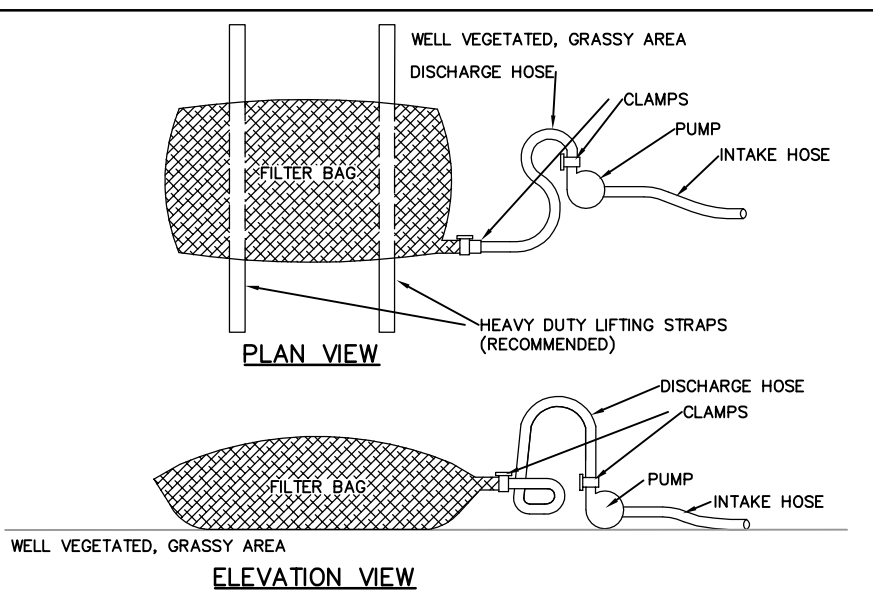
NOT TO SCALE



NOTES:
FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.
FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.
SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).
FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

**STANDARD CONSTRUCTION DETAIL #4-7
STANDARD SILT FENCE (18" HIGH)**

NOT TO SCALE



NOTES:
LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	235 LB
PUNCTURE	ASTM D-4633	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AO5 % RETAINED	ASTM D-4751	80 SEIVE

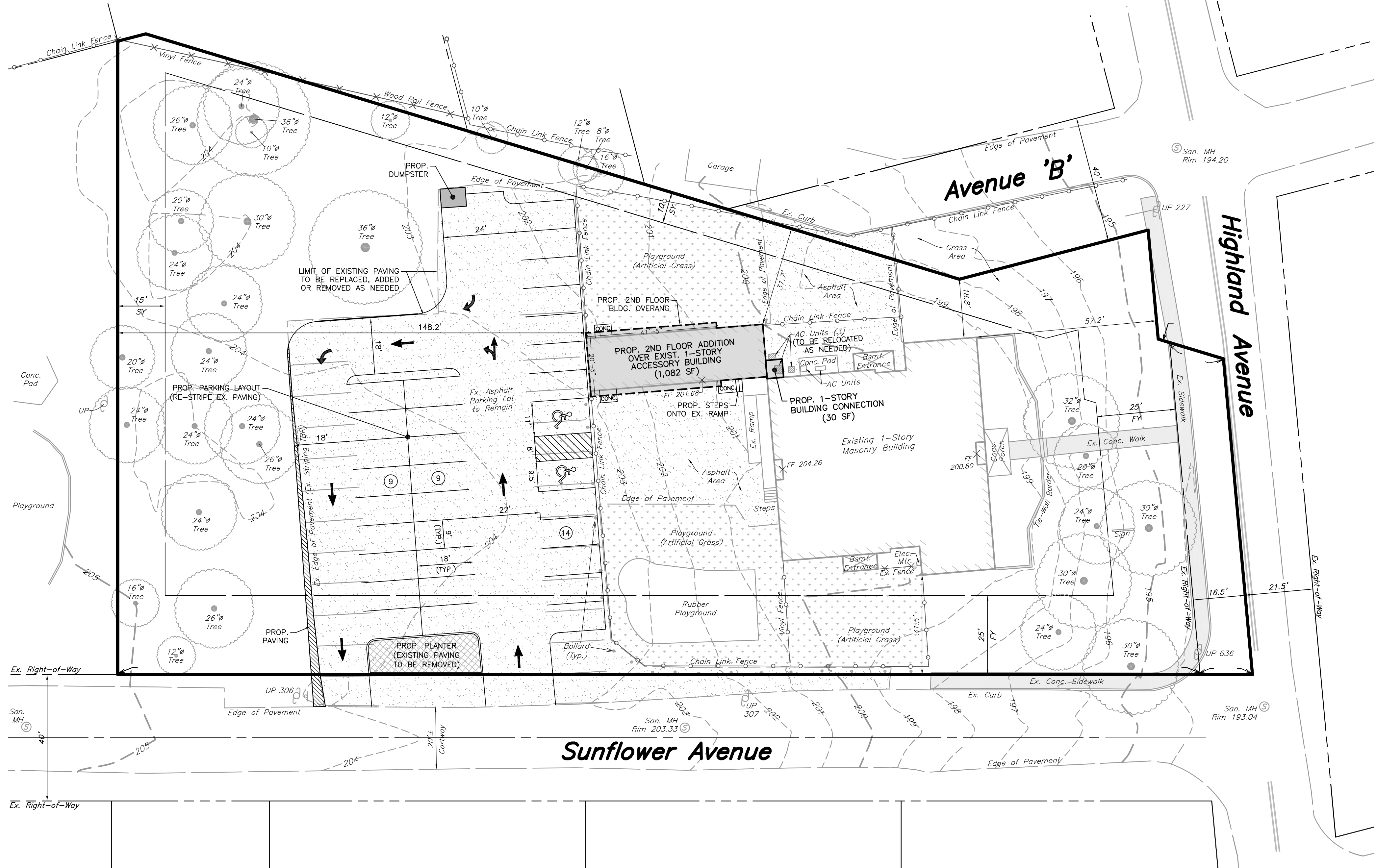
A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5% CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PRICE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SORRENED. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

**STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG**

NOT TO SCALE



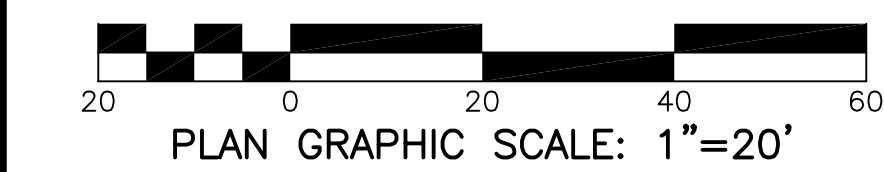
- SEEDING AND MULCHING INFORMATION**
- UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 72 HOURS, THE SITE SHALL BE IMMEDIATELY SEED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
 - CHANNELS AND STOCKPILES MUST BE SEED AND MULCHED IMMEDIATELY.
 - IN CHANNELS AND WHERE SLOPES EXCEED 25%, ANCHOR MULCH WITH COMMERCIALY AVAILABLE NETTING OR ASPHALT EMULSION OR CUTBACK ASPHALT AT 150 GALLONS/AC.
 - TEMPORARY SEEDING AND MULCHING
 - SITE PREPARATION: APPLY 1 TON/ACRE AGRICULTURAL GRADE LIMESTONE AND 150 LB./ACRE OF 10-10-10 FERTILIZER. WORK IN AS DEEPLY AS POSSIBLE.
 - SEEDING AND MULCHING: APPLY 1 LB./1000 SF OF ANNUAL RYE GRASS AND 1 TON/ACRE OF HAY OR STRAW MULCH. ANCHOR MULCH WITH COMMERCIALY AVAILABLE NETTING OR ASPHALT EMULSION OR CUTBACK ASPHALT AT 150 GALLONS/ACRE.
 - PERMANENT STABILIZATION OF ALL EXPOSED EARTH SURFACES AFTER THE COMPLETION OF THE SITE GRADING AND IMPROVEMENTS SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS:
 - AFTER INSTALLATION OF SURFACE WATER CONTROL MEASURES, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
 - APPLY 3 TON/ACRE AGRICULTURAL GRADE LIMESTONE AND 930 LB./ACRE OF 10-20-20 FERTILIZER. WORK IN AS DEEPLY AS POSSIBLE.
 - SMOOTH AND FIRM SEEDBED AREAS WITH CULTIPACKER, OR OTHER SIMILAR EQUIPMENT, PRIOR TO SEEDING.
 - APPLY SEED UNIFORMLY AT THE RATE OF 5 LB./1,000 SF; 60% FINE LEAF FESCUDE/30% PERENNIAL RYE/10% ANNUAL RYE.
 - COVER GRASS SEED WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.
 - APPLY STRAW MULCH AT A RATE OF 3.0 TON/ACRE. ANCHOR MECHANICALLY BY DISKING LIGHTLY, COVERING WITH LIGHT COVER OF TOPSOIL OR WITH ASPHALTIC OR HYDRAULIC BASED TACK.
 - USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER IN ORDER TO PREVENT GULLYING. USE SOD AT THE DIRECTION OF THE TOWNSHIP ENGINEER OR HIS/HER AUTHORIZED REPRESENTATIVE.
 - HYDROSEEDING SHALL BE AN ACCEPTABLE ALTERNATIVE TO THE ABOVE SEEDING WHEN PERFORMED IN ACCORDANCE WITH PENNDOT PUB 408 SECTIONS 804 AND 805 AND APPROVED BY THE ENGINEER.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.
- THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED AND APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOILS AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.
- ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER AN UNDISTURBED AREA.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
- AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE TOWNSHIP ENGINEER, ALL APPLICABLE MUNICIPAL EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- UPON THE INSTALLATION OF TEMPORARY SEDIMENT BASIN RISER(S), A QUALIFIED SITE REPRESENTATIVE SHALL CONDUCT AN IMMEDIATE INSPECTION OF THE RISER(S), WHEREUPON THE BUCKS COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS SEALED (WATERTIGHT).
- AT STREAM CROSSINGS, A 50-FOOT BUFFER SHALL BE MAINTAINED, ON BUFFERS, CLEARINGS, SOD DISTURBANCES AND EXCAVATIONS, EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITY SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGED RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE AVOIDED WITHIN BUFFER ZONES.
- UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANUP, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.
- SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.
- ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEPS SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.) AND/OR ANY APPLICABLE LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

LEGEND

- EX. BOUNDARY
- EX. ADJ. OWNER
- EX. RIGHT-OF-WAY
- EX. CONTOUR INDEX
- EX. CONTOUR INTERMEDIATE
- EX. BUILDING SETBACK
- EX. BUILDING
- EX. EDGE OF PAVING
- EX. PAVING/ASPHALT TO REMAIN
- PROP. PAVING
- PROP. BUILDING ADDITION



TownshipMIDDLETOWNCountyBUCKS

Project NumberH2885

Scale8-1/2"=24'

Sheet Number2 of 2

CONSTRUCTION / EROSION & SEDIMENT CONTROL PLAN

PREPARED FOR

1411 HIGHLAND AVENUE

ProTract Engineering, Inc.

64 East Moreland Avenue, P.O. Box 69

Hatboro, Pennsylvania 19040

Phone (215)442-9280

Fax (215)442-9238

Drawn/EngineerJGB/NTR

Date

Base DWG

2

2



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*

Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Milford Township Board of Supervisors
Milford Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 21, 2025

Subject: BCPC #13050
Sketch Plan of Land Development for 1930 John Fries Highway
TMP #23-10-19-5
Applicant: Posh Hospitality Development, LLC
Owner: CH Associates IX, LLC
Plan Dated: November 7, 2024
Date Received: February 5, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Construct a 2,400-square-foot Starbucks with a drive-through on a 3.369-acre site. The site contains an existing two-story hotel, which is to remain. The plan proposes additional amenities and improvements including parking, access, lighting, landscaping, utilities, and stormwater management facilities. The site is served by public water and sewerage systems.

Location: Along the northern side of John Fries Highway (Route 663), approximately 400 feet west of its intersection with Weiss Road.

Zoning: The PC Planned Commercial District permits Use E6 Drive-Ins and Other Eating Places by conditional use with a minimum site area of 1 acre, minimum lot width of 150 feet, and a maximum impervious surface ratio of 85 percent.

The site is located within the Arterial Corridor (Overlay) District which permits any use in the underlying zoning district as a conditional use.

Present Use: Commercial



COMMENTS

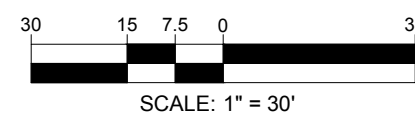
1. **Conditional use**—The site is located along John Fries Highway (Route 663) and is subject to the requirements of the Arterial Corridor (Overlay) District. Per Section 621 of the zoning ordinance, conditional use approval is required for the proposed development.
2. **Transportation impact study**—Section 701.h.17. of the subdivision and land development ordinance (SALDO) requires a transportation impact study be included with a preliminary plan submission if the proposed subdivision or land development will result in traffic generation of 100 or more trips per day. We recommend the applicant submit a transportation impact study, if necessary, at the time of preliminary plan submission.
3. **By-pass/escape lane**—The plan does not provide a by-pass/escape lane along the drive-through lane. Consideration should be given to providing an option for motorists to exit the lane in the event of an emergency. We recommend that township officials require a by-pass/escape lane that will allow motorists to exit the drive-through lane, if necessary.
4. **Registered landscape architect**—Per Section 701.h.8. of the SALDO, a landscape plan must be included with a preliminary plan submission. We recommend the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the March 5, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

B-EK:emh
25-0036

cc: Posh Hospitality Development, LLC (via email)
 Alec Nahas, PE, Bohler Engineering (via email)
 Todd C. Baldwin, PE, Andersen Engineering Associates, Inc., Township Engineer (via email)
 Jeffrey A. Vey, Township Manager (via email)
 Devan Ambron, Township Secretary/Treasurer & Office Manager (via email)
 Matthew Walters, QAPC (via email)



SCALE: 1" = 500'
SOURCE: GOOGLE MAPS

(Rev. 1/2020)

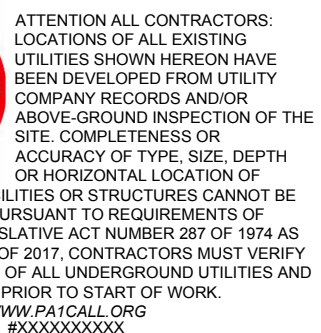
2. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
3. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER NECESSARY APPROVALS IS NOT GUARANTEED. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
4. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES. ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
5. THIS CONCEPT PLAN DOES NOT CONSTITUTE ANY INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
6. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND MODIFICATIONS, CONCERNS OR RESTRICTIONS THAT MAY COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.

PARKING REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	§ 518	10' X 20'	10' X 18' (E)	10' X 20' 8' X 20' (ADA PARKING)
MIN AISLE WIDTH	§ 518	12' (ONE WAY ACCESSWAY) 20' (ONE WAY 90 DEGREE PARKING) 24' (TWO WAY 90 DEGREE PARKING)	24' (TWO WAY 90 DEGREE PARKING)	12' (ONE WAY ACCESSWAY)
LOADING REQUIREMENTS	§ 519	2 (1 EXISTING USE & 1 PROPOSED USE)	1	2
MIN LOADING SIZE	§ 519	12' X 35'	12' X 35'	12' X 35'
MIN NUMBER OF SPACES	§ 404	157 SPACES (97 SPACES HOTEL) 60 SPACES DRIVE-INS (OTHER EATING PLACES)	146 SPACES (ALL HOTEL PARKING)	122 SPACES (V)

DRIVE-INS & OTHER EATING PLACES (WITH DRIVE THRU):
 REQUIRED FOR USE = ONE (1) OFF STREET PARKING SPACE FOR EVERY 50 SF OF GFA OR ONE (1) OFF STREET PARKING SPACE FOR EVERY TWO (2) SEATS
 REQUIRED FOR EMPLOYEE = ONE (1) SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT
 TOTAL REQUIRED SPACES = 2,400 SF / 50 SF = 48 OFF-STREET SPACES + 12 SPACES FOR EMPLOYEES = 60 SPACES
 STACKING MINIMUM = EIGHT (8) CARS

MOTEL, HOTEL AND INN
 REQUIRED FOR USE = ONE (1) OFF STREET PARKING SPACE FOR EACH RENTAL ROOM OR SUITE
 REQUIRED FOR EMPLOYEE = ONE (1) SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT
 REQUIRED FOR ACCESSORY FACILITIES (EATING PLACE, TAVERN, CONFERENCE AND MEETING ROOMS, AND BANQUET ROOMS N ADDITION ONE (1) OFF STREET PARKING SPACE FOR EVERY FOUR (4) PERSONS OF TOTAL CAPACITY
 TOTAL REQUIRED SPACES = 89 ROOMS + 8 EMPLOYEES = 89 SPACES + 8 SPACES = 97 SPACES

KEY =	EXISTING NON-CONFORMITY (E)	VARIANCE REQUIRED (V)
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[illegible]

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT
UNLESS INDICATED OTHERWISE

PROJECT No.:	PAB240179.00-0A
DRAWN BY:	JMV
CHECKED BY:	AMC
DATE:	11/07/2024
CAD I.D.:	P-SKTA-PROP

PROJECT:

FOR
POSH
SPITALITY
EVELOPMENT,
LLC
ED DEVELOPMENT

1930 JOHN FRIES HIGHWAY
QUAKERTOWN, PA 18951
MILFORD TOWNSHIP,
BUCKS COUNTY

**74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018**
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

A.M. CITRULLO

PROFESSIONAL ENGINEER
ADAM M. CITRULLO
PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE092835

SHEET TITLE:

SHEET NUMBER

C-001

ORG. DATE - 11/07/2024



BCPC

Bucks County Planning Commission

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
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Harold Hayes
James J. Keenan
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David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Solebury Township Board of Supervisors
Solebury Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 5, 2025

Subject: BCPC #8172-D
Preliminary Plan of Land Development for Solebury School
TMP #41-18-79
Applicant: Solebury School
Owner: Same
Plan Dated: August 8, 2023
Date Received: January 8, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Construct two 400-square-foot baseball field dugouts, a 1,400-square-foot storage building, provide an additional multi-purpose/practice field, and relocate the existing baseball field and tennis courts on a 136.11-acre site containing an existing institutional campus. The site is served by individual on-lot water and sewerage systems.

Location: Along the southern side of Phillips Mill Road, at the southwestern intersection of Phillips Mill Road and School Lane.

Zoning: The RB Residential/Agricultural District permits the existing nonconforming Educational Use with a minimum lot area of 10 acres, minimum lot width of 500 feet, and a maximum impervious surface coverage of 10 percent.

The Carbonate Geology Overlay District prohibits buildings located closer than 100 feet to the rim of sinkholes and underground storage of hazardous liquids within 200 feet of a carbonate geologic formation.

The following variances were previously granted by the Solebury Township Zoning Hearing Board in 1997:

Section 1600.D.7.
from meeting off-street parking requirements



Section 1604

from meeting off-street loading requirements

Section 1904.B.

from mapping requirements of the Carbonate Geology Overlay District

The following variances were previously granted by the Solebury Township Zoning Hearing Board in 2001:

Section 503.C.3.

reduction of the front yard setback from 150 feet to 80 feet for the track and field, and from 125 feet to 80 feet for the side yard setback to off-set the gymnasium drive from that of the neighbor's drive

Section 1408.E.4.

expansion of the existing barn complex in the center of campus within the floodplain area which does not exceed 25 percent of the original structure

The following was previously granted by the Solebury Township Zoning Hearing Board in 2022:

A special exception under Section 27-2208.5.D.(2), an interpretation of Section 27-2208.5.C.(3), and variances from Sections 27-515.10.C., 27-2605.1.A., and 27-2301 to permit the construction of a three-story dormitory, service building, and associated walkways, drives, and parking lots.

Conditional use approval from the following zoning ordinance requirements was granted by the Solebury Township Board of Supervisors in 2001 with the approval of preliminary plans:

Section 1408.E.3.A.

allow piping to carry water from the detention basin into the existing creek

Section 1408.E.3.E.

allow pedestrian access and maintenance and emergency vehicular access across the floodplain

Conditional use approval from the following zoning ordinance amendments was granted by the Solebury Township Board of Supervisors in 2022 with the approval of preliminary plans:

Sections 2109.4.C.(6) and 2205.1.G.

to allow the driveway in the flood fringe and to disturb over 20 percent of the agricultural soils

Section 2208.5.B.(2)

to allow a corridor crossing of a riparian corridor in Zone 1

Sections 2208.5.D.(4) and 2209.5.D.(5)

to locate stormwater basins, level spreaders, and other structures within riparian corridor Zone 2

Present Use: Institutional

COMMENTS

1. Granted waivers

- a. **Subdivision and land development (SALDO) waivers**—The site plan indicates that the applicant was granted waivers from the following SALDO requirements:

Section 22-404

to allow a final plan submission

Section 22-404.2.I.(17)

to accept an aerial photograph in lieu of surveyed features

Section 22-517.4.

from providing sidewalks on both sides of the road

Section 22-503.1.

to allow no further street improvements

Section 22-505.3.

to allow the existing cartway widths for Phillips Mill Road and School Lane with no further improvements

Section 22-517.1.

from providing curbs

Section 22-404.2.I.(19)

partial waiver from architectural evaluations of the future storage shed

Section 22-520.1.C.(7)

partial waiver to provide plant species substitutions as approved by the township

Section 22-520.1.L.(4)

partial waiver to provide replacement trees

Section 22-520.1.D.(7)

partial waiver from providing the hedgerow containing a dense mixture of trees

- b. **Stormwater management waivers**—The site plan indicates that the applicant was granted waivers from the township's stormwater management ordinance:

Section 23-309.3.B.

to allow relief from storm piping concrete requirements

Section 23-309.3.C.

to allow pipe size smaller than 18 inches

Sections 23-309.7.D. & 23-309.7.E.

to allow cut/fill slopes at a maximum of 3:1

Section 23-311.7.

to allow construction runoff rate and volume to be limited to BCCD and NPDES permitting requirements

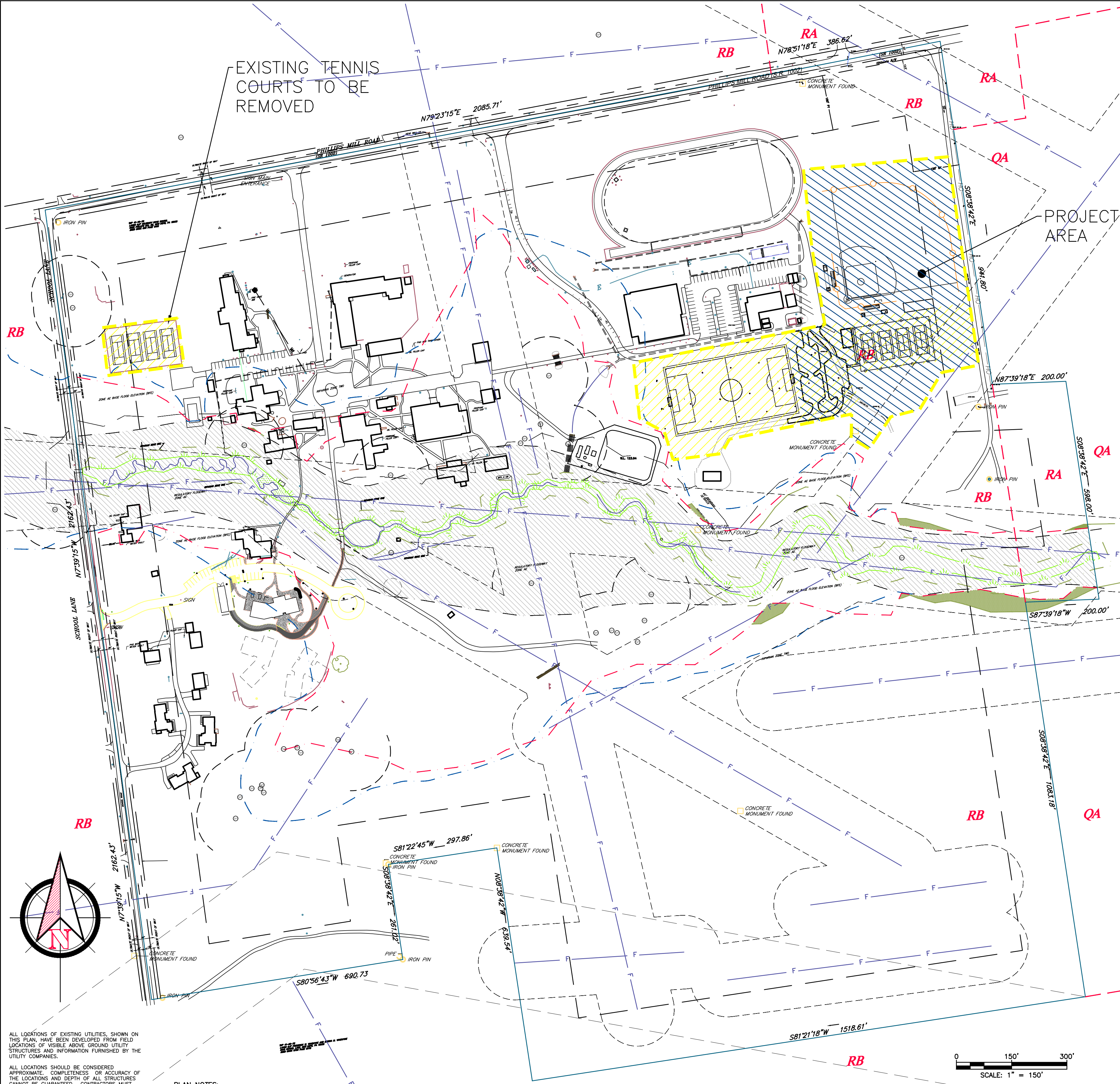
2. **Carbonate Geology Overlay District**—Per Section 27-2605 of the zoning ordinance, township officials should ensure that the site plan meets the requirements of the Carbonate Geology Overlay District.
3. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the March 5, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

B-EK:emh
25-0003

cc: Solebury School (via email)
Michael J. Bowker, PE, Apex Design Engineering Group (via email)
Curtis J. Genner Jr., PE, Wynn Associates, Inc., Township Engineer (via email)
Christopher Garges, Township Manager (via email)
Jean Weiss, Township Administrative Assistant/Right-to-Know Officer (via email)



ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 197 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1779. THREE DAYS PRIOR TO THE START OF ANY EXCAVATION, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

Serial Number: 20231572379
CALL BEFORE YOU DIG!
YOU MUST CALL 811
BEFORE ANY EXCAVATION
WHETHER ITS ON PRIVATE
OR PUBLIC LAND.
PennyVan One Call System, Inc.
1-800-242-1776

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11/19/24

PLAN NOTES:

- THE 100-YEAR FLOODPLAIN SHOWN ON THIS PLAN IS BASED ON A LETTER OF MAP AMENDMENT (LOMA) DETERMINATION FROM FEMA DATED AUGUST 11, 2022. THE FLOODWAY IS DEPICTED AS SHOWN ON THE EFFECTIVE FLOOD INSURANCE RATE MAP (FIRM).
- LIMITED EXISTING RESOURCE INFORMATION IS PROVIDED ON THIS SHEET FOR DESCRIPTIVE PURPOSES. SEE ERSAP PLANS FOR COMPLETE EXISTING RESOURCE INFORMATION.
- FRACTURE TRACES AND SINKHOLE LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE FOLLOWING SOURCES:
 - "LIMESTONE STUDY - AN ENVIRONMENTAL ASSESSMENT FOR ON-LOT SEWAGE SYSTEM SUITABILITY IN THE CARBONATE VALLEYS OF BUCKS COUNTY", WESTON, 1978.
 - LETTER REPORT CONTAINING "RESULTS OF GEOPHYSICAL SURVEY: SOLEBURY SCHOOL", DATED JUNE 2, 2010, BY ARM GEOPHYSICS, 2010.
 - "CARBONATE INVESTIGATION, THE SOLEBURY SCHOOL", PREPARED BY DELVAL SOIL & ENVIRONMENTAL CONSULTANTS, INC. DATED DECEMBER 18, 2000.
 - "PRELIMINARY HYDROGEOLOGIC REPORT AND AQUIFER TESTING PLAN. PROPOSED SOLEBURY SCHOOL DORMITORIES", PREPARED BY GILMORE & ASSOCIATES, INC. AND LAST REVISED DECEMBER 10, 2021.
- SEE PLAN SHEET 46 AND SHEET 47 FOR INFORMATION ON REQUIRED PINS AND MONUMENTS TO BE SET FOR EASEMENTS AND LOT CONSOLIDATION.

I/WE, SOLEBURY BOYS SCHOOL, AS THE OWNERS OF THIS PROPERTY, DO HEREBY ACKNOWLEDGE THAT THE STORMWATER FACILITIES AND BMPs, AS SHOWN ON THESE PLANS, ARE PERMANENT FIXTURES AND THAT THEY SHALL NOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY SOLEBURY TOWNSHIP. I/WE FURTHER ACKNOWLEDGE THAT ANY REVISIONS TO THE APPROVED DRAINAGE PLAN AND/OR EROSION & SEDIMENT CONTROL PLAN, EITHER PRIOR TO OR DURING CONSTRUCTION, MUST BE SUBMITTED TO THE TOWNSHIP AND BUCKS COUNTY CONSERVATION DISTRICT, RESPECTIVELY, FOR APPROVAL.

I, MICHAEL J. BOWKER, P.E., HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE SOLEBURY TOWNSHIP ORDINANCES AND REGULATIONS.

MICHAEL J. BOWKER, P.E.

11-19-24

PARKING:

EXISTING PARKING SPACES = 204 SPACES
REQUIRED PARKING SPACES = 288 SPACES*
PROPOSED PARKING SPACES = 204 SPACES**

* PER CALCULATIONS PROVIDED ON REFERENCE PLAN 1.
** VARIANCE PREVIOUSLY GRANTED PER REFERENCE PLAN 1.

LOADING:

REQUIRED LOADING SPACES:
SQUARE FEET OF AGGREGATE GROSS FLOOR AREA (GFA) DEVOTED TO EDUCATION FACILITY = 92,162 SF.

FOR 45,000 SF < GFA < 119,999 SF = 3 SPACES
FOR 120,000 SF < GFA < 159,999 SF = 3 SPACES

EXISTING LOADING SPACES = 3 SPACES

EXISTING LAND USE:

SCHOOL, ACCESSORY DWELLINGS

ZONING INFORMATION:

R-B (RESIDENTIAL/AGRICULTURAL)
C-G (CARBONATE GEOLOGY OVERLAY DISTRICT)

CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10AC	123,861 AC ⁽¹⁾	123,861 AC ⁽¹⁾
LOT WIDTH @ BLDG LINE	500'-FT MIN.	2,445 FT	2,445 FT
LOT WIDTH @ ST LINE	350'-FT MIN.	2,445 FT	2,445 FT
YARDS			
FRONT	150 FT	60.44 FT ⁽²⁾	60.44 FT ⁽²⁾
SIDE	125 FT	33.58 FT ⁽²⁾	33.58 FT ⁽²⁾
REAR	150 FT	1,178.14 FT	1,178.14 FT
IMPERVIOUS COVERAGE	10% MAX	8.9%	9.3%
BUILDING COVERAGE	15% MAX	2.5%	2.5%
BUILDING HEIGHT	35 FT MAX	< 35 FT	< 35 FT

(1) SEE NET LOT AREA COMPUTATION ON THIS SHEET
(2) EXISTING NONCONFORMITY

GENERAL NOTES:

- OWNER:
SOLEBURY BOYS SCHOOL
6832 PHILLIPS MILL ROAD
NEW HOPE, PA 18938
- APPLICANT:
SOLEBURY SCHOOL SCHOOL
6832 PHILLIPS MILL ROAD
NEW HOPE, PA 18938
- SITE INFORMATION:
6832 PHILLIPS MILL ROAD
NEW HOPE, PA 18938
- THE INTENT OF THIS PLAN SET IS TO DEPICT THE RELOCATION OF THE ATHLETIC FACILITIES ON CAMPUS. THIS PLAN SET DEPICTS THE PROPOSED LOCATION OF THE NATURAL GRASS BASEBALL FIELD, NATURAL GRASS SOCCER FIELD, TENNIS COURTS, STORAGE BUILDING AND ASSOCIATED FIELD AMENITIES. THE PLAN SET ALSO INCLUDES THE PROPOSED PAVING IMPROVEMENTS, WALKWAYS, AND THE ASSOCIATED GRADING AND STORMWATER MANAGEMENT IMPROVEMENTS.
- THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
- PA. ONE CALL NUMBER FOR THIS SITE IS 20231572379.
- THE NOTED SURVEY PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
- IN ACCORDANCE WITH FEMA PANEL NUMBER 42017C0213J EFFECTIVE DATE 03/16/2015, PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN DEPICTED AS ZONE AE. THE REMAINDER OF THE PREMISES IS LOCATED IN THE FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD). NO PROPOSED IMPROVEMENTS ARE LOCATED WITHIN THE FLOODPLAIN.
- THIS SITE IS CURRENTLY SERVED BY ON SITE WATER AND ON LOT SEWER.
- SOIL DATA RETRIEVED VIA THE WEB SOIL SURVEY PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AVAILABLE ONLINE AT <http://websoilsurvey.nrcs.usda.gov/>.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- THIS SITE IS LOCATED WITHIN THE CARBONATE GEOLOGY OVERLAY DISTRICT OF SOLEBURY TOWNSHIP AS DEPICTED ON THE ZONING MAP OF SOLEBURY TOWNSHIP.
- WETLANDS AND WATERS OF THE US/COMMONWEALTH WERE DELINEATED BY SETH BACON SOIL & WETLAND CONSULTING AND FIELD LOCATED BY GILMORE & ASSOCIATES.
- VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GPS WITH OBSERVATIONS REFERENCED TO KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM. HORIZONTAL DATUM IS BASED ON PA STATE PLANE COORDINATE SYSTEM NAD83 ESTABLISHED BY GPS WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
- ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- THIS PLAN SET IS PREPARED UNDER THE FOLLOWING ORDINANCES:
 - ZONING ORDINANCE OF 2013, UPDATED 01/07/2019
 - SUBDIVISION AND LAND DEVELOPMENT ORDINANCE DATED 10/21/2019
 - STORMWATER MANAGEMENT ORDINANCE DATED 05/24/2011

REFERENCE PLANS:

1. BOUNDARY, TOPOGRAPHY AND EXISTING FEATURES LOCATIONS TAKEN FROM A PLAN ENTITLED "LAND DEVELOPMENT PLAN - SOLEBURY SCHOOL GIRLS DORMITORY", PREPARED BY GILMORE & ASSOCIATES, INC., DATED 01/14/2022, LAST REVISED 12/19/2022. PROJECT # 201704030-02.

TAX PARCEL NUMBER:
41018079

BLOCK AND UNIT NUMBER:
BLOCK 018 UNIT 079

SOURCE OF DEED:
BOOK 0666 PAGE 0166

TMP 41-018-079 SURVEY NOTES:

- PROPERTY KNOWN AS TAX PARCEL 41-18-79 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF SOLEBURY, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
- CONTAINING 6,092,157 SQ FT OR 139.857 ACRES, MORE OR LESS (GROSS LOT ACREAGE)
- THE NOTED SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN MARCH 2018 WITH SUPPLEMENTAL SURVEY PERFORMED IN DECEMBER 2020 AND HAS REFERENCED INFORMATION LISTED HEREON. IT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THE CONSOLIDATED BOUNDARY OF TAX PARCELS 41-18-79 AND 41-028-008 WAS VERIFIED BY GILMORE & ASSOCIATES, IN JANUARY 2022.
- SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
- VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
- HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
- TOPOGRAPHIC INFORMATION COMPILED BY COOPER AERIAL SURVEYS CO. PHOTOGRAPHY EXPOSED 2/7/18. AERIAL CONTROL WAS SUPPLIED BY GILMORE & ASSOCIATES, INC.
- THE WETLANDS WERE DELINEATED BY SETH C BACON ENVIRONMENTAL CONSULTANTS AND FIELD LOCATED BY GILMORE & ASSOCIATES, INC.

FORMER TMP 41-028-008 NOTES:

- TAX PARCEL TAX PARCEL 41-028-008 HAS BEEN CONSOLIDATED WITH TMP 41-018-079 BASED ON A 9-22-2020 VERIFICATION LETTER FROM THE COUNTY OF BUCKS BOARD OF ASSESSMENT APPEALS.
- A SURVEY WAS PREPARED BY DUMACK ENGINEERING IN JANUARY 2020 FOR FORMER TMP 41-028-008. CAD FILES OF PARTIAL TOPOGRAPHY AND EXISTING FEATURES UPON THIS PARCEL WERE PROVIDED TO BY DUMACK FOR THE PREPARATION OF THIS SKETCH PLAN AND ARE INCORPORATED HEREIN.

LINE/TYPE LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	EXISTING BUILDING SETBACK
---	ZONING BOUNDARY
---	EXISTING FENCE LINE
---	EXISTING GRAVEL PATH
---	EXISTING STREAM
---	FEMA 100-YR FLOODPLAIN
---	CALCULATED 100-YR FLOODPLAIN
---	RIPARIAN BUFFER ZONE 1
---	RIPARIAN BUFFER ZONE 2
---	EXISTING WETLANDS
---	EXISTING FLOODWAY
---	KARST FRACTURE TRACES
---	CARBONATE GEOLOGY SETBACK
---	PECO EASEMENT
---	PHASE 1 PROJECT AREA
---	PHASE 2 PROJECT AREA

- THE BURYING OF TREES AND OTHER CONSTRUCTION DEBRIS ON THE SITE IS PROHIBITED.
- THERE ARE NO PROPOSED SANITARY SERVICE FACILITIES PROPOSED WITH THE IMPROVEMENTS INDICATED HEREIN THE PLANS.
- THERE ARE NO PROPOSED WATER SERVICES FACILITIES PROPOSED WITH THE IMPROVEMENT INDICATED HEREIN THE PLANS.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
- NO STRUCTURES, FENCE, PLANTING, OR OTHER OBSTRUCTION SHALL BE MAINTAINED BETWEEN A VERTICAL PLANE TWO FEET ABOVE STREET LEVEL AND A PLANE SEVEN FEET ABOVE STREET LEVEL SO AS TO INTERFERE WITH TRAFFIC VISIBILITY WITHIN THE CLEAR SIGHT TRIANGLES SHOWN AT ALL INTERSECTIONS. AT EACH POINT WHERE A DRIVEWAY INTERSECTS A STREET A CLEAR SIGHT TRIANGLE OF TEN (10) FEET MEASURED FROM THE POINT OF INTERSECTION OF THE STREET LINE AND THE EDGE OF THE ACCESS WAY SHALL BE MAINTAINED, WITHIN WHICH VEGETATION AND OTHER VISUAL OBSTRUCTIONS SHALL BE LIMITED TO A HEIGHT OF NOT MORE THAN TWO FEET ABOVE THE STREET GRADE.
- THIS DEVELOPMENT IS LOCATED IN PRIMROSE CREEK WATERSHED WHICH IS DESIGNATED TSF IN CHAPTER 93. THE PRIMROSE CREEK IS PART OF THE DELAWARE RIVER SOUTH WATERSHED AND ACT 167 PLAN.
- THE DEVELOPER OF THIS TRACT HOLDS SOLEBURY TOWNSHIP HARMLESS FOR ANY STORMWATER RUN-OFF DIRECTED OFF-SITE.
- PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF PROPOSED STORMWATER FACILITIES LOCATED ON THE PROPERTY. THE PCSWM PLANS AND DETAILS FOR INFORMATION ON MAINTENANCE REQUIREMENTS AND SCHEDULE.
- THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS ARE A BASIC AND PERPETUAL PART OF THE STORMWATER MANAGEMENT SYSTEM OF THE TOWNSHIP OF SOLEBURY, AND AS SUCH ARE TO BE PROTECTED AND RESERVED. IN ACCORDANCE WITH THE APPROVED FINAL PLANS BY THE OWNERS OF THOSE LANDS ON WHICH THE STRUCTURES ARE LOCATED, THE TOWNSHIP OF SOLEBURY AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER MANAGEMENT FACILITIES IN ORDER TO DETERMINE THAT THE DESIGN INTEGRITY IS BEING MAINTAINED BY THE OWNER(S).
- ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, GRADING, REGRADING, DRIVEWAYS, ROADS, BUILDINGS, SEPTIC SYSTEMS, RETENTION/DETENTION BASINS, AND UTILITY EASEMENTS SHALL BE LIMITED TO THE NATURAL RESOURCE PROTECTION STANDARDS AS SPECIFIED IN THE SOLEBURY TOWNSHIP ZONING ORDINANCE AS LAST AMENDED. THE REMAINING RESOURCES SHALL REMAIN IN THEIR NATURAL CONDITION INCLUDING THE NATURAL FOREST GROUND COVER WITH THE EXCEPTION OF THE REMOVAL OF INVASIVE EXOTIC SPECIES SUCH AS JAPANESE HONEYSUCKLE AND BITTERSWEET OR POISON IVY AND OTHER NOXIOUS WEEDS NOT MENTIONED. THE RESTORATION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES.
- THE AREA BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHTS-OF-WAY ALONG SCHOOL LANE AND PHILLIPS MILL ROAD ARE OFFERED FOR DEDICATION TO SOLEBURY TOWNSHIP.
- ALL PARKING SPACES COUNTED IN THE PROPOSED PARKING TABULATION SHALL BE FREE AND CLEAR OF SHEDS, TEMPORARY BUILDINGS, AND STORAGE FACILITIES.

NET LOT AREA COMPUTATION:
GROSS LOT AREA = 6,092,157 SF (139.857 AC)
- ROAD R/W (ULT) = 127,493 SF (2.927 AC)
- PECO EASEMENT = 569,275 SF (13.069 AC)
NET LOT AREA = 5,395,389 SF (123.861 AC)

EXISTING IMPERVIOUS COVERAGE:
BUILDINGS 134,385 SF
COMPACTED GRAVEL 20,689 SF
ASPHALT / CONCRETE 316,413 SF
WWT SYSTEM & ACCESS ROAD 9,088 SF
TOTAL 480,575 SF (8.9%)

TOTAL PROPOSED IMPERVIOUS COVERAGE:
BUILDINGS 135,785 SF
COMPACTED GRAVEL 12,225 SF
ASPHALT / CONCRETE 316,413 SF
WWT SYSTEM & ACCESS ROAD 9,088 SF
TENNIS COURT 24,480 SF
BASEBALL DUGOUTS 798 SF
BATTLING CAGES 1,834 SF
TOTAL 500,353 SF (9.3%)

NET INCREASE 19,778 SF

BCPC # _____
REVIEWED, PREPARED AND REPORT PROCESSED BY
BUCKS COUNTY PLANNING COMMISSION IN
ACCORDANCE WITH THE MUNICIPAL CODE.
CERTIFIED THIS _____ DAY OF _____
20____

SHEET 1 OF 2 FOR RECORDING

11/19/24	FINAL PLANS FOR RECORDING	DATE	11/19/24
09/12/24	NOTES/REV. SUBMISSION	DATE	09/12/24
07/18/24	NOTES/REV. SUBMISSION	DATE	07/18/24
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05/18/15	NOTES/REV. SUBMISSION		



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*

Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Warrington Township Board of Supervisors
Warrington Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: January 31, 2025

Subject: BCPC #8982-A
Preliminary Plan of Land Development for Chick-fil-A, Inc.
TMPs #50-31-22; 50-31-22-1
Applicant: Chick-fil-A, Inc.
Owner: Warrington Real Estate Ltd Partnership
Plan Dated: December 13, 2024
Date Received: January 2, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: To construct two canopies over the ordering and pickup areas for the drive-through lanes that are part of an existing 4,605-square-foot fast food restaurant building. Improvements to the vehicular circulation system and parking layout are also proposed. The restaurant occupies an individual building located on a proposed lease area of a larger site containing a commercial center. Public water and sewer facilities serve the site.

Location: Western side of the intersection of Easton Road (S.R. 611), approximately 1,700 feet north of its intersection with County Line Road.

Zoning: The CBD Central Business District permits restaurants with drive-through service when authorized as a conditional use by the board of supervisors. Mixed-Use Developments, which include a variety of uses, including restaurants, are permitted on a minimum gross site area of 50 acres. The minimum lot size is 20,000 square feet. Drive-throughs are permitted as conditional uses.

Present Use: Fast food restaurant



COMMENTS

1. **Conditional use**—Section 370-426.D.(6) of the zoning ordinance permits drive-through service by conditional use. Township officials should determine if conditional use approval is necessary for proposed additions to the existing use.
2. **Requested waivers**—The site plan indicates that the applicant is requesting a waiver from the following subdivision and land development ordinance (SALDO) requirement:

Section 440-301

to allow a preliminary/final plan submission rather than two separate submissions

Section 305-501 of the SALDO, not Section 440-301, requires submission of both preliminary and final plans because these plans differ in their purpose and required level of detail. The plan should be revised to reference the correct section number in the waiver request. The final plan should note all granted waivers.

3. **Lease area**—Sheet 1 indicates that the restaurant is located on a proposed lease area from TMP #50-31-22, consisting of 92,068 square feet. However, the boundaries of the proposed lease area are not clearly shown. If a subdivision by leasehold is proposed, the plan should be revised to clearly show the boundaries of the intended lease area.
4. **Required number of parking spaces**—The zoning table on the Title Sheet indicates that 66 parking spaces are required, 57 spaces are existing, and 44 spaces are proposed. Section 370-602.B. of the zoning ordinance requires one space per employee plus one space per two persons of capacity or two seats, whichever is greater. The plan should be revised to include the calculations used to determine the required number of spaces and compliance with the parking requirement should be provided.
5. **Accessible design**—The plan shows the relocation of the accessible parking spaces. The crosswalk between the accessible spaces and the restaurant building crosses the entrance to the drive-through lane. Maximum queueing of vehicles will likely extend across the accessible route crosswalk and would require handicapped patrons to cross two lanes of vehicles waiting to enter the drive-through lanes. It is recommended that the plan be revised to create a safer path for pedestrians by separating the crosswalk from the drive-through lanes. The existing handicapped parking and route may be a safer layout. We recommend that the township and applicant determine the safest layout for patrons utilizing the accessible spaces.
6. **Corridor Overlay District requirements**—Section 305-333 of the SALDO contains Corridor Overlay District guidelines that address façade features, roof designs, and landscaping for buildings along the Easton Road corridor. The plan should be revised to show a detail of the proposed canopies to indicate compliance with these ordinance standards.
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the March 5, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

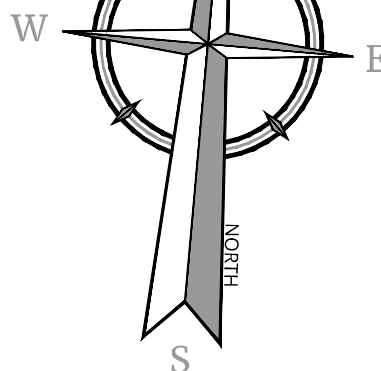
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

DCZ:emh
24-0741

cc: Tom Wilt, Chick-fil-A (via email)
Chris Riggle, PE, Colliers Engineering & Design (via email)
David Bilinski, Assistant Project Manager, Colliers Engineering & Design (via email)
Marleny Lopez, Sr., Administrative Professional, Colliers Engineering & Design (via email)
Allen Mason, PE, Township Engineer (via email)
Angela Benner, Township Manager (via email)
Roy Reider, Township Planning Director (via email)



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SCALE: 1" = 20'

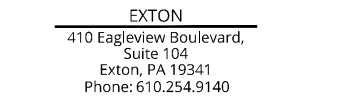


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Chris Papp

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER PAPP
ENGINEER
PE79508
PENNSYLVANIA

Digitally signed by Chris Papp



PARCEL # 50-31-22

WARRINGTON
TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

TE PLAN

Preliminary
80% Submittal
For Construction

tore : 01387

Drawn By: TCM

1995

62

4



BCPC

Bucks County Planning Commission

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*

Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Warrington Township Board of Supervisors
Warrington Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: January 27, 2025

Subject: BCPC #11496-B
Preliminary Plan of Land Development for Walmart Superstore 5649-232 expansion
TMP #50-31-30-5
Applicant: Dewberry Engineers, Inc.
Owner: Wal-Mart Real Estate Business Trust
Plan Dated: December 10, 2024
Date Received: December 31, 2024

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Construct a 4,967-square-foot addition to an existing 148,225-square-foot commercial building on a 17.90-acre site to provide a storage and staging area for online pickup and delivery services. Parking lot modifications near the proposed addition include re-striping, signage, and curbed island removal to allow drive-up parking.

Location: Southeast side of the intersection of Easton and Paul Valley Roads.

Zoning: The CBD Central Business District permits various uses including professional and business offices, retail businesses and services, hotel/motel, financial institutions, and age-restricted residential uses. The site may be developed for mixed-use development with a minimum of three different uses. The minimum lot size for an individual use is 20,000 square feet. No one use shall occupy more than 60 percent of the gross site area. The permitted maximum building and impervious surface ratios are 25 and 65 percent, respectively.

Present Use: Commercial



COMMENTS

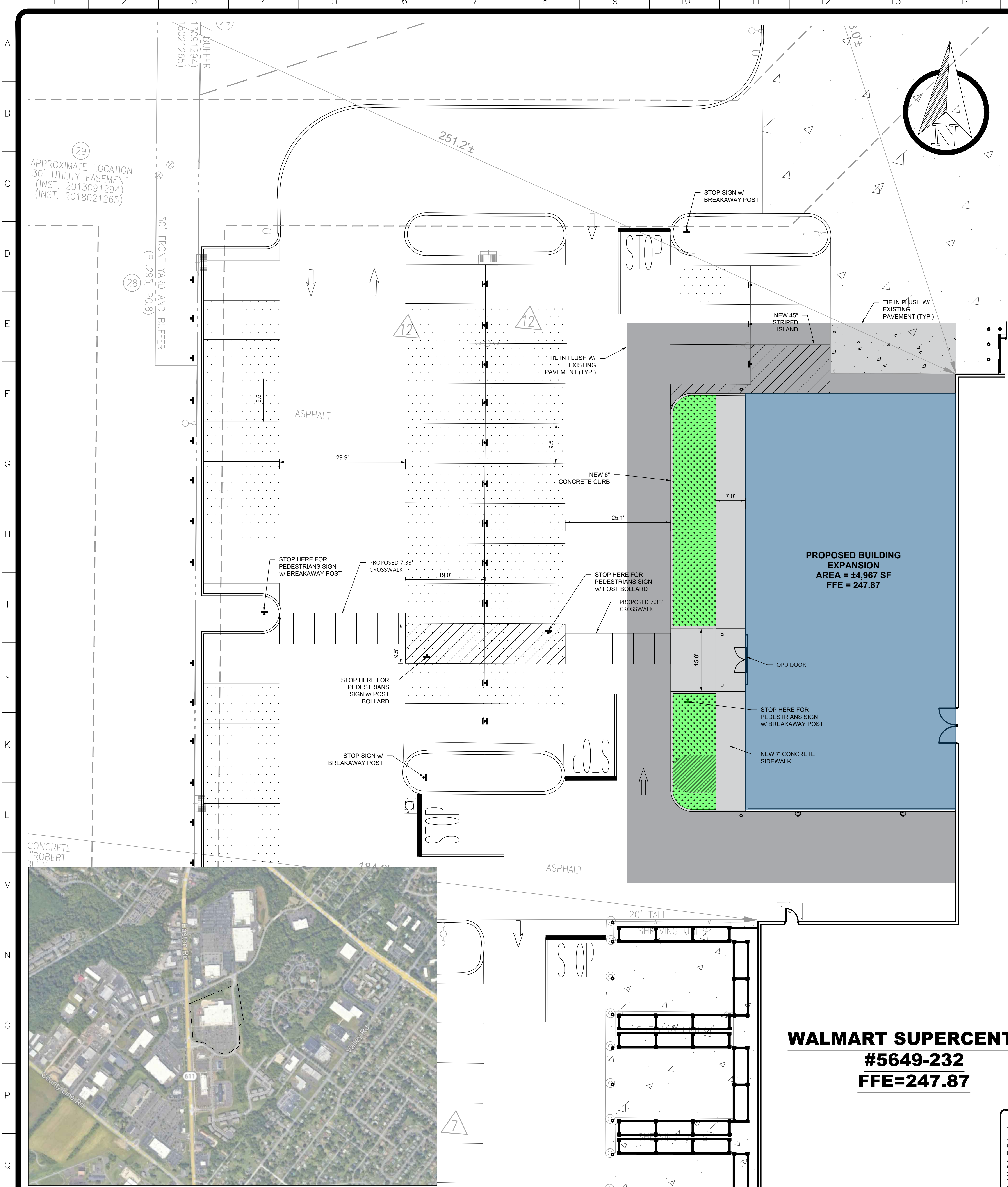
1. **Freestanding sign**—Section 370-709.H.(1)(e) of the zoning ordinance permits one freestanding sign per frontage. The Valley Gate Shopping Center contains an existing freestanding directory sign along Easton Road on the subject parcel. Township officials should determine if the proposed parking signs are freestanding signs or are exempt under Section 370-703.
2. **Sign location**—Section 370-704.B.(7) of the zoning ordinance prohibits signs to be located within a parking space. The township should determine if the proposed parking signage located on the pavement and on the curbed island complies with this requirement or is exempt in accordance with Section 370-703.
3. **Planning information**—Section 305-505.E.(4)(d) of the SALDO requires that applicable zoning requirements affecting the land development be shown on the plan. The plan does not show the impervious surface and building coverage requirements and should be revised to show the required information.
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 planning module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the March 5, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

DCZ:emh
24-0740

cc: Jeremy Eanes, PE, Dewberry Engineers, Inc. (via email)
Walmart (via email)
Allen Mason, PE, Carroll Engineering Corporation, Township Engineer (via email)
Angela Benner, Township Manager (via email)
Roy Rieder, Planning Director (via email)



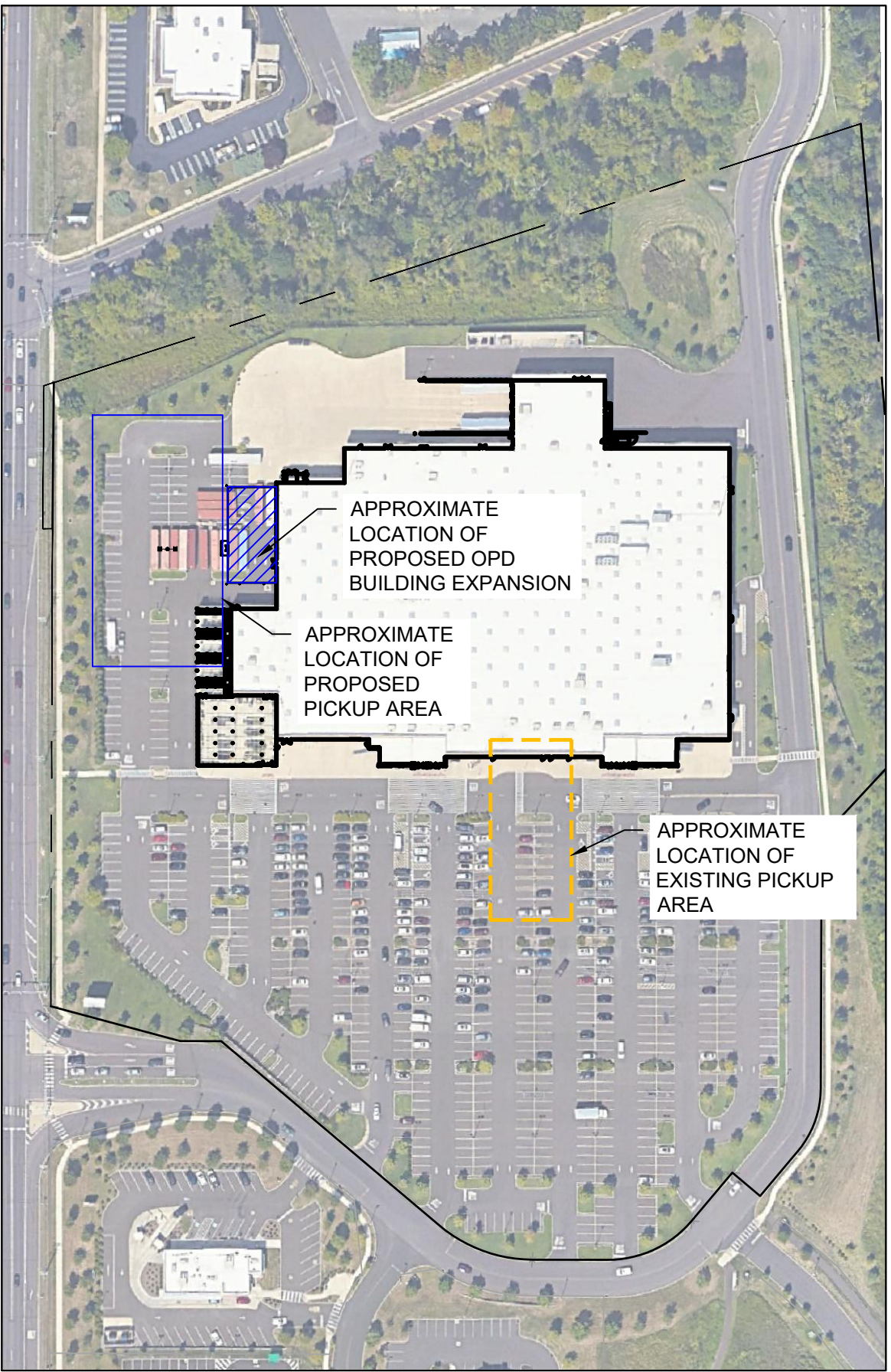
SITE ANALYSIS TABLE - WARRINGTON, PA #5649-232		
	EXISTING	PROPOSED
TOTAL BUILDING AREA	148,225 S.F.	153,192 S.F.
REQUIRED PARKING (PER TOWNSHIP OF WARRINGTON)	741 SPACES	766 SPACES
REQUIRED PARKING RATIO (PER TOWNSHIP OF WARRINGTON)	5.0 SPACES/1,000 S.F.	5.0 SPACES/1,000 S.F.
REQUIRED PARKING (PER ECR/CC&R)	593 SPACES	613 SPACES
REQUIRED PARKING RATIO (PER ECR/CC&R)	4.0 SPACES/1,000 S.F.	4.0 SPACES/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	611 SPACES	559 SPACES
ACCESSIBLE PARKING	24 SPACES	24 SPACES
EV PARKING	0 SPACES	0 SPACES
PICKUP PARKING	12 SPACES	45 SPACES
CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	14 CORRALS/28 SPACES	14 CORRALS/28 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS	635 SPACES	583 SPACES
PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	4.28/1,000 S.F.	3.81/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	647 SPACES	628 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.36/1,000 S.F.	4.10/1,000 S.F.

SITE NOTES:

- CONTRACTOR SHALL FIELD VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
- ALL CONSTRUCTION SHALL COMPLY WITH LOCAL MUNICIPALITY AND COUNTY CODES AND STANDARDS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
- WHEN WORKING ADJACENT TO EXISTING STRUCTURES, POLES, ETC., CONTRACTOR SHALL USE WHATEVER METHODS THAT ARE NECESSARY TO PROTECT STRUCTURES FROM DAMAGE. REPLACEMENT OF DAMAGED STRUCTURES SHALL BE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL CONTACT UTILITY COMPANY 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO VERIFY LOCATION OF AND PREVENT DISTURBANCE OF ANY EXISTING UTILITIES IN WORK AREA, AND PROVIDE IMMEDIATE TEMPORARY SERVICE TO ANY DAMAGED UTILITIES.
- ALL DISTURBED AREAS ARE TO BE SEEDED PER THE SPECIFICATIONS WITHIN 7 DAYS OF ACHIEVING FINAL GRADES.
- IF CONSTRUCTION IS TEMPORARILY HALTED FOR A PERIOD OF 21 DAYS OR LONGER DUE TO WEATHER, WINTER SHUT DOWN, ETC., CONTRACTOR SHALL INSTALL TEMPORARY SEEDING WITHIN 7 DAYS. PRIOR TO SEEDING, ALL ESTABLISHED TEMPORARY VEGETATION IS TO BE REMOVED.
- IF EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR OR REPLACE AT THEIR OWN EXPENSE.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- TOTAL LAND DISTURBANCE AREA = ±0.24 ACRES

SURVEY LEGEND

- FIRE HYDRANT
- STORM DRAIN MANHOLE
- STORM INLET GRATE
- CURB INLET
- CLEANOUT
- GAS VALVE
- SURVEY TRAVERSE STATION
- LIGHT POLE
- HANDICAP PARKING SPACE
- GROUND SHOT
- BUILDING HEIGHT LOCATION
- INVERT ELEVATION
- MANHOLE RIM ELEVATION
- TOP OF GRATE ELEVATION
- BOLLARD
- SEWER MANHOLE
- TEST PIT
- WATER VALVE
- PROPERTY CORNER FOUND
- BOTTOM OF CURB ELEVATION
- TOP OF CURB ELEVATION
- ROOF DRAIN
- PARKING PAINT MARKING
- CHAIN LINK FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BUILDING FOOTPRINT
- STORM DRAIN PIPE
- UNDERGROUND SEWER PAINT MARKING
- UNDERGROUND WATER PAINT MARKING
- UNDERGROUND ELECTRIC PAINT MARKING
- UNDERGROUND GAS PAINT MARKING
- BUILDING OVERHANG
- BOUNDARY LINE
- CONCRETE



KEY MAP
N.T.S.

SITE COVERAGE SUMMARY:

TOTAL IMPERVIOUS AREA ADDED = 224 S.F.
TOTAL PERVIOUS AREA ADDED = 749 S.F.
NET = 525 S.F. PERVIOUS AREA ADDED



SITE PLAN

WALMART SUPERCENTER
#5649-232
FFE=247.87

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

LEGEND	
	HEAVY DUTY CONCRETE PAVING
	CONCRETE SIDEWALK
	STANDARD DUTY ASPHALT PAVEMENT
	SEAL COAT
	BUILDING EXPANSION
	NEW PERVIOUS AREA
	EXISTING PERVIOUS AREA

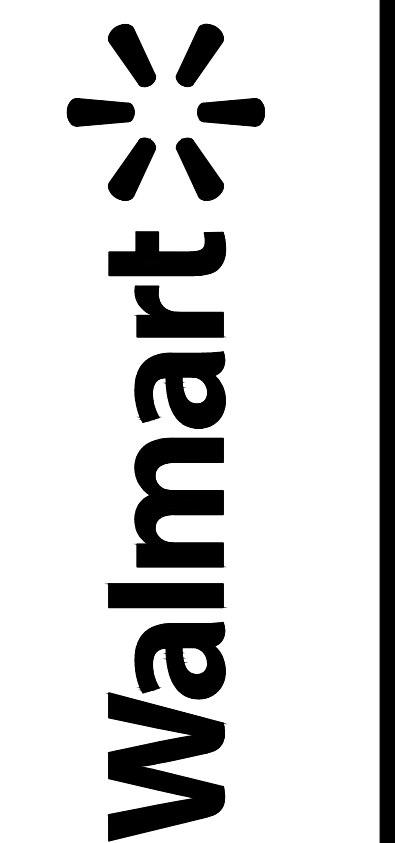
CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

REVISIONS	BY

Dewberry
Dewberry Engineers Inc.
551 PINEY FOREST ROAD
DANVILLE, VA 24040-3553
434.797.4487



SUPERCENTER #5649-232
299 VALLEY GATE DR, WARRINGTON, PA 18976
WALMART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716



DRAWN	JE
CHECKED	LBM
DATE	12/10/2024
SCALE	AS NOTED
JOB No.	50170181
SHEET	

C-1



BCPC

Bucks County Planning Commission

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*

Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Warwick Township Board of Supervisors
Warwick Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: January 31, 2025

Subject: BCPC #6219-F
Sketch Plan of Subdivision/Land Development for Hallmark Building Group, LLC
TMP #51-3-88-10
Applicant: Tom Imperato
Owner: Steven and Gail Ostroff
Plan Dated: December 26, 2024
Date Received: January 7, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Subdivide an existing 7.27-acre lot into 11 single-family detached dwelling lots ranging in size from 14,039 square feet to 19,008 square feet. Also proposed is a utility lot consisting of 11,321 square feet and an open space lot consisting of 2.08 acres. The site contains an existing single-family dwelling, barn, and accessory buildings which will be removed. Public water and sewer services are intended to serve the development.

Location: Southwest corner of York Road and Meyer Way.

Zoning: The O Office District permits Use B1 Single-family detached dwellings on lots with a minimum area of 12,500 square feet if served by public sewer and public water supply. The maximum permitted building and impervious surface coverages are 30 and 35 percent, respectively.

The property is also in the Corridor Overlay District. The purpose of the Corridor Overlay District is to regulate design of the streetscape and buildings along the York Road corridor.

Present Use: Residential



COMMENTS

1. **Anticipated zoning ordinance relief**—The Zoning Table indicates that variances may be requested from the following requirements of the zoning ordinance:

Section 195-16.B.(1)(a)[2]

from requiring a minimum lot size of 12,500 square feet; the proposed utility lot is 11,321 square feet

Section 195-63; Table 1

to allow structures, activities, or paved surfaces within the buffer yard; the proposed sidewalk along York Road is within the buffer yard

All zoning issues should be resolved prior to final plan approval.

2. **Parking**—The Zoning Table indicates that three off-street parking spaces will be provided for each lot. We recommend future plan submissions include a diagram of a typical lot, delineating the parking spaces.
3. **Corridor Overlay District**—Since the proposed project is in the Corridor Overlay District, compliance with the design standards in Section 163-51.3. of the SALDO is required. This includes submission of architectural drawings of proposed buildings, a landscape plan, parking lot design, pedestrian circulation, lighting and sign standards, and streetscape design.
4. **Pedestrian connections**—The sketch plan shows proposed sidewalks along three of the four lot boundaries. The applicant should consider making the sidewalk along York Road into an internal loop trail that connects to the sidewalk along Stony Road, through the site's planned open space.
5. **Historic resources**—The *Warwick Township Comprehensive Plan* (2005) indicates that the site contains significant historic resources. The plan recommends that historic resources be protected through zoning regulations, additional use opportunities, and encourages preservation and reuse. If the structures are to be removed, we recommend that they be documented by photographs and drawings.
6. **Tree preservation**—A number of large trees are currently on the parcel. Section 163-30.D. of the SALDO states that where trees or other community assets are located within a proposed subdivision or land development, every possible means shall be provided to preserve these features. The preliminary plan should identify the trees to remain and should include details for tree protection standards per Section 163-51.1. of the SALDO.
7. **Impact statements required at the preliminary plan stage**—Per Section 163-13 of the SALDO, residential subdivisions of 10 or more lots are required to include the following impact statements future preliminary plan submission will be required to include a developer financial disclosure statement, an educational impact study, a transportation impact study, and an impact assessment. All required impact statements should be included with future plan submissions.
8. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision. We recommend that the planning

module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the March 5, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

PF:emh

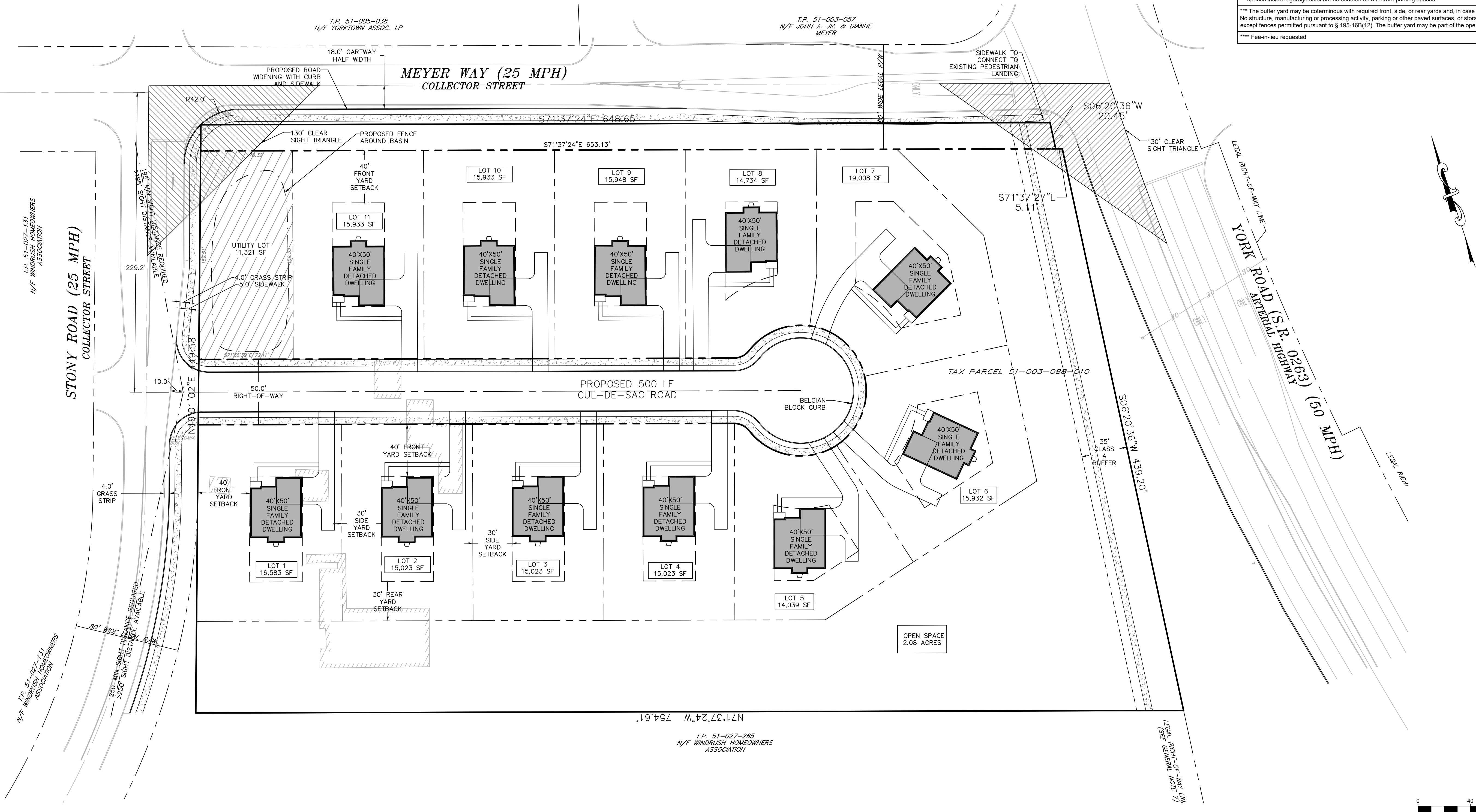
25-0004

cc: Tom Imperato, Hallmark Homes Group (via email)
Richard Carroll, III, President, Hallmark Homes Group (via email)
Kristin Holmes, PE, LEED AP, Holmes Cunningham Engineering (via email)
Julie L. Von Spreckelsen, Esq., Eastburn & Gray PC (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Engineer (via email)
Kyle Seckinger, Township Manager (via email)
Brandy McKeever, BCO, CZO, Township Director of Planning & Zoning (via email)
Thomas Jones, CZO, Township Zoning Officer (via email)

Tract Calculations											
Lot #	Gross Area (SF)	Legal ROW Area (SF)	Ultimate ROW Area (SF)	Net Lot Area (SF)	Easement Area (SF)	Impervious Area (SF)	Future Impervious To Be Included in SWM Calculations	Impervious % (including Future Impervious)	Building Area (SF)	Building Coverage (%)	Depth to Width Ratio
1	16,583	0	0	16,583	0	5,804	2,647	35.0%	1,725	10.4%	1.4
2	15,023	0	0	15,023	0	5,258	2,101	35.0%	1,725	11.5%	1.4
3	15,023	0	0	15,023	0	5,258	2,101	35.0%	1,725	11.5%	1.4
4	15,023	0	0	15,023	0	5,258	2,101	35.0%	1,725	11.5%	1.4
5	14,039	0	0	14,039	0	4,914	1,643	35.0%	1,725	12.3%	1.3
6	15,932	0	0	15,932	0	5,576	2,366	35.0%	1,725	10.8%	1.0
7	19,008	0	0	19,008	0	6,653	3,379	35.0%	1,725	9.1%	1.0
8	14,734	0	0	14,734	0	5,157	1,696	35.0%	1,725	11.7%	1.3
9	15,948	0	0	15,948	0	5,582	2,425	35.0%	1,725	10.8%	1.6
10	15,933	0	0	15,933	0	5,577	2,420	35.0%	1,725	10.8%	1.6
11	15,933	0	0	15,933	0	5,577	2,420	35.0%	1,725	10.8%	1.6
Utility Lot	11,321	0	0	11,321	11,321	0	0	0.0%	0	0.0%	
Open Space	90,463	0	0	90,463	0	2,200	0	2.4%	0	0.0%	
Street ROW	41,502	0	0	41,502	0	23,864	0	0	0	0.0%	
Proposed Overall	316,464	13,018	0	303,446	11,321	86,477	25,298	28.5%	8,625	2.8%	

- NOTES:
- THIS PLAN IS BASED ON AN EXISTING FEATURES PLAN PREPARED BY CAVANAUGH SURVEYING SERVICES DATED AUGUST 19, 2021.
 - BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED OUTSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 401 & 402 OF 532, COMMUNITY MAP NO. 42017C0401J & 42017C0402J WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - ANY INDIVIDUAL TREES HAVING A DIAMETER OF EIGHT INCHES OR MORE, MEASURED AT BREAST HEIGHT, WHICH IS REMOVED AS A RESULT OF THIS DEVELOPMENT AND CANNOT BE RELOCATED, SHALL BE REPLACED WITH A NEW TREE OF LIKE KIND HAVING A MINIMUM DIAMETER OF 2.5 CALIPER INCHES, MEASURED AT BREAST HEIGHT.
 - AN INSPECTION BY THE TOWNSHIP ENGINEER OF EXISTING CURBING ALONG STONY ROAD AND MEYER WAY IS REQUIRED AND ANY DAMAGED SECTION OF CURBING SHALL BE REPLACED.

ZONING TABLE			
Zone: O - Office District			
ITEM	REQUIRED / PERMITTED	PROPOSED	ORDINANCE SECTION
Land Use:	B1 Single Family Detached	B1 Single Family Detached	195-30 A
B1 Use Requirements for Lots:			
Min. Lot Area per Dwelling Unit (SF)	12,500 SF *	14,039 SF	195-16.B(1)(a)[2]; 195-75
Min. Lot Width at Setback	100 FT	100 FT	195-16.B(1)(a)[2]
Max. Building Coverage	30%	12.3%	195-16.B(1)(a)[2]
Min. Front Yard Setback	40 FT	40 FT	195-16.B(1)(a)[2]
Min. Side Yard Setback	30 FT	30 FT	195-16.B(1)(a)[2]
Min. Rear Yard Setback	30 FT	30 FT	195-16.B(1)(a)[2]
Max. Lot Impervious Coverage	35%	35%	195-16.B(1)(a)[2]
Max. Building Height	<35 FT	<35 FT	195-54 A
Min. Building Area	12,500 SF	>12,500 SF	195-61.A(1)(a)
B1 Use Requirements for Tracts:			
Max. Site Impervious Coverage	45%	28.5%	195-16.B(1)(a)[2]
Min. Active Open Space (10+ lots)	5 Acres for each 100 units, or min. 2.5 AC	.63 AC****	195-16.B(1)(a)[4]
Min. Active Open Space (5-10 lots)	1.5 AC	N/A	195-16.B(1)(a)[4]
Min. Common Open Space (3+ lots)	20% of area of site= 1.45 AC	1.45 AC	195-16.B(1)(a)[4]
Parking Requirements: **			
Off-Street Parking Spaces (4+ bed)	3 Spaces / DU	3 Spaces / DU	195-16.B(1)(a)[5]
Buffer Requirements: ***			
Min. Buffer to Arterial Street (including yards)	Class A - 35 FT	35 FT	195-63; Table 1
Notes			
(V) Variance Required			
* If not served by public sewer and public water supply, lot size shall be 40,000 square feet. All lots are proposed to be served by public water and sewer.			
** Spaces inside a garage shall not be counted as off-street parking spaces.			
*** The buffer yard may be coterminous with required front, side, or rear yards and, in case of conflict, the larger yard requirements shall apply. No structure, manufacturing or processing activity, parking or other paved surfaces, or storage of materials shall be permitted in the buffer yard except fences permitted pursuant to § 195-16B(12). The buffer yard may be part of the open space area or individual lots.			
**** Fee-in-lieu requested			



Holmes Cunningham LLC
409 E. Butler Ave,
Unit 5
Doyletown, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS	Description	Date
-----------	-------------	------

CALL BEFORE YOU DIG. IT'S THE SAFE WAY TO PREPARE FOR CONSTRUCTION. PLEASE AVOID ANY UNNECESSARY STOP & CALLS.
Permittee Due 1-800-242-1176

UTILITY LOCATIONS ARE SHOWN ON THIS PLAN AS AN INDICATION OF THE LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. (SEE PLAN P0813149)

YORK ROAD SUBDIVISION
T.M.P. # 51-003-088-010
1908 YORK ROAD
WARWICK TOWNSHIP, BUCKS COUNTY, PA

SKETCH PLAN

File No.		1423C_SK-3 Sketch.DWG	
Date	12/26/2024	Scale	1"=40'
Scale	1"=40'	HCE Job	1423C
Designed	KH	Sheet	1 of 1
Drawing No.		SK-3	



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*

Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Warwick Township Board of Supervisors
Warwick Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 11, 2025

Subject: BCPC #13042
Sketch Plan of Subdivision for 2090 Meetinghouse Road
TMP #51-3-93
Applicant: Kristin Holmes
Owner: Simple Investments, LLC
Plan Dated: December 30, 2024
Date Received: January 15, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Subdivide a 3.33-acre parcel into eight residential lots ranging in size from 15,547 to 27,196 square feet. Eight semi-detached dwelling units, one on each lot, are proposed. An existing dwelling, barn, and shed will be removed. The development will be served by public water and sewer services.

Location: On the west side of Meetinghouse Road at the intersection of Meetinghouse Road and School House Lane.

Zoning: The C3 Commercial/Multifamily Residential District permits Use B1a Single-family Semidetached dwellings (twin dwellings) on a minimum lot area of 12,500 square feet if served by public sewer and public water supply. This district permits Use B1a to have a maximum building coverage and impervious surface coverage of 30 and 40 percent, respectively.

Present Use: Formerly residential

COMMENTS

1. **Open space**—Section 195-62.B.(4) of the zoning ordinance contains provisions for the board of supervisors to approve a fee-in-lieu under certain circumstances. The plan notes the applicant is



proposing a fee-in-lieu instead of providing the required open space for the development. Future plan submissions should indicate if a fee-in-lieu is approved to show compliance with this requirement.

2. **Driveways**—Section 163-38.B. of the subdivision and land development ordinance (SALDO) requires that driveways shall be located no less than 40 feet from any intersection. The proposed driveways for Lots 1, 2, and 3 are shown close to the intersection of Meetinghouse Road and School House Lane. Future plans should indicate compliance with Section 163-38.B. of the SALDO.
3. **Tree preservation**—A number of large trees are currently on the parcel. Section 163-30.D. of the SALDO states that where trees or other community assets are located within a proposed subdivision or land development, every possible means shall be provided to preserve these features. The preliminary plan should identify the trees to remain and should include details for tree protection standards per Section 163-51.1. of the SALDO.
4. **Roadway improvements**—Section 163-66.A. of the SALDO requires that curbs be provided along both sides of the street unless deemed unnecessary by the board of supervisors. We recommend that the applicant make these roadway improvements to comply with the SALDO.
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the March 6, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

PF:emh
25-0011

cc: Daniel Mulhern, Simple Investments, LLC (via email)
Kristin R. Holmes, PE, LEED AP, Holmes Cunningham Engineering (via email)
Daniel Lyons, Esq., Attorney (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Engineer (via email)
Kyle Seckinger, Township Manager (via email)
Brandy McKeever, BCO, CZO, Township Zoning Officer (via email)
Thomas Jones, CZO, Township Zoning Officer (via email)

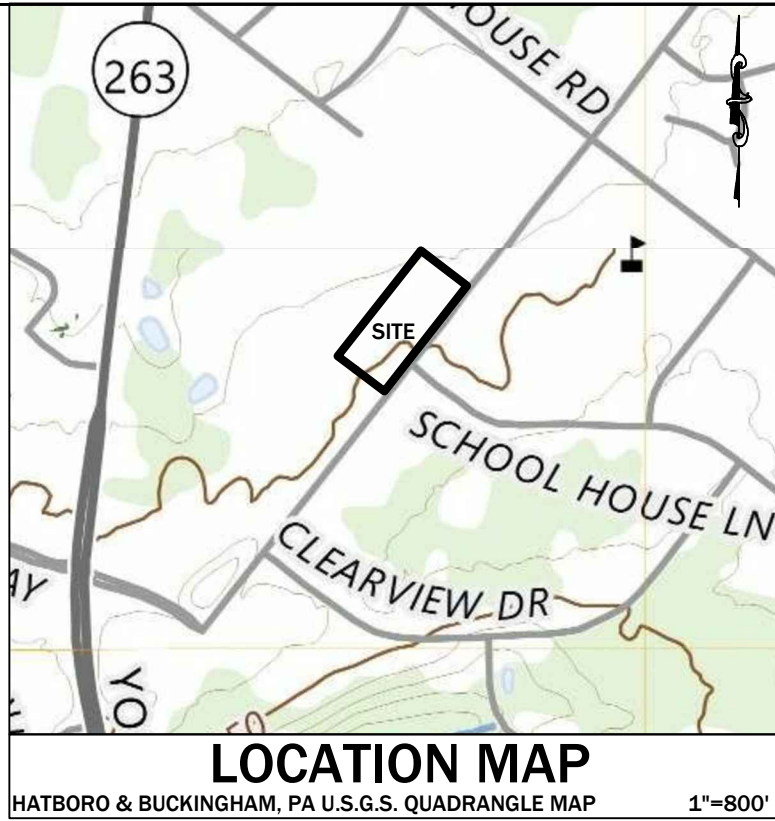
Site Capacity Calculations					
(1) Base Site Area					
Total Site Area		3.328	acres		
Subtract Ultimate right-of-ways, non-contiguous land or other preserved areas		0.512	acres		
Base Site Area		2.816	acres		
(2) Calculation Land with Resource Restrictions and Resource Protection					
	Resource	Min. Required Protection Ratio	Acres of Land in Resource (Ac.)	Resource Protection Land (Ac.)	Proposed Protected Resource Land (Ac.)
	Floodplain	1.00	0.00	0.00	0.00
	Floodplain Soil	1.00	0.00	0.00	0.00
	Lakes and Ponds	1.00	0.00	0.00	0.00
	Riparian Buffers	1.00	0.00	0.00	0.00
	Wetlands**	1.00	0.00	0.00	0.00
	Watercourse**	1.00	0.00	0.00	0.00
	Woodlands (Environmentally Sensitive)	0.90	0.00	0.00	0.00
	Steep Slopes (25% or more)*	0.85	0.00	0.00	0.00
	Wetland Margins	0.80	0.00	0.00	0.00
	Lake or Pond Shorelines	0.80	0.00	0.00	0.00
	Woodlands (other)	0.80	0.00	0.00	0.00
	Steep Slopes (15% to 25%)*	0.70	0.00	0.00	0.00
	Steep Slopes (8% to 15%)*	0.60	0.00	0.00	0.00
	Total Land With Resource Restrictions		0.00	acres	
	Total Resource Protection Land		0.00	acres	
	Proposed Resource Protection Land		0.00	acres	
* Portions of resource do not count to total resource protected land due to overlap with other resources					
** Such areas shall not be altered, regraded, developed, filled, piped, diverted, or built upon except that roads and utilities may cross streams, watercourses, and wetlands where design approval is obtained from the Township and the Pennsylvania Department of Environmental Protection and where no other reasonable access is available.					
(3) Net Buildable Site Area					
Base Site Area		2.816	acres		
Subtract Resource Protection Land		0.000	acres		
Net Buildable Site Area		2.816	acres		
(4) Number of Dwelling Units					
Net Buildable Site Area		2.816	acres		
Multiply by Applicable Density		N/A			
Maximum Allowable Dwelling Units		N/A		Dwelling Units	
(5) Open Space Requirements					
a.	Common Open Space				
	Base Site Area	2.816	acres		
	Common Open Space Ratio	0.200			
	Common Open Space (contain max 70% land with natural resource restrictions)	0.563	acres		
b.	Active Open Space	1.500	acres		
c.	Total Required Open Space	2.063	acres		

ZONING TABLE - Warwick Township			
Zone: C3-Commercial / Multifamily Residential District			
ITEM	PERMITTED	PROPOSED	ORDINANCE SECTION
Land Use:	B1a Twin Dwelling; B1b Duplex Dwelling	B1a Twin Dwelling	§195-50.A
Max. Building Height	35 FT	<35 FT	§195-51.A
B1a Twin Dwelling Lot Requirements			
Min. Lot Area (1)	12,500 SF	13,148 SF	§195-16.B.1(b) & 51.B
Min. Lot Width at Building Setback	60 FT	60 FT	§195-16.B.1(b) & 51.B
Max. Building Coverage Per Lot	30%	9.7%	§195-16.B.1(b) & 51.B
Max. Impervious Surface Per Lot	40%	39.7%	§195-16.B.1(b) & 51.B
Min. Front Yard Setback	40 FT	40 FT	§195-16.B.1(b) & 51.B
Min. Side Yard Setback	15 FT	15 FT	§195-16.B.1(b) & 51.B
Min. Rear Yard Setback	30 FT	30 FT	§195-16.B.1(b) & 51.B
Min. Parking (4+ beds)	3 per DU + 0.5 per DU	4	195-16.B(1)(b)(3)
Min. Parking (up to 3 beds)	2 per DU + 0.5 per DU	4	195-16.B(1)(b)(3)
Min. Building Area	12,500 SF	13,148 SF	195-61.A(1)(a)
B1a Twin Dwelling Tract Requirements			
Max. Impervious Surface Per Site	40%	34.0%	§195-16.B.1(b) & 51.B
Min. Active Open Space (5-10 lots)	1.5 AC	Fee-In-Lieu	195-16.B(1)(b)(2)
Min. Common Open Space (3+ lots)	20% of Site Area	Fee-In-Lieu	195-16.B(1)(b)(2)
Buffer Requirements			
Min. Perimeter Buffer (exclusive of yards)	50 FT	50 FT	195-16.B(1)(c)(4)
Min. Buffer To Arterial (inclusive of yards)	Class A - 35 FT	35 FT	195-63; Table 1
Min. Buffer To C3 (inclusive of yards)	Class A - 35 FT	35 FT	195-63; Table 1
(1) If not served by public sewer and public water supply, minimum lot size shall be 40,000 square feet.			
(2) Per 195-78, The proposed building may be constructed at a front yard depth that is not less than the average of the front yard setbacks of the existing buildings on the lots on either side.			

OWNER / APPLICANT:
DANIEL MULHERN
SIMPLE INVESTMENTS LLC
1579 W. COUNTY LINE RD
HATBORO, PA 19040

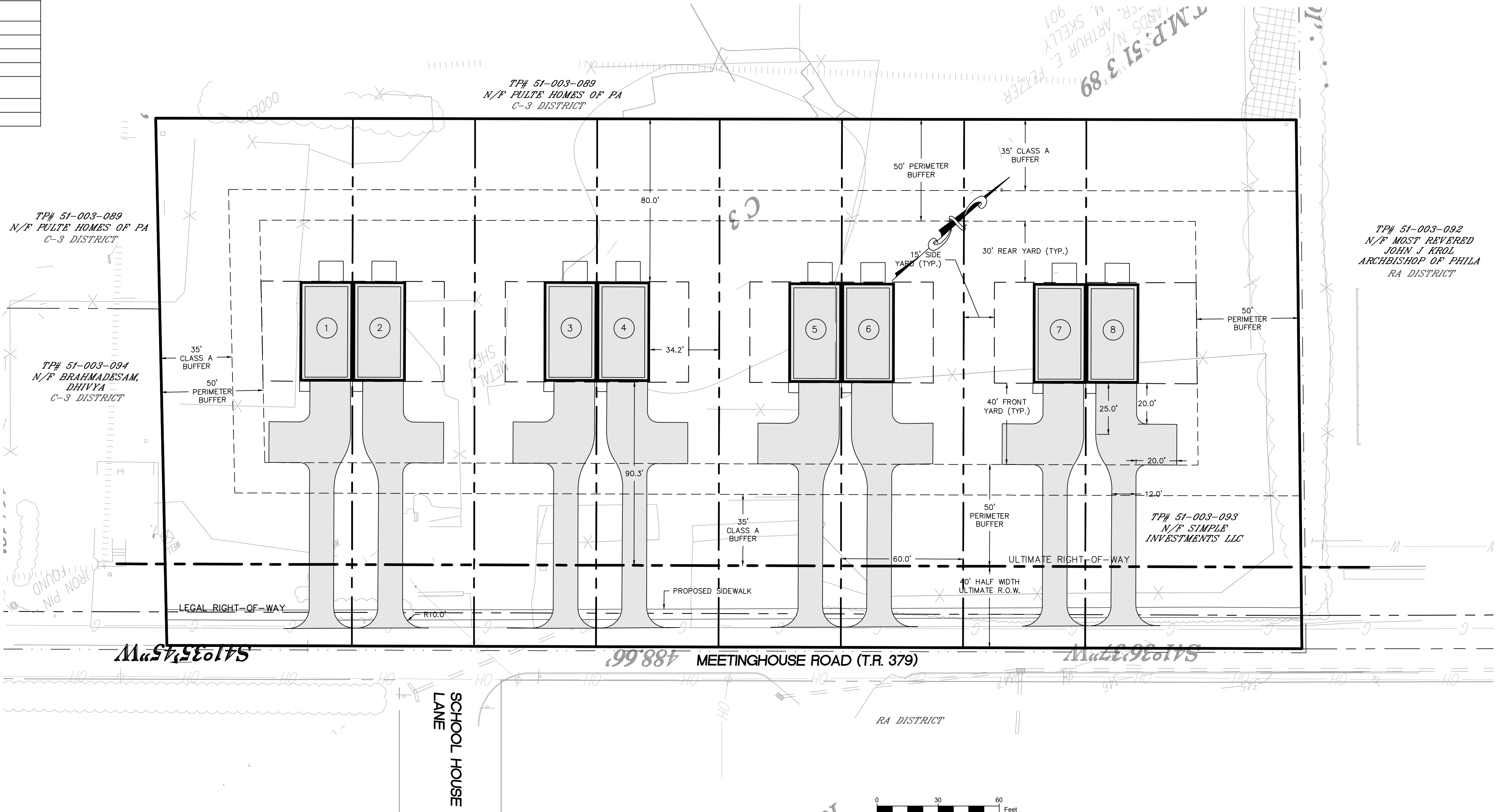
- LEGEND**
- PROPERTY LINE
 - LEGAL RIGHT-OF-WAY
 - ULTIMATE RIGHT-OF-WAY
 - EXISTING CONTOUR
 - PROPOSED DWELLING
 - PROPOSED CONCRETE
 - BUFFER LINE
 - SETBACK LINE

Tract Calculations									
Lot #	Gross Area (SF)	Legal ROW Area (SF)	Ultimate ROW Area (SF)	Net Lot Area (SF)	Easement Area (SF)	Impervious Area (SF)	Future Impervious Included in SWM Calculations	Impervious % (including Future Impervious)	Building Area (SF)
1	24,321	1,504	2,153	20,664	0	3,220	2,000	25.3%	1,275
2	15,555	989	1,411	13,155	0	3,220	2,000	39.7%	1,275
3	15,547	987	1,412	13,148	0	3,220	2,000	39.7%	1,275
4	15,610	990	1,418	13,202	0	3,220	2,000	39.5%	1,275
5	15,577	987	1,416	13,174	0	3,220	2,000	39.6%	1,275
6	15,577	985	1,417	13,175	0	3,220	2,000	39.6%	1,275
7	15,581	983	1,418	13,180	0	3,220	2,000	39.6%	1,275
8	27,196	1,736	2,512	22,948	0	3,220	2,000	22.7%	1,275



NOTES

- EXISTING CONDITIONS SHOWN ARE FROM THE NATURAL RESOURCE PROTECTION PLAN (EXISTING) PREPARED BY BOHLER ENGINEERING REVISED 10/12/2018
- THIS SITE IS CURRENTLY ZONED C-3 COMMERCIAL/MULTIFAMILY RESIDENTIAL DISTRICT IN THE TOWNSHIP OF WARWICK.
- FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 402 OF 532, COMMUNITY MAP NO. 4201700402J WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015.
- REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008, (800-242-1776).



Holmes Cunningham LLC
409 E. Butler Ave,
Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

HC
holmes cunningham
ENGINEERING

REVISIONS		Description	Date
1	3	CALL BEFORE YOU DIG !! FOR UTILITY LOCATIONS AS PART OF THE ONE CALL SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION. CONSTRUCTION PERMITS AND 10 WORKING DAYS NOTICE FOR CONSTRUCTION PERMITS - STOP & CALL Pennsylvania One Call System, Inc. 1-800-242-1776 [2022163035] CALL BEFORE YOU DIG FOR UTILITY LOCATIONS AS PART OF THE ONE CALL SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.	

2090 MEETINGHOUSE ROAD
TP# 51-003-093
WARWICK TOWNSHIP, BUCKS COUNTY, PA

SKETCH PLAN

KRISTIN R. HOLMES, P.E.
PA PE073604

File No. 2043_SK7 TWIN.DWG			
Date 12/30/2024	Scale 1"=30'	HCE Job 2043	Designed KH
Drawing No. SK-7		Sheet 1 of 1	



BCPC

Bucks County Planning Commission

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*

Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: West Rockhill Township Board of Supervisors
West Rockhill Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 7, 2025

Subject: BCPC #11339-A
Revised Preliminary Plan of Subdivision for Lawn Avenue
TMPs #52-14-2-3; 52-14-8-1; 52-9-203; 52-14-9-2; 52-14-2-1; 52-14-9; and 52-14-2-2
Applicant: Select Properties, Inc.
Owner: Select Properties, Inc., et al
Plan Dated: December 8, 2023
Last Revised: December 20, 2024
Date Received: January 8, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Subdivide a 68.26-acre site consisting of seven parcels into 69 new single-family detached lots, eight open space parcels, and three new lots for existing dwellings. The open space parcels total 26.06 acres. The applicant intends to connect the development to public water and sewer.

Location: Southeast of Forrest Road between Mountain View Road and Lawn Avenue.

Zoning: The VR Village Residential District permits Use B1 Single-family detached dwelling on a minimum lot area of 12,000 square feet with a minimum lot width of 65 feet. A minimum open space ratio of 40 percent is required for subdivisions of greater than five dwelling units. The permitted maximum impervious surface ratio is 35 percent.

The RA Rural Agriculture District permits Use B1 Single-family detached dwelling on a minimum lot area of 1 acre as part of a standard subdivision and a minimum lot area of 10,890 square feet as part of a conservation subdivision for sites containing less than 10 acres of farmland soils. A minimum open space ratio of 50 percent is required for conservation subdivisions.

Present Use: Vacant and single-family residential



COMMENTS

We reviewed a sketch plan for this site in August of 2023 (BCPC #11339-A, dated August 8, 2023) and a preliminary plan for this site in January of 2024 (BCPC #11339-A, dated January 19, 2024). Although several comments from our previous reviews have been addressed, we want to reiterate and add comments that should be considered prior to approval:

1. **Requested waivers**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

Section 365-34.C.

to allow permanent culs-de-sac to exceed 800 feet in length or serve as access to more than 12 dwelling units

Section 365-41.A.(4)

from street trees being planted within the street right-of-way with a tree lawn (planted area between the sidewalk and curb) of no less than 6 feet in width. The applicant states that 6 feet will not be enough for tree planting, so they intend to move the trees outside of the right-of-way to ensure enough space for trees to root properly

The applicant has not provided the reason for all waiver requests. Section 512.1.(b) of the Pennsylvania Municipalities Planning Code requires applicants to state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based. The final plan should note all granted waivers.

2. **Open space**—The definition of open space in Section 450-201 of the zoning ordinance prohibits areas with stormwater facilities from being counted as open space. Sheet GU-1 shows stormwater facilities within open space areas identified as A, B, and D. The plan should be revised to comply with this zoning ordinance requirement.
3. **Road improvements**—Page 4 of the Transportation Impact Assessment (TIA) states that certain improvements to the intersection of Ridge Road and Lawn Avenue will be completed by a Wawa that is planned to be developed at the northwest corner of the Ridge Road and Lawn Avenue intersection. The applicant should investigate potential intersection improvements directly related to the subject development and how they will be completed, if, for any reason, the Wawa is not developed.
4. **Development layout**—To create architectural interest in the layout and character of the housing along the main street, variation in setbacks, materials, and design shall be encouraged. A minimum 5-foot variation in setbacks for up to 40 percent of the dwellings can add variation to the development's design.
5. **Village design standards**
 - a. **Open space**—Section 450-803.A. of the zoning ordinance requires open space to consist of a variety of forms, including parks, playgrounds, resource protection areas, greens connecting trails and walking paths, commons, court yards, or passive parks. The plan should be revised to include varying forms of open space which should be clearly depicted on the plan.
 - b. **Parking**—Section 450-803.C.(6) of the zoning ordinance encourages alleys to be used to enable buildings to be placed closer to the street, move vehicular access and parking to the rear of

buildings, and remove curb cuts from the street. We suggest the development be designed with alleys and rear entry garages to be more in line with the village design standards.

6. **On-road connections**—The *West Rockhill Township Trails and Greenways Plan* depicts on-road connections for this portion of Lawn Avenue. The township should coordinate these connections with the applicant to facilitate development of the trails and greenways plan.
7. **Registered landscape architect**—We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.
8. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the March 5, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

DM:emh

24-0739

cc: Select Properties, Inc. (via email)
 Elliot Leomporra, C2C Design Group (via email)
 D. Bartolo, C2C Design Group (via email)
 B. Focht, C2C Design Group (via email)
 Steve Baluh, PE, Wynn Associates, Inc., Township Engineer (via email)
 Greg Lippincott, Township Manager (via email)

PROJECT #:	SEL-WRT-02
SCALE:	1"=150'
DRAWN BY:	CAD
CHECKED BY:	BSF
DATE:	12/8/2023
DWG. NO.:	8 OF 38
SHEET NO.:	

SU-1

Bucks County Planning Commission

Planning Module Reviews

January 25, 2025 to February 21, 2025

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
Doylestown Township	860 Pebble Hill Road	9-26-99	25-0014	9-26-99	1-09919-422-2
Hilltown Township	861 Callowhill Road	15-28-164	25-0015	15-28-164	1-09924-501-2
Lower Southampton Township	Proposed Retail Center Tenant Change	10241	24-0743	21-11-38-1	1-09006-198-3J



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

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David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

February 11, 2025

Tara Bernard
VW Consultants, LLC
1590 Canary Road
Quakertown, PA 18951

RE: 860 Pebble Hill Road Planning Module
PaDEP Code #1-09919-422-2
BCPC #9-26-99
TMP #9-26-99
Doylestown Township, Bucks County, PA

Dear Ms. Bernard:

We have received a copy of the planning module¹ regarding the construction of on-lot sewage disposal facilities for an existing two-bedroom dwelling used as a guest house. The 5.38-acre site is located about 200 feet southeast of the intersection of Pebble Hill Road and Shady Springs Road.

The proposed method of sewage disposal for the guest house will be a conventional elevated sand mound system. The primary dwelling on the site will remain and will continue to use the existing on-lot sewage disposal system. The primary dwelling and the guest house each have a projected daily sewage flow of 400 gallons per day (2 EDUs).

The *Act 537 Sewage Facilities Plan for Doylestown Township* is the official Act 537 Plan for this portion of Doylestown Township. The proposal to construct a conventional elevated sand mound is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by on-lot sewage disposal systems.

We note that Component 2 Section J., Protection of Rare, Endangered, or Threatened Species, is missing initials.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 2 and 4;

¹ Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Doylestown Township sewage facilities plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.



Tara Bernard
February 11, 2025
Page 2

transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

If you have any questions about this review, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Luke Rosanova', with a long horizontal line extending to the right.

Luke Rosanova
Planner

LR:emh
25-0014

Attachment

cc: Tara Bernard, VW Consultants, LLC (via email)
William L. Goldman, Jr. (via email)
Richelle Daly, VW Consultants, LLC (via email)
Eric Williams, PE, VW Consultants, LLC (via email)
Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie J. Mason, Township Manager (via email)
Act 537 file (via email)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

1-09919-422-2

BCPC #:

9-26-99

**SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW**

(or Planning Agency with Areawide Jurisdiction)

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

860 Pebble Hill Road

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency January 21, 2025

2. Date plan received by planning agency with areawide jurisdiction _____

Agency name _____

3. Date review completed by agency February 11, 2025

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes No

- | | | | |
|-------------------------------------|-------------------------------------|-----|---|
| ☒ | ☐ | 1. | Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| ☒ | ☐ | 2. | Is this proposal consistent with the comprehensive plan for land use? |
| ☒ | ☐ | 3. | Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met _____ |
| ☒ | ☐ | 4. | Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| ☒ | ☐ | 5. | Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| ☐ | ☒ | 6. | Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact _____ |
| ☐ | ☒ | 7. | Will any known historical or archeological resources be impacted by this project?
If yes, describe impacts _____ |
| ☐ | ☒ | 8. | Will any known endangered or threatened species of plant or animal be impacted by the development project?
If yes, describe impacts _____ |
| ☐ | ☒ | 9. | Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. | Does this proposal meet the zoning requirements of the ordinance? N/A
If no, describe inconsistencies _____ |

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met _____
- ☒ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
- ☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
- ☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: Luke Rosanova
Title: Planner
Signature: 
Date: February 11, 2025
Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*

Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

February 18, 2025

James Haklar, PG
Penn's Trail Environmental, LLC
21 East Lincoln Avenue, Suite 160
Hatfield, PA 19440

RE: 861 Callowhill Road Planning Module
PaDEP Code #1-09924-501-2
BCPC #15-28-164
TMP #15-28-164
Hilltown Township, Bucks County, PA

Dear Mr. Haklar:

We have received a copy of the planning module¹ regarding the proposed four-bedroom residence to be connected to an existing community system located along Callowhill Road, approximately 500 feet northwest of its intersection with Rickert Road.

The site currently contains a three-bedroom residence and an apartment complex with ten units (one-bedroom each) on 5.465 acres served by a 1,500 gallon-per-day (gpd) community on-lot system installed in 2018. Sewage flows from the proposed four-bedroom residence were estimated to account for 500 gpd. The existing three-bedroom dwelling and the apartment building currently account for 992 gpd. The total peak daily sewage flow proposed for the parcel is therefore 1,492 GPD or just under four Equivalent Dwelling Units (EDUs).

The 1999 Hilltown Township Wastewater Facilities Plan is the official Act 537 Plan for this portion of Hilltown Township. The proposal to connect to an existing community system is consistent with the official Act 537 Plan, since this plan indicates that the site is not within an area to be served by public sewers.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 2 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to

¹ Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Hilltown Township sewage facilities plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.



James Haklar, PG
February 18, 2025
Page 2

Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

If you have any questions about this review, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeremy Stoff'.

Jeremy Stoff
Planner

JS:emh
25-0015

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Lorraine Leslie, Township Manager (via email)
Act 537 file (via email)



SEWAGE FACILITIES PLANNING MODULE COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

861 Callowhill Road

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency January 21, 2025
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency February 18, 2025

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| ☒ | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use? |
| ☒ | ☐ | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met _____ |
| ☒ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| ☒ | ☐ | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| ☐ | ☒ | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact _____ |
| ☐ | ☒ | 7. Will any known historical or archeological resources be impacted by this project?
If yes, describe impacts _____ |
| ☐ | ☒ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
If yes, describe impacts _____ |
| ☐ | ☒ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance? N/A
If no, describe inconsistencies _____ |

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met _____
- ☒ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: Jeremy Stoff
Title: Planner
Signature: 
Date: February 18, 2025
Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

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Harold Hayes
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James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

February 7, 2025

Ryan T. Whitmore, PE
Landcore Engineering Consultants, PC
40 West Evergreen Avenue, Suite 101
Philadelphia, PA 19118

RE: Proposed Retail Center Tenant Change Planning Module
PaDEP Code #1-09006-198-3J
BCPC #10241
TMP #21-11-38-1
Lower Southampton Township, Bucks County, PA

Dear Mr. Whitmore:

We have received a copy of the planning module¹ regarding a tenant change within an existing shopping center on a 4.45-acre lot. The site is located on the north side of Street Road, about 300 feet northeast of the intersection of Street Road and Harding Avenue. Additional wastewater flows, totaling 3,150 gallons per day (8 EDUs), will flow into the Poquessing Interceptor, via the Lower Southampton Township municipal system, to be ultimately treated at the Philadelphia Water Department's (PWD) Northeast Water Pollution Control Plant.

The *Act 537 Sewage Facilities Plan Update for Lower Southampton Township* is the official Act 537 Plan for this portion of Lower Southampton Township. The proposal is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewage facilities.

Sewage flow and capacity information for the collection and treatment systems should be provided in Component 3., Section J.2. This information, along with all required signatures and dates, should be included in the completed planning module package submitted to PaDEP.

We also note that the applicant must obtain capacity on the PWD's Connections Management Plan (CMP) for the Poquessing Interceptor. No documentation was provided that certifies that the proposed flows can be accommodated or that the proposal is consistent with the Poquessing Interceptor CMP.

¹ Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Lower Southampton Township sewage facilities plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.



Ryan T. Whitmore, PE

February 7, 2025

Page 2

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

If you have any questions about this review, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Parker Frohlich". The script is cursive and fluid.

Parker Frohlich
Planner

PSF:emh
24-0743

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Joseph Galdo, Township Manager
Act 537 file (via email)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09006-198-3J

BCPC #:
10241

**SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW**

(or Planning Agency with Areawide Jurisdiction)

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Proposed Retail Center Tenant Change

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency December 31, 2025
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency February 7, 2025

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| ☒ | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use? |
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If no, describe goals and objectives that are not met _____ |
| ☒ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| ☒ | ☐ | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| ☐ | ☒ | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact _____ |
| ☐ | ☒ | 7. Will any known historical or archeological resources be impacted by this project?
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| ☐ | ☒ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
If yes, describe impacts _____ |
| ☐ | ☒ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance? N/A
If no, describe inconsistencies _____ |

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met _____
- ☒ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
- ☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
- ☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: Parker Frohlich
Title: Planner
Signature: Parker Frohlich
Date: February 7, 2025
Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.