

BOARD MEETING

AGENDA

WEDNESDAY, APRIL 2, 2025
2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from March 5, 2025
5. Executive Director's Report
6. Presentation: Land Use Dashboard
By John Capista, GIS Analyst
7. Act 247 Reviews for April 2, 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 April 2, 2025.

MINUTES OF MEETING

WEDNESDAY, MARCH 5, 2025

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

MEMBERS PRESENT: Eleanor M. Breslin; Richard Donovan; Thomas Jennings; James Keenan; James E. Miller Jr.; David R. Nyman; Edward Tokmajian

STAFF PRESENT: Richard G. Brahler Jr.; Andrew G. Heimark; John S. Ives; David Kimmerly; Christian Regosch; Michael A. Roedig; Patricia Rosica; Evan J. Stone; Matthew M. Walters; Lisa M. Wolff

SOLICITOR: Dan Grieser, Esq.

GUESTS: Shawn Loughlin and Maxim Dolinsky, Bucks County IT Department

- **CALL TO ORDER**
Ms. Breslin called the meeting to order at 2:00 PM.
- **PLEDGE OF ALLEGIANCE**
All rose for the pledge of allegiance, followed by a moment of silence.
- **PUBLIC COMMENT (AGENDA ITEMS)**
There were no public comments.
- **APPROVAL OF MINUTES FOR THE MEETING, FEBRUARY 5, 2025**
Upon motion of Mr. Donovan, seconded by Mr. Tokmajian, the motion carried to approve the minutes of the February 5, 2025, meeting as presented.
- **EXECUTIVE DIRECTOR'S REPORT**
Mr. Stone and Ms. Miller attended the Commissioners meeting this morning where Ms. Miller gave an overview of the 2024 Household Hazardous Waste (HHW) program and announced the program dates for 2025. In 2024 we served over 6,000 residents, collected 196 tons of waste, the total cost of the program was \$423,627.50, and the most collected item was oil-based paint. This year's events are scheduled for April 5th at the Bucks County Community College in Newtown Township; May 31st at the Upper Bucks Vocational Technical School in Bedminster Township; June 28th at Central Bucks South High School in Warrington Township; August 9th at the Bucks County Technical School in Bristol Township; October 25th at Strayer Middle School in Richland Township. Information on HHW and the HHW schedule for the surrounding counties may be found on our website, www.buckscounty.gov/Recycling.

Mr. Stone stated this is ALICE Awareness Month. ALICE stands for Asset Limited, Income Constrained yet Employed. It affects over 27,000 households in Bucks County where their income

is too high for a subsidy but could be one bill away from financial hardship. This segment of the population fits in with our workforce and attainable housing initiative.

Mr. Stone stated on March 27, 2025, he will be participating in a panel discussion, being hosted by the Bucks Mont Collaborative, on housing development and community collaboration. He will be talking about the first inclusionary zoning ordinance passed in the county by Middletown Township. The ordinance allows attainable housing as part of a development and is in partnership with WB Homes, Habitat for Humanity, and Housing and Community Development. The planning commission played a small role in the ordinance and believes it will serve as a good model for other communities to follow in the future.

Mr. Stone reported that in February 2025, we received 26 applications, reviewed a total of 132 lots or units and 8,160 square feet of nonresidential land development, collecting \$6,555.50 in revenue. Year-to-date we have received 52 applications, reviewed a total of 355 lots or units and 150,716 square feet of nonresidential development, collecting \$26,185.91 in revenue.

Ms. Breslin asked about two line items in the Transportation and Trails section of the February Activity report. The “Perkasie Borough Public Transportation Meeting,” listed under meetings attended, and the line item “Continued to research microtransit examples for potential implementation of the Upper Bucks Transportation Public Transportation Study.” She asked if either of these items will have opportunities for public input. Mr. Brahler said they are two separate projects. The Upper Bucks Public Transportation Study project came out of the feasibility study we did a couple of years ago. During that study there was public input, and it seems microtransit may be the best option for the area. As for the Perkasie Borough Public Transportation Meeting, Perkasie is looking to make connections to SEPTA service. This project is in the beginning stages of development and a possible public survey would help in determining the need for these connections. Ms. Breslin stated she spoke with residents in a senior housing facility in Perkasie who are concerned about transportation to local shops. Mr. Brahler responded a better economic option would be to explore the idea of the facility to run shuttles a couple of times per week for the residents.

- **PRESENTATION: BCPC 2024 ANNUAL REPORT**

BY MICHAEL ROEDIG, DIRECTOR OF PLANNING SERVICES

Mr. Roedig presented the BCPC 2024 Annual Report. See Attachment A for the complete presentation and find the BCPC 2024 Annual Report on our website, buckscounty.gov/pc.

PRESENTATION: PLANNING FOR WAREHOUSES AND LOGISTICS

BY CHRISTIAN REGOSCH, SENIOR TRANSPORTATION PLANNER

Mr. Regosch presented planning for warehouses and logistics, an ordinance overview on properly managing warehouse and logistic facilities. The presentation covered warehouse and logistics, development issues and trends, zoning overlay, key definitions, required site improvements, environmental restrictions, and access and operations. See Attachment B for the complete presentation. A conversation continued regarding porous paving, traffic impact studies, solar energy/green roofs for roofing options, and the blending of commercial and residential development moving forward.

The board thanked Mr. Roedig and Mr. Regosch for the presentations.

Minutes of Meeting—March 5, 2025

- **ACT 247 REVIEWS**

The reviews of March 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. Tokmajian and seconded by Mr. Nyman. The reviews were approved as presented.

There were no comments or questions on the reviews.

- **OLD BUSINESS**

Mr. Stone mentioned this is the first meeting that is being live streamed on the county website. Only board members can participate remotely. The public may view the meeting in person, live on the county website, or watch a recording of the meeting later.

- **NEW BUSINESS**

There was no new business.

- **ADJOURNMENT**

Upon motion of Mr. Donovan, seconded by Mr. Tokmajian, Ms. Breslin adjourned the meeting at 2:46 PM.

Submitted by:

Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **Staffing** – We are once again looking for a Senior Planner with housing experience to round out our work on workforce housing and general housing policy. We are also working on hiring a summer intern and will likely have one student that will shadow staff as part of career exploration.
- **Bucks County Conversations** – Met with Charlotte Reese to record an episode of Bucks County Conversations. The podcast deals with stormwater management, our work on the Act 167 project, as well as other informative updates and insights.
- **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 Thursday, March 6, 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. The steering committee met on March 13, 2025, to review the methodology for determining the top 20 potential project areas. This project will be built 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.
- **Bucks Intermediate Unit** – Michael Roedig and I attended our annual meeting with the superintendents of the 13 school districts in the county. Mike presented a synopsis of the 2024 annual report and we answered questions.
- **Bucks-Mont Collaborative** – On March 27, 2025, I participated in a panel discussion sponsored by the Bucks Mont Collaborative to discuss our recent work on attainable housing and the work accomplished in Middletown Township. The panel included representatives from Mission First Housing Group, Royersford Baptist Church, and Allies for Housing in Chester County.
- **Hoarding** – On March 28, 2025, I met with Commissioner Marsegia and local zoning code officials to discuss the issue of hoarding and the challenges of enforcement and access. The goal of the meeting was to explore potential changes to ordinances to allow for greater access to affected properties. The meeting was facilitated with the assistance of Michale Shinton, the Director of Codes and Community Planning for Horsham Township. Michael is the president of the local PA Association of Zoning Officials and assisted with outreach to other local code officials for their participation.
- **Feasterville Business Association** – On April 2, 2025, I will be presenting an overview of the annual report and Bucks 2040 to the Feasterville Business Association.

- **Hazard Mitigation Plan** – Staff and I continue to coordinate with the Michael Baker team led by Jessica Jahre, to continue our HMP update work. We will be conducting a “special districts” meeting with municipal authorities and school districts on April 8, 2025. The new PEMA/FEMA regulations require us to involve these entities and to encourage them to adopt the HMP.
- **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**
- **Buckingham Township Board of Supervisors**
- **Agricultural Land Preservation Board**

Doylestown Borough Planning Commission – Borough council adopted a new comprehensive plan at their March 17, 2025, meeting.

Langhorne Borough Planning Commission – Started working on a second traditional neighborhood development overlay district.

New Britain Township – Continued working on the open space plan update.

New Hope Borough Comprehensive Plan – Continued working with the borough's comprehensive plan committee to develop its comprehensive plan update.

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

Solebury Township Comprehensive Plan Committee – Continued working with the township's comprehensive plan committee by gathering data and by helping to coordinate the scheduling and content for the upcoming public forums.

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**
- Kinney Farm (49 +- acres) in **Buckingham Township**
- Rosenberger Farm (10 +- acres) in **Hilltown 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:

14	Subdivision and Land Development Proposals
4	Sketch Plans
6	Municipal Plans and Ordinances
5	Sewage Facility Planning Modules
1	Traffic Impact Studies

Geographic Information Systems (GIS)

The GIS staff attended the following meetings:

- Information Resources and Exchange Group hosted by DVRPC
- Quarterly ArcGIS Users Group
- County GIS Professionals Association of Pennsylvania Quarterly Meeting

Nature Center Exhibit Maps – Staff is working with the Parks department to develop Exhibit maps for a Nature Center grant.

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.

Housing Dashboard – Staff is looking at developing a new housing dashboard. The goal is to look at housing affordability at the county and municipal level.

Sustainability

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.

Reviewed the benchmarking process for the Public Safety Training Center with Constellation, who will be performing current state assessment of the building. This is a prerequisite for the Energy Efficiency and Conservation Block Grant (EECBG) project – before and after refurbishing – to show energy efficiency improvements. There is no cost to the county for this evaluation.

Staff met with the Department of Energy (DOE) to review our EECBG for the Public Safety Training Center. The grant is intact, and the project meets updated criteria, as per DOE. We agreed to push off some deliverable and reporting dates to match the pace of the project.

Staff held a Sustainability Dialogue Meeting with numerous townships and boroughs to provide updates on the county initiatives and hear from townships on their projects.

Transportation and Trails

The transportation and trails staff attended the following meetings:

- DVRPC Regional Technical Committee
- DVRPC Board
- DVRPC Long Range Plan
- DVRPC Regional Sidewalk Project
- DVRPC FHWA Functional Classification
- US Route 1 Improvements
- Humphrey Trail Grant Update
- Regional Vision Zero Committee
- Vision Zero Philadelphia Conference
- TMA Bucks Quakertown Complete Streets
- Doylestown Bike and Hike Committee
- Neshaminy Greenway Trail Core Creek Preconstruction
- SEPTA Regional Planning Roundtable Service Reduction
- Solebury Township Route 202 Corridor
- Delaware River Bridge Project Public Meeting
- Project status meetings for [Phase II of the Newtown Rail Trail](#) and [Neshaminy Greenway Trail-Phase I](#)

Coordinated with the DVRPC staff regarding: [DVRPC/PennDOT Connects Complete Streets Resurfacing Program](#)

[Newtown Rail Trail – Phase II](#) – Continued to work with the U.S. Department of Housing and Urban Development on environmental paperwork and coordinated with the DVRPC on submission requirements. Coordinated with Aqua America on easement. Conducted project status meeting.

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

[Neshaminy Greenway Trail Core Creek – Phase III](#) – Provided project management and participated in PennDOT preconstruction meeting.

[Levittown Trail](#) – Coordinated with DVRPC and consultant.

[Upper Bucks Rail Trail – Phase II](#) – Awaiting Commissioner decision on consultant selection.

2024 Annual Report

March 5, 2025

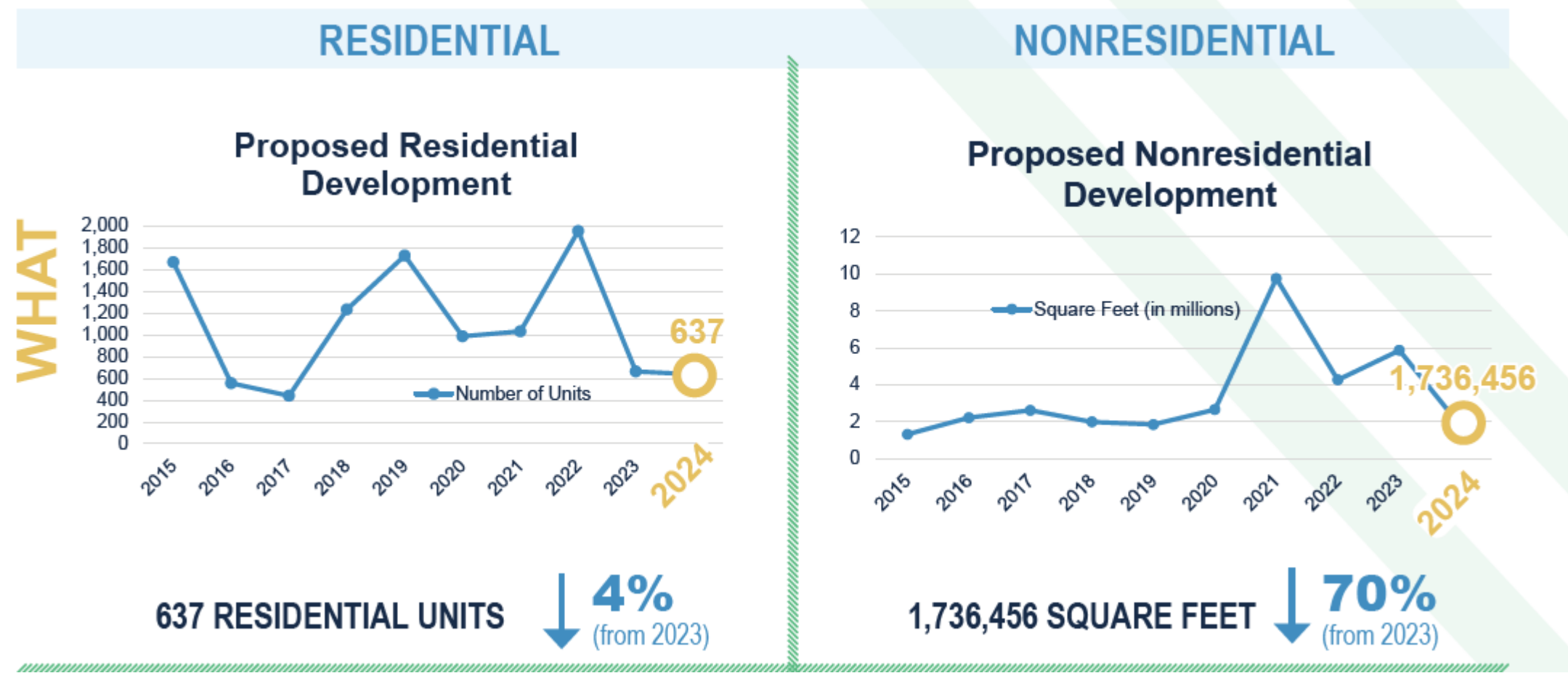


Evan J. Stone, *Executive Director*

COUNTY COMMISSIONERS:
Diane M. Marseglia, *LCSW Chair*
Robert J. Harvie Jr. *Vice Chair*
Gene DiGirolamo *Secretary*



Residential/Nonresidential Totals

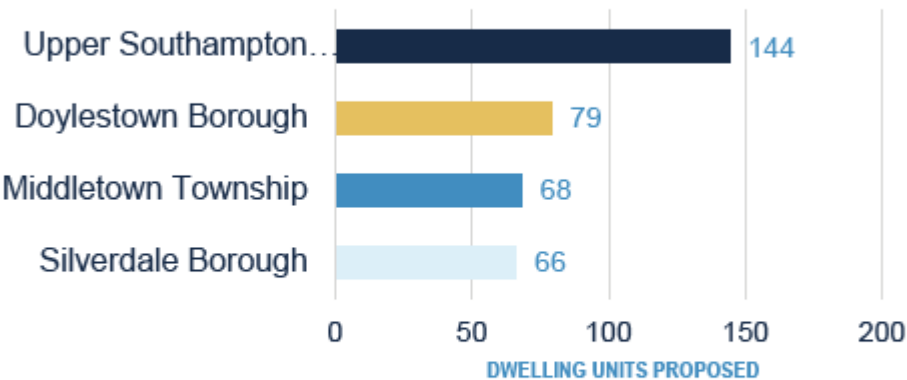


Top Municipalities

RESIDENTIAL

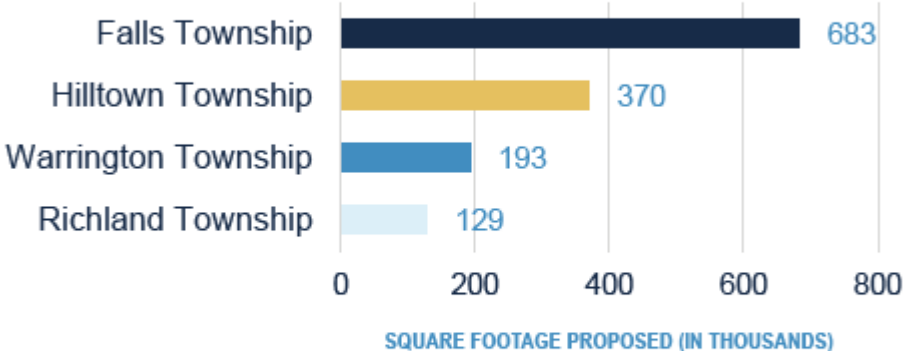
Top 4 Municipalities

WHERE

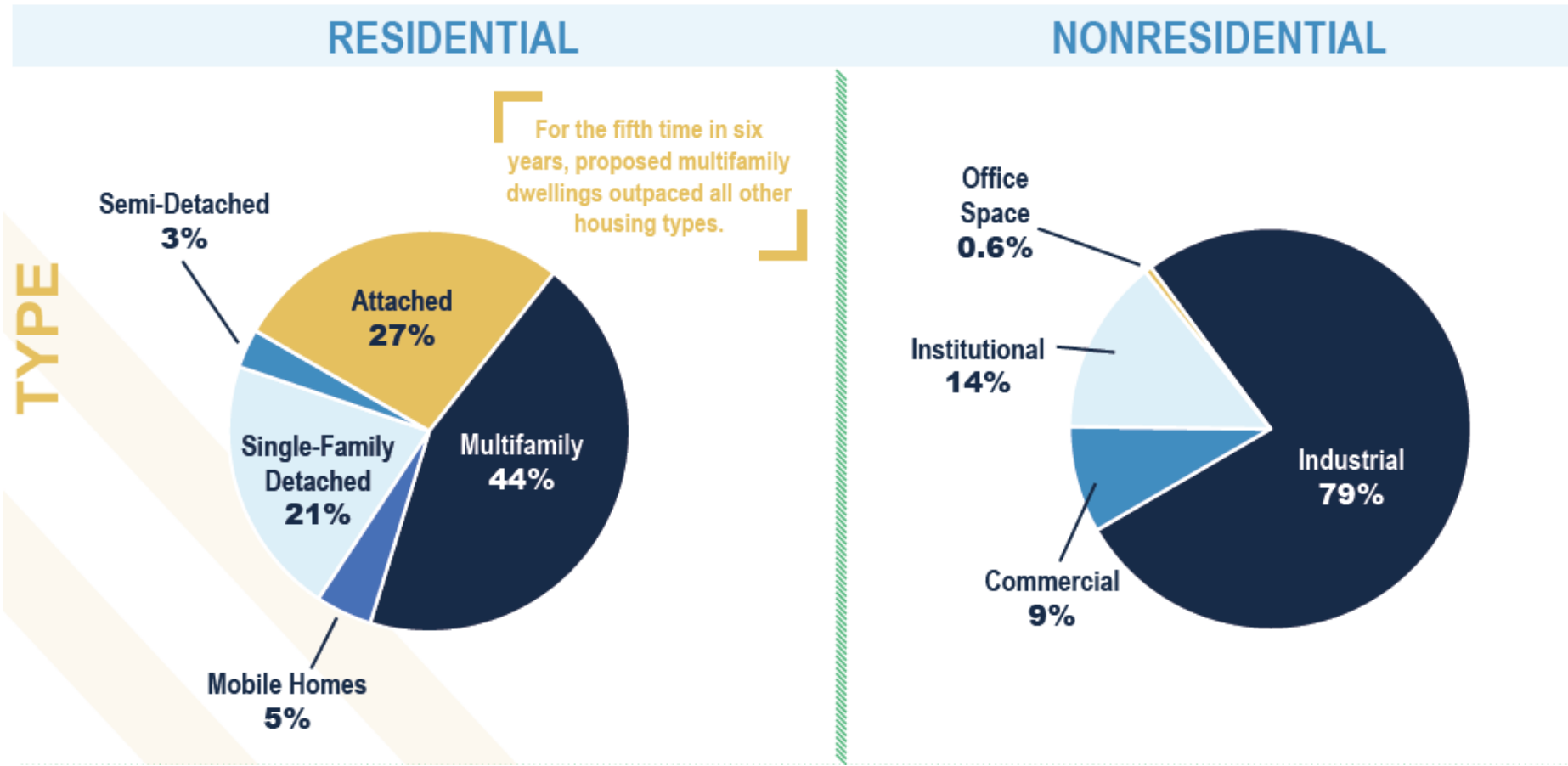


NONRESIDENTIAL

Top 4 Municipalities



Development by Type



Countywide Contracts

1. Municipal Assistance

- Attended monthly meetings (5)

2. Ordinance Updates

- Various projects (4)

3. Comprehensive Planning

- In progress (9)

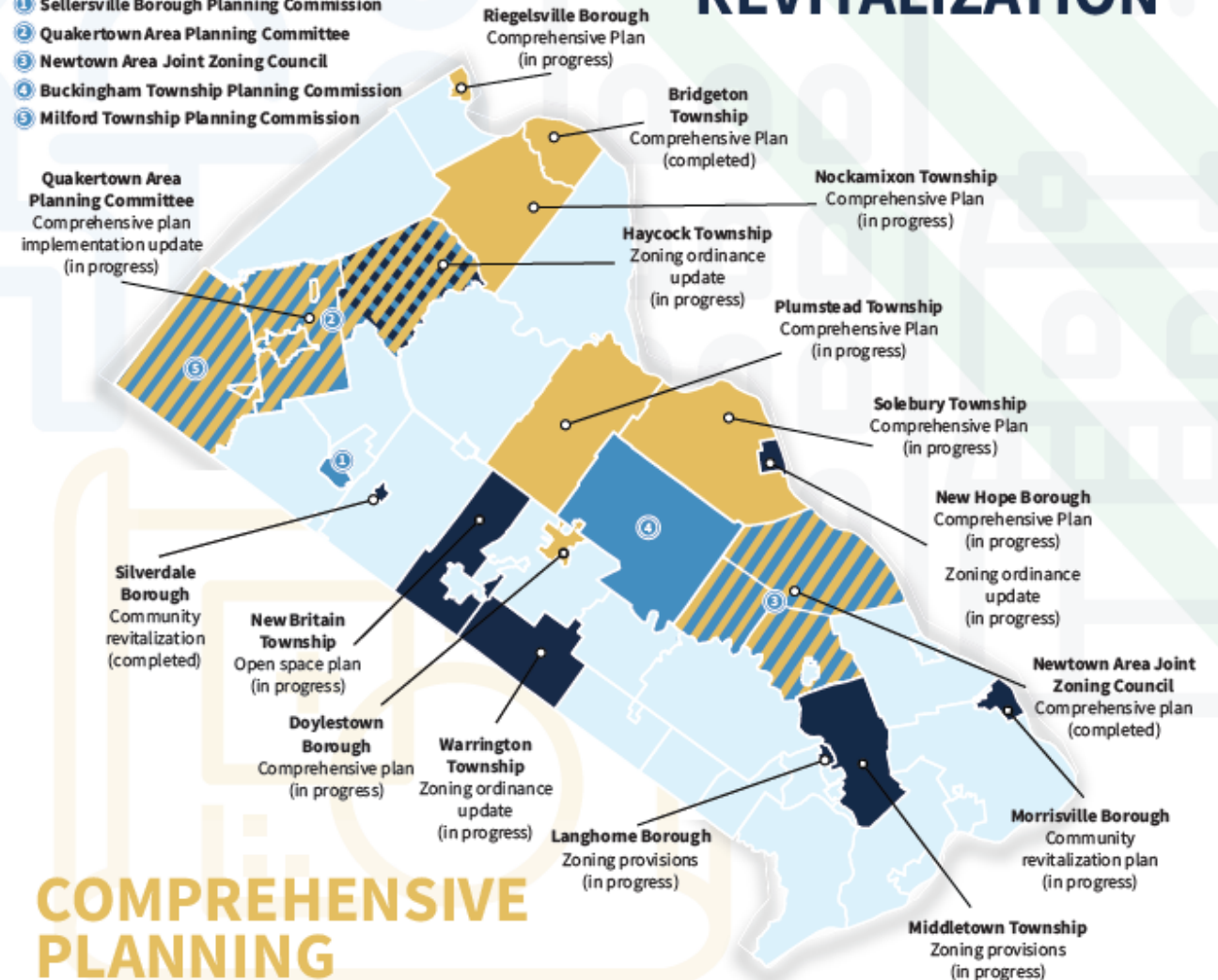
4. Other Projects

- Various projects (3)

MUNICIPAL ASSISTANCE

Staff attended monthly meetings of:

- 1 Sellersville Borough Planning Commission
- 2 Quakertown Area Planning Committee
- 3 Newtown Area Joint Zoning Council
- 4 Buckingham Township Planning Commission
- 5 Milford Township Planning Commission



Hazard Mitigation Planning



Recycling and Household Hazardous Waste Collection

Act 167 Stormwater Management Planning





Agricultural Land Preservation Program

- Funds available for 2024 **\$3,815,957** (state and county)
- With those funds, the Bucks County Agricultural Land Preservation Program preserved **four farms, totaling 251 acres.**



Sustainability Program

- Received SolSmart Bronze Designation
- Conducted pilot benchmarking program for county buildings
- Completed Bucks County Sustainability Plan



Trails Planning

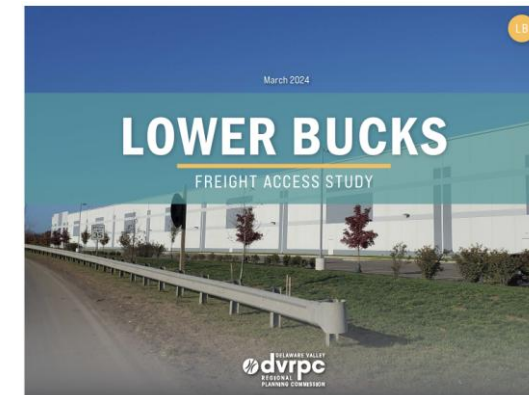
1. **Newtown Rail Trail Phase II** – In design phase
2. **Neshaminy Greenway Phase I – NMC** – Construction expected to begin this year
3. **Neshaminy Greenway Phase III – Core Creek Park** – Construction to begin in spring
4. **Levittown Trail** – Design work continued
5. **Upper Bucks Rail Trail Phase II** – Design work to begin in spring.



Levittown Trail

Other Activities

- Coordination with SEPTA and DVRPC
 - SEPTA's *Regional Rail Master Plan, Bus Revolution, and Transit Oriented Communities Guidelines*
 - *TIP Participation*
 - *Lower Bucks Freight Access Study*
- Review of proposals for transportation and circulation comments



Information and Data

- [Parcel Fabric Migration](#) – Board of Assessment
- [Countywide GIS System Update](#) – Enhancement unlocks 3D capabilities and analysis tools

Data Assistance

- [Office of the Commissioners](#) – Vietnam Veterans Memorial Map
- [Area Agency on Agency](#) – Internal areas map to assist with scheduling and employee routing
- [Workforce and Economic Development](#) – Grant web map
- [Sustainability](#) – County-owned building map for benchmarking analysis
- [Municipalities](#) – GIS data and technical support
- [Maintenance](#) for many other ongoing applications and data initiatives

2024 Revenue Flow

Application Fees		Community Contracts		Grants/Misc	
Residential, Subdivisions, Land Developments, and Conversions	\$29,110.00	Ongoing (14)	\$79,501.11	PaDEP (Design & Engineering of Levittown Trail)	\$14,391.00
Nonresidential Land Developments	\$122,922.72			DVRPC (Design & Engineering of Neshaminy Greenway Trail II; Pass Through Highway & Transit Contracts)	\$215,831.00
Nonresidential Subdivisions	\$1,540.00			PaDEP (Recycling Coordinator; HHW)	\$292,639.95
Private Petitions for Zoning Change	\$6,000.00				
TOTALS	\$159,572.72		\$79,501.11		\$522,861.95

For more detailed information about subdivision, land development, and municipal proposals occurring during 2024, please visit our [2024 BCPC Annual Report](#) webpage.

2024 BCPC Work Program

- Continue and grow our municipal partnerships
- Continue to implement Bucks2040
- Undertake a countywide update to our Act 167 Plans
- Complete county operations sustainability plan
- Attain a Sol-Smart designation for the county
- Construct Neshaminy Greenway Trail in Core Creek Park
- Migrate users and applications to ArcGIS Pro; upgrade GIS servers and enterprise to version 11.3

2024 BCPC Work Program

- ✔ Continue and grow our municipal partnerships
- ✔ Continue to implement Bucks2040
- ✔ Undertake a countywide update to our Act 167 Plans
- ✔ Complete county operations sustainability plan
- ✔ Attain a Sol-Smart designation for the county
- ✔ Construct Neshaminy Greenway Trail in Core Creek Park
- ✔ Migrate users and applications to ArcGIS Pro; upgrade GIS servers and enterprise to version 11.3

2025 BCPC Work Program

- Continue and grow our municipal partnerships
- Continue housing attainability efforts and Bucks2040 implementation
- Continue countywide Act 167 Plan update and 2026 Hazard Mitigation plan update
- Work with departments on implementation of County Operations Sustainability Plan
- Continue with energy benchmarking of county buildings
- Construct Neshaminy Greenway Trail in Core Creek Park
- Move web mapping applications to new Experience Builder

2024 Annual Report

March 5, 2025



Evan J. Stone, *Executive Director*

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Warehouse and Logistics

An ordinance overview on properly managing
Warehouse and Logistics facilities

Presentation Overview

- What are Warehouse and Logistics?
- Development Issues & Trends
- Zoning Overlay
- Key Definitions
- Required Site Improvements
- Environmental Restrictions
- Access and Operations



Warehouses vs. Logistics



Modern Warehouse - US Cold Storage, Richland Township



Traditional Warehouse - Toll Brothers, Morrisville Borough

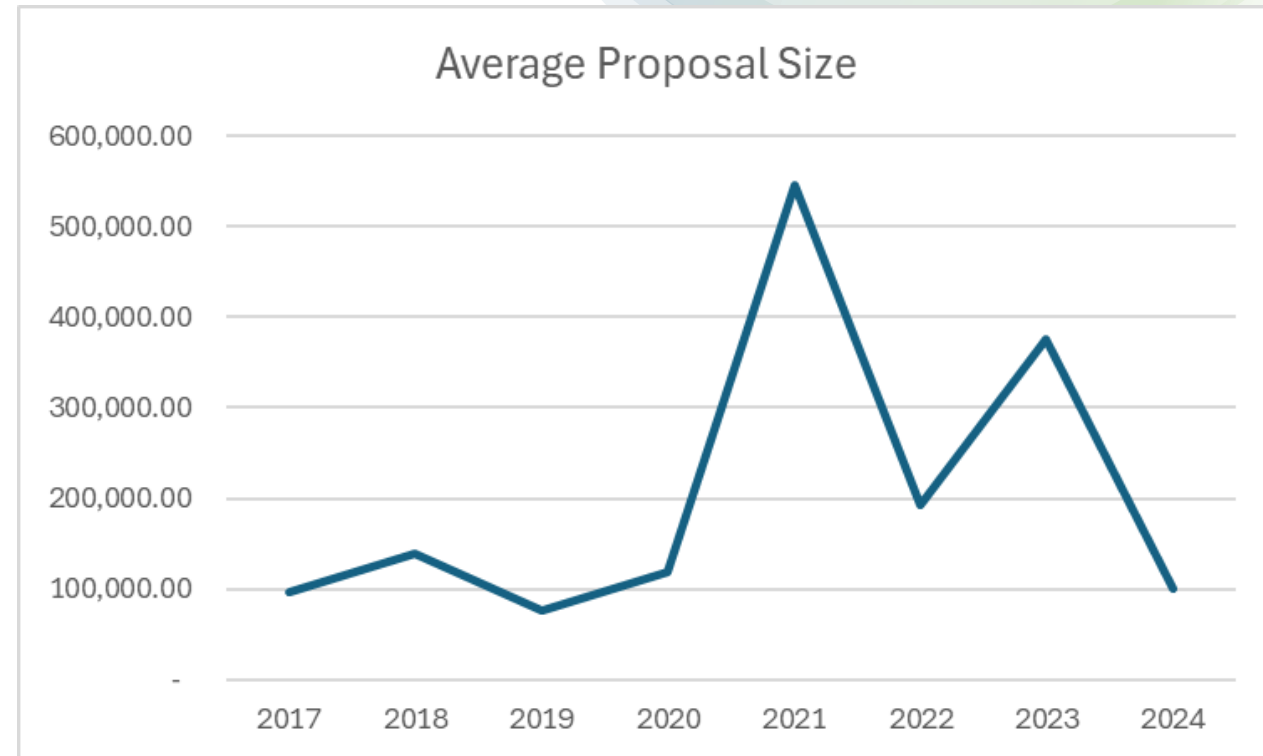
Development Issues

- 70% of sites are “built on spec”
- Harder for municipalities to regulate by use
- Buildings may sit vacant waiting for a tenant
- Municipalities can regulate based on other attributes



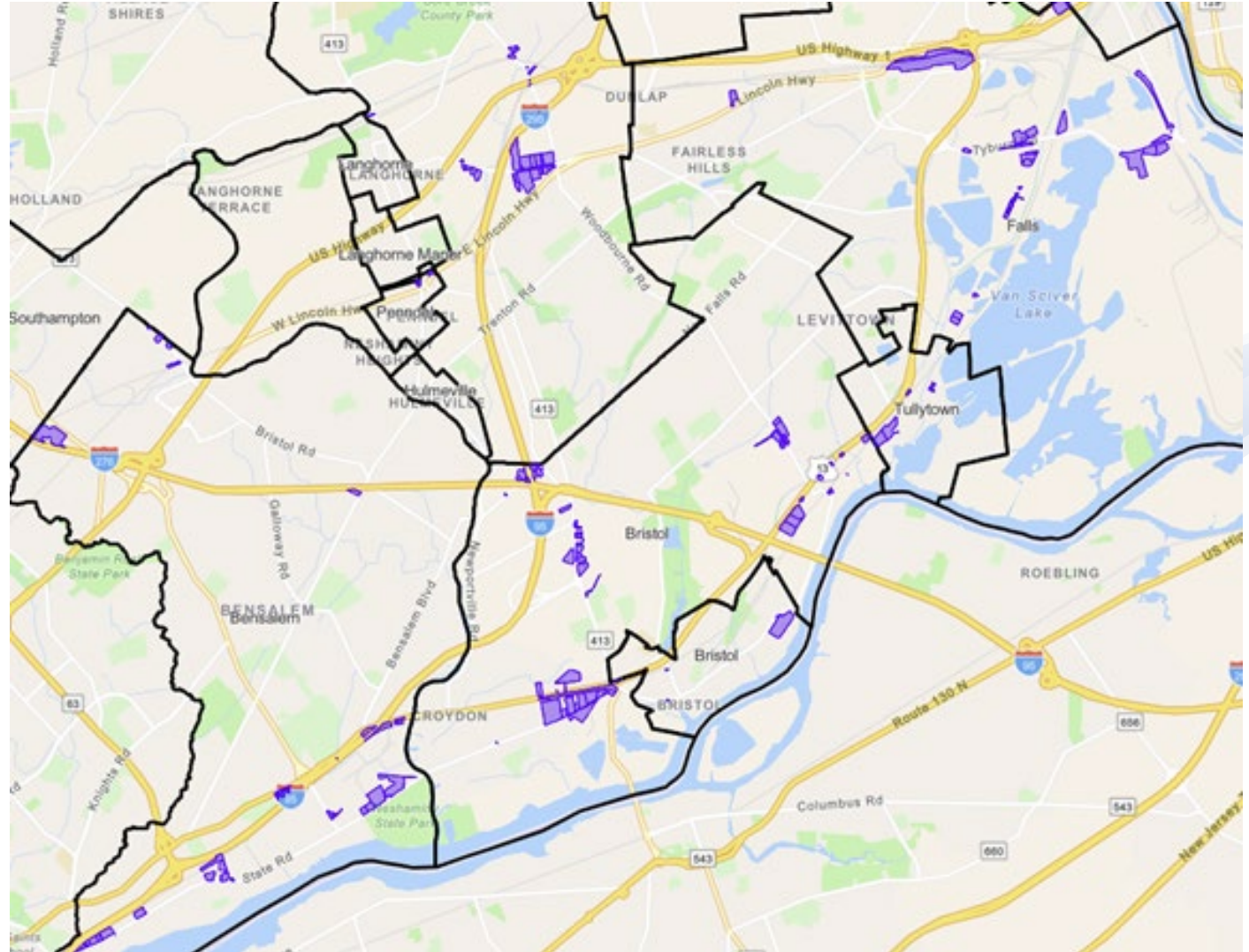
Development Trends

- 2017 to 2024
 - 91 Warehouses proposed
 - 21 million square feet of warehouse
 - Proposal size peaked in 2021, averaging 546,000 sq ft
 - Highest number of proposals in 2022 (27)
 - Average size 231,000 sq ft
- Trending downwards
 - 13 proposed in 2024
 - Average size is 101,000 sq ft.



Zoning Overlay and Review Process

- Require conditional or special exception approval
- Limit to industrial or related zones
- Require an environmental and community impact statement
- Place facilities near highways wholesalers/distributors, or retailers with little or no storage durations



Industrial Zones of Lower Bucks County shown in purple

Defining the Facilities

- Improved definitions
- Key terms to include are:
 - Sensitive Receptors
 - Small Warehouse
 - Large Warehouse
 - Truck Terminals



Tractor Trailer loading dock, photo courtesy of PennFuture

Required Site Improvements

- Site Size and Building Height

- Maximum height of 35
- Minimum lot size 2 to 10 acres

- Large requirements

- Buffers range from 50 to 300 feet
- Berm to block parking areas
- Provide no mow areas
- Roofs to be solar ready



Warehouse with solar panels on roof

Required Site Improvements

- Truck terminal requirements
 - Access location
 - Loading areas
 - Signage
 - Parking
 - Driver amenities
- Traffic Impact Study Requirements
 - Project description
 - Traffic volumes
 - Traffic generation
 - Truck routing



Environmental Restrictions

- Woodlands
- Riparian Buffers
- Stormwater Management

Pennsylvania Stormwater Best Management Practices Manual

Chapter 1

Introduction and Purpose



Access & Operations

- Street Access
- Lighting
- Sensitive Receptors
- Sound



BC Connects Page

Planning for Warehouses and Logistics

- Municipal Outreach
- BCPC Warehouse Issue Synopsis
- PennFuture Model Ordinance
- <https://connects.buckscounty.gov/planning-warehouses-and-logistics>

[Home](#) / [Planning for Warehouses and Logistics](#)

In today's 24/7 economy, warehouses are no longer large buildings for the storage of goods. While warehouses still serve as holding centers for goods, they can also serve as logistics centers that contain multiple phases of the retail chain. Unfortunately, these new facilities also bring concerns related to noise, traffic, design, and environmental impacts to the communities they are built. To address these concerns, local municipalities can leverage their zoning ordinances to successfully manage the development of these facilities.

The environmental group PennFuture has developed a standard model ordinance for Pennsylvania municipalities to sensibly manage the development of these facilities within their jurisdiction. On this page we connect you to key points, zoning standards of PennFuture's model ordinance, and provide a high-level analysis of where logistics facilities could be developed within the County.

Moving from Warehouse to Logistics

[View Now](#)

PennFuture Model Ordinance

[View Ordinance](#)

What is PennFuture?

[PennFuture](#) is an environmental group that advocates for equitable outcomes at the local, state, and federal levels to improve the quality of life for all Pennsylvanians. A large portion of their work focuses on public policy to address current and future environmental issues. Their model warehouse and logistics ordinance have become standard model ordinance for municipalities throughout the state.

Who's Listening?



Michael Roedig
Director of Planning Services
Project Manager



Christian Regosch
Senior Transportation Planner
Project Manager

Contact Us

For questions or comments, contact us below:

✉ Email planningcommission@buckscounty.org

Questions?



Bucks County Planning Commission

Municipal Reviews

April 2, 2025

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Middletown Township	22-24-1(P)R	25-0069	Woods Services Foundation and Wood Services, Inc.	22-21-83, 22-21-84, and 22-30-1 through -6	Zoning Map Change and Zoning Ordinance Amendment
Richland Township	36-35-2	25-0090	Board of Supervisors	-	Zoning Ordinance Amendment: Flex Use Parking
Solebury Township	41-24-1R	25-0092	Board of Supervisors	-	Zoning Ordinance Amendment: Agricultural Accessory Uses
Solebury Township	41-25-3	25-0066	Board of Supervisors	-	Zoning Ordinance Amendment: Alternative and Passive Energy
West Rockhill Township	52-25-1	25-0065	Board of Supervisors	-	Zoning Ordinance Amendment: Electronic Signs
West Rockhill Township	52-25-WS1	25-0062	Board of Supervisors	-	Act 537 Sewage Facilities Plan Update: Study for Almont Road Sanitary Sewer Project



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

UNOFFICIAL

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Bucks County Planning Commission

Date: April 2, 2025

Subject: BCPC #22-24-1(P)R
Private Request for Zoning Map Change and Zoning Ordinance Amendment
TMPs #22-21-83, 22-21-84, and 22-30-1 through -6
Owner: Woods Schools and Woods Senior Care, Inc.
Applicant: Woods Services Foundation and Woods Services, Inc.
Date Received: February 26, 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 April 2, 2025.

GENERAL INFORMATION

Requested Action: Amend the Middletown Township zoning map and ordinance to establish the Community Development Transitional Overlay District (CDT) under Article XXII, Overlay Zoning Districts. The new district permits a single apartment building with a maximum of 75 dwellings by right. Conditional uses permitted in the CDT Overlay District include nonresidential and residential uses, such as bank, office, daycare center, health club, single-family dwelling, and semi-detached dwelling.

Location and Size of Tract: The overlay district comprises 161 acres along both sides of Route 1, between South Pine Street (Route 413) and East Maple Avenue (Route 213).

Proposed Zoning Provisions: Amend the township zoning ordinance to add Section 500-2205, Community Development Transitional Overlay District, to Article XXII, Overlay Zoning Districts, as follows:

Add Section 500-2205, Purpose and Intent, which includes provisions for the following:

- Provide for development with a compatible combination of land uses in conjunction with the existing uses and mission of Woods Services

COUNTY COMMISSIONERS:



- Promote economic development
- Mitigate adverse traffic impacts by allowing a combination of residential and nonresidential uses in close proximity to major transportation corridors and intersections
- Encourage adaptive use of the existing buildings
- Promote public transportation and connectivity
- Provide a wide range of housing opportunities
- Upgrade the pedestrian, bicycle, and trail network
- Incorporate open space and environmental features
- Promote sustainable development
- Promote Middletown Township with welcoming gateways
- Recognize that transitional overlay developments are unique and require distinct and flexible zoning and subdivision standards

Add Section 500-2205.1., Establishment of Overlay District, to establish the Community Development Transitional Overlay District, as designated in the township zoning map identified in Appendix A.

Add Section 500-2205.2 to permit by-right no more than one Apartment Building within the CDT Overlay District with a maximum of 75 dwelling units with the following requirements:

- The building shall have an attainable housing component
- Minimum lot area of 3 acres
- Maximum impervious surface ratio of 60 percent
- Maximum building height of 55 feet
- Maximum of 4 stories
- 10 percent of the site area must be open space
- Access for ingress/egress shall be through parcels within the overlay district

Add Section 500-2205.3., Conditional Uses, to permit the following uses by conditional use approval:

- Business or professional office limited to no more than 50 percent of the nonresidential uses developed in the CDT Overlay District
- Medical office uses
- Pharmacy
- Retail store with a maximum of 10,000 square feet of gross floor area within the entire CDT Overlay District
- Institutional uses including family guest house and public or private educational use
- Single-family detached dwellings or twin, semi-detached dwellings
- Accessory uses, including no-impact home-based businesses, structured parking, and electric vehicle charging equipment

Add Section 500-2205.4., Development Requirements, to include the following development requirements:

- Mix of residential and nonresidential use requirements
- Open space amenities
- Natural resource protection plan
- Buffer requirements
- Naturalized stormwater facilities
- Conditional use process documentation
- Sustainability bonuses

Add Section 500-2205.5., Area and Bulk Requirements, as follows:

- Nonresidential uses: minimum lot area of 20,000 square feet and minimum lot width of 100 feet
- Residential uses
 - Single-family detached dwellings: minimum lot area of 10,000 square feet and minimum lot width of 80 feet
 - Twin or semi-detached dwellings: minimum lot area of 3,200 square feet and minimum lot width of 36 feet

Add Section 500-2205.6., Building Height, as follows:

- The maximum building height of any residential or nonresidential building shall comply with the height requirement for the use as identified in the R-1, R-2, R-3, A-O, MR, C, CS, GB, P, and OC zoning districts.

Add Section 500-2205.7., Parking Standards, as follows:

- Nonresidential: 4 spaces per 1,000 square feet of gross floor area
- Apartment: 1 space per bedroom
- Residential: 2 spaces per dwelling unit
- Parking reduction permitted with shared parking analysis

Add Section 2205.8., Design Standards, to include standards for a coherent architectural theme, primary façades, secondary façades, entrances, parapets, building breaks, signage, and public transit.

Add Section 2205.9., CDT Overlay District Design Flexibility, permitting the township to modify standards and requirements of the ordinance and providing for easements for maintenance of common areas.

Existing Zoning Provisions:

The R-1 Residence District permits single-family detached dwelling, worship, and educational institution uses by right on lots that have a minimum lot area of 15,000 square feet and a minimum lot width of 100 feet.

COMMENTS

We reviewed a previous, similar proposal amending the zoning map and establishing a Community Mixed-Use (CMU) Overlay District (BCPC #22-24-1(P), dated December 4, 2024). The proposed ordinance has subsequently been changed to the Community Development Transitional Overlay District (CDT), with updated requirements and standards. Although several of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

A. Zoning Map Change

1. **Comprehensive plan**—The proposed amendment of the zoning map is not consistent with the future land use plan in the township's comprehensive plan (*Middletown Township Comprehensive Plan Update* (2020)). The comprehensive plan notes that the "zoning map approximates Middletown's current vision of future land use" (pg. 13). The overlay district proposes nonresidential uses, such as medical offices and retail stores, where the township's comprehensive plan identifies future land use for the site for uses permitted in the R-1 Residence

District, such as single-family detached dwellings, places of worship, and educational institution uses.

If the township permits the type of development allowed by the CDT Overlay District, we recommend that the comprehensive plan and future land use plan be amended to reflect this amended policy.

2. **Overlay district location**—The proposed overlay district is located in a relatively small section of the township. The township should determine if there are other areas where the proposed overlay may be appropriate.

B. Zoning Text Amendment

1. **Comprehensive plan**—The purpose and intent of the ordinance is to provide “... for a wide-range of residential housing products in conjunction with the objectives of the comprehensive plan, including housing affordability” and proposes an attainable housing component for an apartment building. Under the topic area of Redevelopment and Housing, the stated goals of the *Middletown Township Comprehensive Plan Update* include: “Incentivize the provision of more affordable housing” and “Provide more varied housing options to suit changing family patterns and lifestyles.” The comprehensive plan recommends residential upzoning to increase the availability of affordable housing for older residents and young families. The purpose and intent of the zoning text amendment is consistent with the township comprehensive plan.
2. **Attainable housing component**—Section 500-2205.2.A.(1) requires that an apartment building have an attainable housing component. However there are no requirements for the number of attainable units. We note that a recent amendment to the P Professional District requires at least 20 percent attainable housing units (adopted Ordinance No. 25-01). We recommend that a similar percentage of attainable housing units be applied to proposed residential units in the overlay. The township should also consider whether the definitions of Attainable Housing and Area Median Income established by Ordinance No. 25-01 meet the intent of this proposal.
2. **Maximum business or professional office uses**—Section 500-2205.3.A.(1)a. limits business and professional office to no more than 50 percent of the nonresidential uses developed in the CDT Overlay District. It is not clear whether this is 50 percent of the number of nonresidential uses or the square footage dedicated to the nonresidential uses.
3. **Open space amenities**—Section 500-2205.4.C. provides that the applicant shall take reasonable efforts to incorporate open space amenities within the site design. We recommend that the phrase “take reasonable efforts” be taken out so that it is clear that open space amenities are required within the site. We also note that although apartment buildings require that 10 percent of the site be dedicated to open space, other dwelling types do not have minimum open space requirements.
4. **Sustainability bonus features**—Section 500-2205.4.H. permits a bonus increase in impervious surface and building coverage should an applicant provide sustainability “bonus features” such as structured parking, green roofs, alternative transportation infrastructure, or alternative energy sources. We note that some of these bonuses (e.g., EV charging stations, bike racks, and public transit stops) are likely to be provided regardless of a bonus standard or, in most cases, not at all (e.g., green roofs and alternative energy sources).

The Bucks County Planning Commission recently completed the *EV Charging Station Model Ordinance*¹ which provides model zoning ordinance standards for EV charging stations. The model is a follow-up to the *EV Charging Station Best Practices and Standards*² which provides guidelines and standards for EV charging stations. We recommend the township consider adopting some or all of the model standards to ensure that EV charging stations provided meet minimum standards for safety, signage, and operation.

Summary

The purpose of the CDT Overlay District is to provide a transition zone with low-intensity nonresidential and attainable residential units. While the proposed zoning map amendment is not consistent with the land use plan of the *Middletown Township Comprehensive Plan Update* (2020), the purpose and intent of the zoning text amendment is consistent with the Redevelopment and Housing topic area of the comprehensive plan. Should the township adopt the amendment, the township should amend the future land use map of the comprehensive plan accordingly. We also recommend the proposed overlay zone be considered for other areas in the township, that standards for the number of attainable units be provided, and that a master site plan be developed in coordination with the applicant.

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.

MMW:emh
25-0069

cc: Michael J. Meginniss, Esq., Begley, Carlin & Mandio, LLP (via email)
Simon Kimmelman, Esq., Woods Services Foundation and Woods Services, Inc. (via email)
Stephanie Teoli Kuhls, Township Manager (via email)
Jim Ennis, AICP, Director of Building and Zoning (via email)
James J. Esposito, Esq., Curtin & Heefner, LLP, Township Solicitor (via email)

¹ <https://www.buckscounty.gov/DocumentCenter/View/16508/Electric-Vehicle-Charging-Station-Use-Model-Ordinance---December-2023>

² <https://buckscounty.gov/DocumentCenter/View/12835/EV-Charging-Stations-Best-Practices-and-Standards--March-2023>

PERTINENT INFORMATION

Site Characteristics, Natural Features: The proposed overlay covers approximately 161 acres along both sides of U.S. Route 1, between Pine Street and East Maple Avenue (Route 213).

Existing Land Use: Institutional

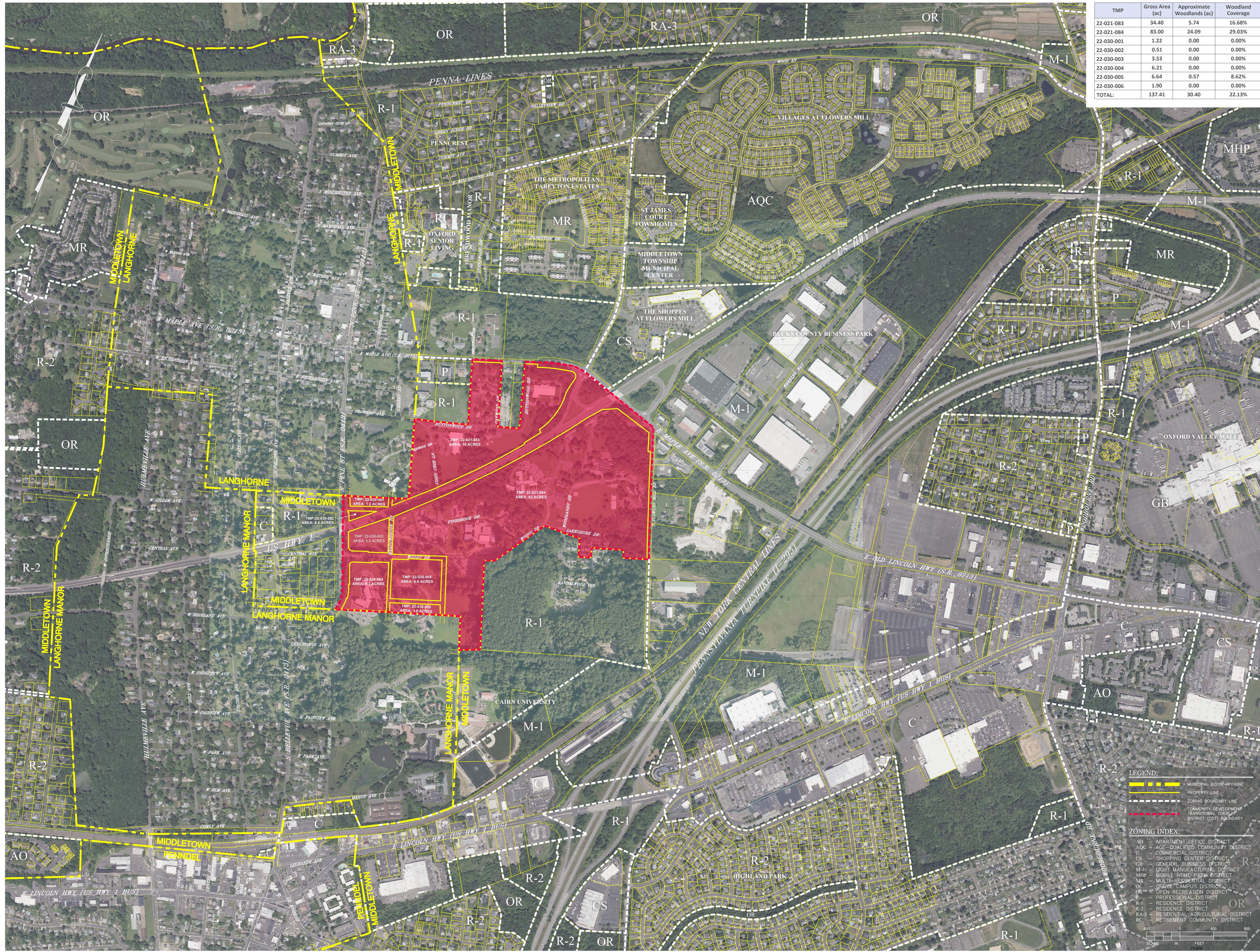
Surrounding Land Use:

North:	Residential, Institutional
East:	Wooded, Commercial, and Warehouse
South:	Residential (Langhorne Manor)
West:	Residential (Langhorne), Office, Institutional, and Commercial

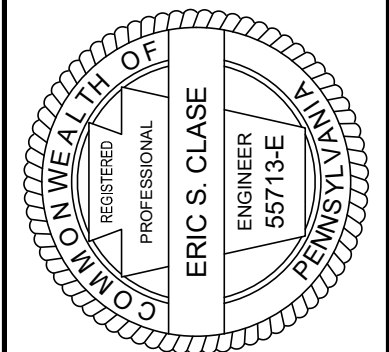
Surrounding Zoning:

North:	R-1 Residential District, CS Shopping Center
East:	M-1 Light Manufacturing District
South:	R-1 Residential District
West:	R-1 Residential District, P Professional District, and C Commercial District

Municipal Comprehensive Plan: The *Middletown Township Comprehensive Plan Update* (2020) identifies uses permitted in the R-1 Residence District for the area.



TMP	Gross Area (ac)	Approximate Woodlands (ac)	Woodland Coverage
22-021-083	34.40	5.74	16.68%
22-021-084	83.00	24.09	29.03%
22-030-001	1.22	0.00	0.00%
22-030-002	0.51	0.00	0.00%
22-030-003	3.53	0.00	0.00%
22-030-004	6.21	0.00	0.00%
22-030-005	6.64	0.57	8.62%
22-030-006	1.90	0.00	0.00%
TOTAL:	137.41	30.40	22.13%



DATE: 2/20/2025

REV	DESCRIPTION	DATE	BY

**COMMUNITY DEVELOPMENT TRANSITIONAL
OVERLAY DISTRICT (CDT)**

LANGHORNE BOROUGH LANGHORNE MANOR BOROUGHS & MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

WOODS SERVICES PROPERTIES



PROJECT NO:	2010052-00
OWNERS INFO:	WOODS SCHOOLS SERVICES 40 MARTIN CROSS DRIVE LANGHORNE, PA 19047
MUNICIPAL FILE NO:	
TAX MAP PARCEL NO:	VARIOUS
TOTAL AREA:	137.41 AC
TOTAL LOTS:	8
DATE:	2/20/25
SCALE:	1"=400'
DRAWN BY:	RBH
CHECKED BY:	ESB
SHEET NO:	1 OF 1



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E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

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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

UNOFFICIAL

MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Bucks County Planning Commission

Date: April 2, 2025

Subject: BCPC #36-35-2
Proposal to Amend the Zoning Ordinance—Flex Building Parking
Applicant: Richland Township Board of Supervisors
Date Received: March 18, 2025
Hearing Date: May 12, 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 April 2, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to revise the off-street parking requirements for the flex building use and associated permitted uses.

Proposed Zoning Provisions: Amend Section 27-541.9. of the zoning ordinance (Table of Off-Street Parking Space Requirements) to require one off-street parking space per 500 square feet of gross floor area (GFA) for Use G17 Flex Building and each permitted sub-use.

Existing Zoning Provisions: Use G17 Flex Building requires one off-street space per 400 square feet of GFA.

COMMENT

Terms and definitions—The requirement contains the terms “GFA” and “safe harbor.” GFA appears to refer to “gross floor area.” However, we are uncertain as to what “safe harbor” means in the context of the requirement. We recommend that terms and definitions for “gross floor area” and “safe harbor” be added to the definitions section of the 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
25-0090

cc: Leslie Huhn, Township Manager (via email)
Vicki Schuller, Township Office Administrator (via email)
Rich Brittingham, Township Zoning Officer (via email)
B. Lincoln Treadwell Jr., Esq., Treadwell Law Offices (via email)

UNOFFICIAL

MEMORANDUM

To: Solebury Township Board of Supervisors
Solebury Township Planning Commission

From: Bucks County Planning Commission

Date: April 2, 2025

Subject: BCPC #41-24-1R
Proposal to Amend the Zoning Ordinance—Agricultural Accessory Uses
Applicant: Solebury Township Board of Supervisors
Date Received: March 19, 2025
Hearing Date: May 6, 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 April 2, 2025

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to add agricultural accessory uses.

Proposed Zoning Ordinance Provisions:

Amend Section 202 of the zoning ordinance to add the following definitions:

- Agricultural Accessory Use—A use conducted on the same lot or farm as a principal agricultural use to which it is related. A use which is clearly incidental to, and customarily found in connection with a particular principal agricultural use on a lot. The agricultural accessory uses described in Section 27-2603.1.A. of this ordinance are specifically declared to be agricultural accessory uses.
- Community Supported Agriculture (CSA)—A community of consumers who support a farm operation by paying for a share of the farm's production.
- Farm—Lots or tracts of land, singly or combined, on which agriculture is a primary use and which contains not less than 10 contiguous acres in the aggregate or is less than 10 contiguous acres but has anticipated yearly gross income of at least \$10,000.
- Normal Agricultural Operation—The activities, practices, equipment and procedures that farmers adopt, use or engage in the production and preparation for market of poultry, livestock and their products and in the production, harvesting and preparation for market or

use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities.

Amend the following zoning ordinance sections to include that Permitted Agricultural Accessory Uses shall be those uses described in Section 27-2603.1.A. of this ordinance:

- Section 27-402, Use Regulations for the RA Residential/Agricultural District
- Section 27-602, Use Regulations for the RB Residential/Agricultural District
- Section 27-902, Use Regulations for the VR-C Carversville Residential District
- Section 27-1102, Use Regulations for the RD-C Residential Development-Conservation District
- Section 27-1302, Use Regulations for the VC-C Carversville Village Commercial District
- Section 27-1402, Use Regulations for the Aquetong Village Commercial District
- Section 27-1802, Use Regulations for the QA Quarry/Agricultural District
- Section 27-1902, Use Regulations for the OR Outdoor Recreational District
- Section 27-2002, Use Regulations for the MS Municipal Services District

Amend Section 27-2603.1.A., Accessory Uses, Buildings, and Structures, to state that the following are agricultural accessory uses considered Normal Agricultural Operations in Solebury Township and are permitted on a farm without the necessity of obtaining a zoning permit:

- Roadside stands for agricultural products grown on site, which must not exceed a maximum of 400 square feet, must provide a safe means of access, and must provide off-street parking. Roadside stands established after the effective date of this proposed ordinance that are erected for more than 120 days in a calendar year require a zoning permit.
- Agricultural sale of farm products grown on a farm by the farm operator from an accessory farm building having a maximum floor area devoted to the sale of farm products no greater than 3,000 square-feet, must have at least 50 percent of sales be farm products.
 - Uses established after the effective date of this ordinance require zoning permits
- Events and activities that support agricultural uses, which may include the following:
 - Community Supported Agriculture
 - Pick your own activities
 - Farm-to-table events must meet Board of Health requirements, must obtain an annual zoning permit for events held after the effective date of this ordinance which serve more than 25 guests or occur more than three times per month, may be held indoors or outdoors, and must possess the appropriate license for the event if BYOB is permitted or alcohol is being provided
 - Tours of facilities, educational seminars, workshops and similar activities
 - Day camps with no more than 25 participants and held no more than 5 days per month
 - An annual zoning permit is required for events to be held after the effective date of this ordinance
 - Seasonal festivals, hayrides, and activities associated with products produced on a farm
 - Cooking, canning, freezing classes and other events that demonstrate how farm products can be prepared and preserved
 - Auction of agricultural products; no zoning permit is required for up to four auctions per month
 - Sale of seed, fertilizer, agricultural products or farm equipment
- The production of wine, cider, and distilled spirits, which must comply with the following:
 - Zoning permit is required
 - Use must be accessory to the primary use of the farm

- Products must contain at least 50 percent of product grown on the farm, must show proof of a Pennsylvania Liquor Control Board license
- Approval from the Board of Health
- A minimum lot area of 10 acres and a minimum area of 3 acres devoted to the production of alcoholic beverages is required
- Must be on the same lot as the primary farm use
- A maximum size of 3,000 square-feet for tasting rooms
- May include tours of facilities, educational seminars, workshops and similar activities
- Special events are events that may not have a direct connection to a normal agricultural operation, which include wedding receptions, parties, corporate events, entertainment, and other events. The following provisions are added for special events:
 - Zoning permits are required for events with more than 100 attendees
 - A maximum of eight events that accommodate over 100 attendees is permitted in any calendar year
 - Events must occur on the property
 - The owner must be present and provide parking
 - The owner must provide adequate toilet facilities
 - Food served must comply with the Board of Health
 - Events are only permitted between 10:00 AM and 10:00 PM
 - No event shall take place within 100 feet of a residence
 - Amplified sound must comply with the Solebury township noise ordinances

COMMENT

We issued a review of a previous version of this proposal (BCPC #41-24-1, dated October 1, 2024). The revised ordinance contains minor changes in requirements and language. Our comment from the previous review has been addressed.

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.

B-EK:tmr
25-0092

cc: Mark L. Freed, Esq., Curtin & Heefner, LLP, Township Solicitor (via email)
Curtis J. Genner Jr., PE, Wynn Associates, Inc., Township Engineer (via email)
Christopher Garges, Township Manager (via email)



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PLANNING COMMISSION:

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

Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Solebury Township Board of Supervisors
Solebury Township Planning Commission

From: Bucks County Planning Commission

Date: April 2, 2025

Subject: BCPC #41-25-3
Proposal to Amend the Zoning Ordinance—Alternative and Passive Energy
Applicant: Solebury Township Board of Supervisors
Date Received: February 25, 2025
Hearing Date: April 15, 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 April 2, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to include a new Part 32, Alternative Energy and Passive Energy Ordinance.

Proposed Provisions:

Amend Section 27, Attachment 19, Table of Use Regulations, to designate the uses Geothermal Energy Systems and Solar Energy Systems as permitted accessory uses in all zoning districts and permitted principal uses in the LI zoning district.

Amend Section 27, Attachment 19, Table of Use Regulations, to designate the use Wind Energy Systems as a conditional accessory use in all zoning districts and a permitted principal use in the LI zoning district.

Amend Section 27, Attachment 19, Table of Use Regulations, to designate the use Wood-Fired Boiler as a conditional accessory use in the RA, RB, VR, R-1, VR-C, RD, AND RD-C zoning districts.

Add the following sections under the new Part 32, Alternative Energy & Passive Energy Ordinance:

- Section 27-3201, Purpose and Objectives, to outline the purpose of promoting and regulating alternative energy systems in the township.



- Section 27-3202, Definitions, to include the following definitions: Alternative Energy, Alternative Energy System, Applicant, Attached Alternative Energy System, Biomass Fuels, Boring/Borehole, Building Integrated Photovoltaic (BIPV) Systems, Clean, Renewable Energy (100%), Closed Loop Geothermal System, Cool Roof, Emerging Energy, Emerging Energy Facility, Facility Owner, Freestanding Alternative Energy Facility, Geothermal System, Green Roof, Green Wall, Ground Source Heat Pump, Landowner, Meteorological Tower, Nonparticipating Landowner, Operator, Occupied Building, Passive House, Phase 2 Outdoor Wood-Fired Boiler, Private Energy and Utility Provider, Small Wind Energy System, Solar Easements, Solar Energy, Solar Energy System, Solar Energy System, Ground-Mounted, Solar Panel, Solar Reflective Index, Thermal Mass Wall, Wind Energy System, and Wood-Fired Boiler.
- Section 27-3203, Applicability, to require that alternative or emerging systems constructed or replaced after the effective date of this chapter meet the requirements of the proposed ordinance.
- Section 27-3204, Land Use and Dimensional Regulations, to outline regulations for wind, solar, and geothermal energy systems, and wood-fired boilers.
 - Wind energy systems and solar energy systems are permitted in all zoning districts as a conditional accessory use and only permitted as a principal use in the LI Light Industrial zoning district on lots 5 acres or larger.
 - Solar energy systems within a historic district or on a historic resource property shall be reviewed by the HARB.
 - Open-loop geothermal systems are prohibited. Closed-loop geothermal energy systems shall be permitted as a principal use in the LI Light Industrial District on lots 5 acres or larger.
 - Wood-fired boilers are permitted as a conditional accessory use in residential districts with minimum lot areas of 2 acres or more as an alternative or emerging energy facility serving any residential use.
 - Emerging energy systems not defined in this chapter are permitted as a conditional use, provided that such systems are located on a lot with a permitted use in accordance with the applicable provisions of this chapter.
 - Resource protection provisions and provisions that apply to noise are proposed for emerging energy systems.
- Section 27-3205, Provisions for Encouraging Passive Energy Conservation, to outline provisions for street layout and design, including encouraging LEED design and certification, building placement and design, shading, landscaping, cool and green roofs, green and living walls, and thermal mass walls.
- Section 27-3206, Permit and Conditional Use Application Regulations, to provide that no alternative or emerging energy facility shall be located, modified, or constructed within the township unless a permit has been issued and the applicant receives conditional use approval.
- Section 27-3207, Supplemental Design, Installation, and Maintenance Requirements, to provide that the design of the alternative or emerging energy facility shall conform to applicable industry standards and to outline maintenance responsibilities.
- Section 27-3208, Liability and Insurance Requirements, to provide that the landowner shall maintain a general liability policy for any alternative or emerging energy system.
- Section 27-3209, Decommissioning, to outline provisions for the removal of any alternative or emerging energy systems.

- Section 27-3210, Public Inquiries, Inspections, Violations, and Remedies, to outline provisions for inspections of the alternative or emerging energy systems.

COMMENTS

We commend the township for considering provisions that would permit and regulate alternative energy systems and for using the Bucks County Planning Commission's Model Alternative Energy Ordinance¹ as a guide to further the sustainability goals of the township. We offer the following comments for the township board of supervisors when considering this proposal:

1. **Bonus provisions**—Proposed ordinance Section 27-3205.5.C. references a section for bonus provisions; however, bonus provisions are not mentioned or proposed in the ordinance amendment. The township should consult BCPC's Model Alternative Energy Ordinance to consider incentives for encouraging the use of alternative energy and sustainable design features.
2. **Use regulations**—The zoning ordinance should be updated to add the new proposed Alternative Energy Systems uses (Geothermal Energy Systems, Solar Energy Systems, Wind Energy Systems, and Wood-Fired Boiler) to the respective use regulations under the zoning district they are permitted.
3. **Historical Architectural Review Board**—Section 27-3204.2.F. of the proposed ordinance amendment states that all solar energy systems within a historic district or on a historic resource property shall be reviewed by the Historical Architectural Review Board (HARB), for its review, consultation, and approval. We commend the township for furthering the protection of historic districts and resources. Wind, wood fired boilers, and geothermal energy systems all may involve structures that might impact a historic district or historic resources in the township. We recommend the HARB be referenced for all alternative energy systems proposed in the ordinance amendment.

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.

B-EK:emh
25-0066

cc: Mark L. Freed, Esq., Curtin & Heefner, LLP, Township Solicitor (via email)
Curtis J. Genner Jr., PE, Wynn Associates, Inc., Township Engineer (via email)
Christopher Garges, Township Manager (via email)
Catherine Cataldi, Township Secretary (via email)

¹https://www.buckscounty.gov/DocumentCenter/View/19111/Model-Sustainable-and-Renewable-Energy-Ordinance_1-22-2024-Revised-FINAL-VERSION



BCPC

Bucks County Planning Commission

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PLANNING COMMISSION:

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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: April 2, 2025

Subject: BCPC #52-25-1
Proposal to Amend the Zoning Ordinance—Electronic Signs
Applicant: Board of Supervisors
Date Received: February 25, 2025
Hearing Date: Not indicated

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 April 2, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to include updated definitions and regulations for electronic signs.

Proposed Zoning Ordinance Provisions:

- Amend Section 2001, Definitions, to change the name of “Electronic Graphic” to “Electronic Sign” with an updated definition.
- Amend Section 2004.E., Prohibited Signs, to delete electronic graphic signs as a prohibited sign.
- Amend Section 2005.C., Sign Illumination, to include additional regulations for illuminated signs, including limitations on levels of brightness during daytime and nighttime hours.
- Amend Section 2005.F., Sign Illumination, to prohibit signs illuminated by any flashing, intermittent, or moving lights.
- Amend Section 2006.1., Regulations for Electronic Signs, to permit electronic signs in certain areas of the township based on zoning district and provide additional requirements for electronic signs, including:
 - All electronic signs shall be permanent freestanding ground signs.

COUNTY COMMISSIONERS:

Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*



- All electronic signs shall advertise only the business or use on the property which the Electronic Sign is located.
- Copy on all electronic signs shall change no more frequently than every 30 seconds.
- No electronic sign shall be located on or within any protected natural resource.
- All electronic signs shall comply with all the regulations for signs within the district in which it is located.
- All lighting shall be aimed so as not to present a hazard to drivers or pedestrians or a nuisance to a neighboring use or property.
- Buffering and maintenance requirements

Amend Section 2010, Signs Permitted in the VC Zoning District, to require signs in the VC District to comply with the illumination requirements of Section 2005.

COMMENTS

We recommend that the 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.

DM:emh
25-0065

cc: Mary Eberle, Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)
Greg Lippincott, Township Manager (via email)



BCPC

Bucks County Planning Commission

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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

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: April 2, 2025

Subject: BCPC #52-25-WS1
Proposal for an Update to the Official Act 537 Sewage Facilities Plan—Special Study for Almont Road Sanitary Sewer Project
Applicant: Board of Supervisors
Date Received: February 24, 2025
Hearing Date: Not indicated

In accordance with the provisions of the Pennsylvania Sewage Facilities Planning Act (Act 537) and Section 304 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 April 2, 2025.

GENERAL INFORMATION

Proposed Action: Update the township's current Act 537 Plan to include a special study (*West Rockhill Township Act 537 Sewage Facilities Plan Special Study for Almont Road Sanitary Sewer Project*) that will address the extension of public sewer service to seven residential lots along Almont Road. The Almont Road area is currently within the Sellersville Borough public sewer service area. However, the area is currently served by on-lot disposal systems (OLDS). In October 2024, the PaDEP requested a special study be prepared to extend public sewer to the Almont Road properties.

The special study includes the sewage disposal needs identification which provides the reason for discontinuing the use of OLDS in the Almont Road area and serving it through an extension of public sewer. The study indicates that many of the OLDS in the study area were constructed prior to current PaDEP design criteria. The study also indicates the seven lots are less than one acre in size, leaving limited space to relocate the OLDS for repairs, if necessary. An alternatives analysis, financing information, and an implementation schedule are also included in this study.

The project proposes the extension of the Telford Borough Authority's (TBA) public sewer system by construction of a gravity sewer main along Almont Road to serve seven residential dwellings. The new sewer main will then connect to the existing public sewer system owned by the Sellersville Borough through a manhole within Lawn Avenue. Wastewater flows will then be conveyed through the



Sellersville Borough collection system to the Pennridge Wastewater Treatment Authority's (PWTa) wastewater treatment plant for treatment. Telford Borough Authority and Sellersville Borough are to execute an agreement amendment to the existing intermunicipal agreement for conveyance for this project.

COMMENT

We commend the township officials for undertaking this update of the township's official sewage facilities plan to extend public sewer to the Almont Road area of the township. We note that the update of the township's Act 537 Sewage Facilities Plan is consistent with the policies outlined in the *West Rockhill Township Comprehensive Plan Update* (2019), the *Bucks2040 Vision Plan* (2024), and the *West Rockhill Township Sewage Facilities Plan* (2011).

Once the plan is approved by the Pennsylvania Department of Environmental Protection, we request that the township send a final copy of the Act 537 plan to the Bucks County Planning Commission in accordance with Section 306.(b) of the Pennsylvania Municipalities Planning Code.

DM:emh
25-0062

cc: Patrick P. DiGangi, PE, CKS Engineers, Inc. (via email)
Greg Lippincott, Township Manager (via email)
Mary Eberle, Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)
Genevieve Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Act 537 File

Bucks County Planning Commission
Subdivision and Land Development Reviews
February 27, 2025 to March 21, 2025

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bristol Township	13044	25-0019	5-19-69	SJK Property Management, LLC	P	Industrial Land Development: 1,840 square feet
Bristol Township	13049	25-0025	5-60-402, -403, -404	The County of Bucks	P	Institutional Land Development: 2,304 square feet
Bristol Township	13052	25-0038	5-70-41-7	And This Also, LLC	S	Industrial Land Development: 3,000 square feet
Bristol Township	13056	25-0041	5-58-2-2	Stag Industrial Holdings, LLC	P	Site Improvements
Bristol Township	13061	22-0054	5-21-162-1	Lincoln 55, LLC	P	89 Multifamily units (Age-qualified); 2,760-square-foot clubhouse
Doylestown Township	13057	25-0045	9-17-42, -44, and -45	KCMMTJ Holdings, LLC	P	8 Attached units; 2 Semi-detached units
Falls Township	13062	25-0057	13-47-14	TJJ Properties, LLC	P	Commercial Land Development: 3,250 square feet
Hilltown Township	13045	25-0020	15-29-42	Chris & Pernilla Webber	P	2 Single-family lots
Hilltown Township	13047	25-0023	15-35-11-4	NJS Renovations Co.	S	2 Single-family lots
Middletown Township	13055	25-0044	22-57-57	ESJ Renaissance Oxford Court, LLC	P	2 Commercial lots
Milford Township	12906	25-0078	23-10-73	Rotho Blaas USA, Inc.	P	Industrial Land Development: 96,700 square feet
Morrisville Borough	13071	25-0077	24-9-53-1; -54; -55	River Crossing Young Men's Christian Association	P	Commercial Land Development: 4,641 square feet

New Britain Borough	11473-B	25-0017	25-2-207-2	Legacy 17 Industrial, LLC	P	Industrial Land Development: 12,800 square feet
Quakertown Borough	13048	25-0027	35-12-36	Thomas W. Richey	P	2 Semi-detached units
Richland Township	13067	25-0073	36-5-131, -132, -133, -133-1, -133-2, and -134	Simmons Feed Ingredients, Inc.	S	Site improvements
Warminster Township	13065	23-0274	49-19-249; -250-2	Homes Offered, LLC	F	Lot Line Adjustment
Warrington Township	13058	25-0047	50-35-2, -3	WBG Properties, LP	S	2 Semi-detached Units
Wrightstown Township	13003	25-0001	53-1-7-9 and 53-1-7-2	Kevin M. & Kristen Stretz	P	Lot Line Adjustment



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: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 24, 2025

Subject: BCPC #13044
Preliminary Plan of Land Development for SJK Property Management, LLC
TMP #5-19-69
Applicant: SJK Property Management, LLC
Owner: Same
Plan Dated: January 7, 2025
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: Construct a 1,840-square-foot building for a contractor office and shop on a 22,504.74-square-foot lot. Proposed improvements include a driveway, stormwater infiltration bed, and utility connections. The proposed driveway will access Hilltop Avenue through what is identified as a right-of-way for common use on adjacent TMP #5-19-77. Public water and sewer are intended to serve the building.

Location: Eastern end of Hilltop Avenue. The parcel does not have roadway frontage.

Zoning: The M-1 Light Manufacturing District permits Use F6 Contracting on a minimum lot area of 10,000 square feet with a minimum lot width of 100 feet. A minimum distance of 100 feet is required from any residential district or use.

Present Use: Vacant

COMMENTS

1. **Requested waiver of land development**—Associated correspondence submitted with the plan indicates that the applicant is requesting a waiver of land development for the proposed project. If this request is considered by township officials, the applicant should comply with the requirements

COUNTY COMMISSIONERS:

Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*



for modifications in Section 512.1(b) of the Pennsylvania Municipalities Planning Code, in addition to all other applicable township ordinance requirements.

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

Section 177-35.B.

from widening and reconstructing Hilltop Avenue; the application indicates the proposed contracting business will have a minor amount of traffic and that improvements to Hilltop Avenue are not warranted

Section 177-40.F.

from providing a 24-foot-wide driveway (two-way); the application indicates a right-of-way for common use that allows access to the site can only accommodate a 10-foot-wide driveway and the proposed driveway width and alignment are sufficient to allow the client's trucks to access the proposed building

Section 177-41.B.

from designing the parking facilities and pedestrian access in accordance with the Americans with Disabilities Act; the application indicates the site will only be used for conducting the business of SJK Property Management, LLC, and will not be open to the public

Section 177-48.D.

to permit 2 (horizontal) to 1 (vertical) side slopes along the north sides of Swales PS-1 (R-4 Rip-Rap) and PS-2 (S-75 Matting); the application indicates these side slopes are necessary to fit the proposed swales in between the proposed improvements

Section 177-55.I.

from providing a designated off-street loading space and/or berth; the application indicates that any material that needs to be loaded or unloaded will be done inside the proposed building

Section 177-92.C.(3)

from showing all existing features within 200 feet of the site, especially those features that will not be impacted by the development; the application indicates the majority of the adjoining properties are or will be buffered from the proposed site and the plans do show important off-site features such as buildings, fences, parking areas, etc.

The applicant is requesting a waiver from widening and reconstructing Hilltop Avenue. This section of Hilltop Avenue is currently stone and not paved. Township officials should consider if roadway improvements are needed to Hilltop Avenue to safely accommodate a more intense use that will have large trucks accessing the site.

The final plan should note all granted waivers.

3. **Site capacity calculations**—Section 205-107 of the zoning ordinance requires the submission of site capacity calculations with all applications for subdivision and land development. The plan does not include the required site capacity calculations.
4. **Distance from residential district**—Per Section 205-57.F. of the zoning ordinance, dimensional requirements for the uses in the M-1 Manufacturing District include a required minimum distance of

100 feet from any residential district or use. The plan should indicate compliance with this required distance from the R-1 Residence District that abuts the site to the northwest.

5. **Impacts to nearby residential areas**—Section 177-55.I. of the SALDO requires that adjacent residential areas be protected from potential nuisance of the proposed nonresidential development, in accordance with relevant zoning ordinance requirements. The proposed land development is adjacent to a residential neighborhood and will access the existing neighborhood streets.

We strongly recommend consideration be given to how all potential impacts to this established neighborhood from the development can be mitigated or eliminated. Concerns with stormwater, lighting, truck traffic, and ensuring extensive buffering and screening should all be carefully considered given the development's proximity to residences.

6. **Curbing**—Section 177-39.K. of the SALDO requires all internal parking areas and aisles to be confined within curbing. The plan should be revised to comply with this ordinance requirement.
7. **Truck access**—A truck-turning plan should be provided to demonstrate that large vehicles, such as garbage trucks and fire trucks, will have adequate space to access the site and proposed building. This is especially important given the one 10-foot-wide driveway for the site that will accommodate only one lane of traffic (see Comment 2 for waiver request to provide a 10-foot-wide one-way driveway). The truck-turning plan should clearly show that the proposed driveway width and paved area on the site will be sufficient to safely accommodate anticipated traffic.
8. **Fire lanes and fire truck access**—Section 177-55.M. of the SALDO requires that for nonresidential development, fire lanes be established, as required by the Bureau of Fire Prevention, pursuant to the provisions of the Fire Prevention Code. The plan should identify the required fire lane. As noted in Comment 7., a truck-turning plan should also be provided to demonstrate that fire trucks will have adequate space to access and maneuver around the site. The governing body, along with the township fire marshal, should ensure these issues are adequately addressed.
9. **Landscape plan**
 - a. **Landscape architect**—The landscape plan should be revised to be prepared, signed, and sealed by a registered landscape architect registered in the state of Pennsylvania.
 - b. **Extent of planted buffer**—We note that the proposed buffer plantings do not completely extend along the boundary of the residential neighborhood. The plan should be revised to indicate compliance with buffer requirements for the entire site boundary with the adjacent residential property.
 - c. **Refuse collection station**—Section 177-55.K.(2) of the SALDO requires that refuse collection stations be located to avoid being offensive and shall be screened and landscaped. The plan should be revised to show the required landscaping.
10. **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 April 2, 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.

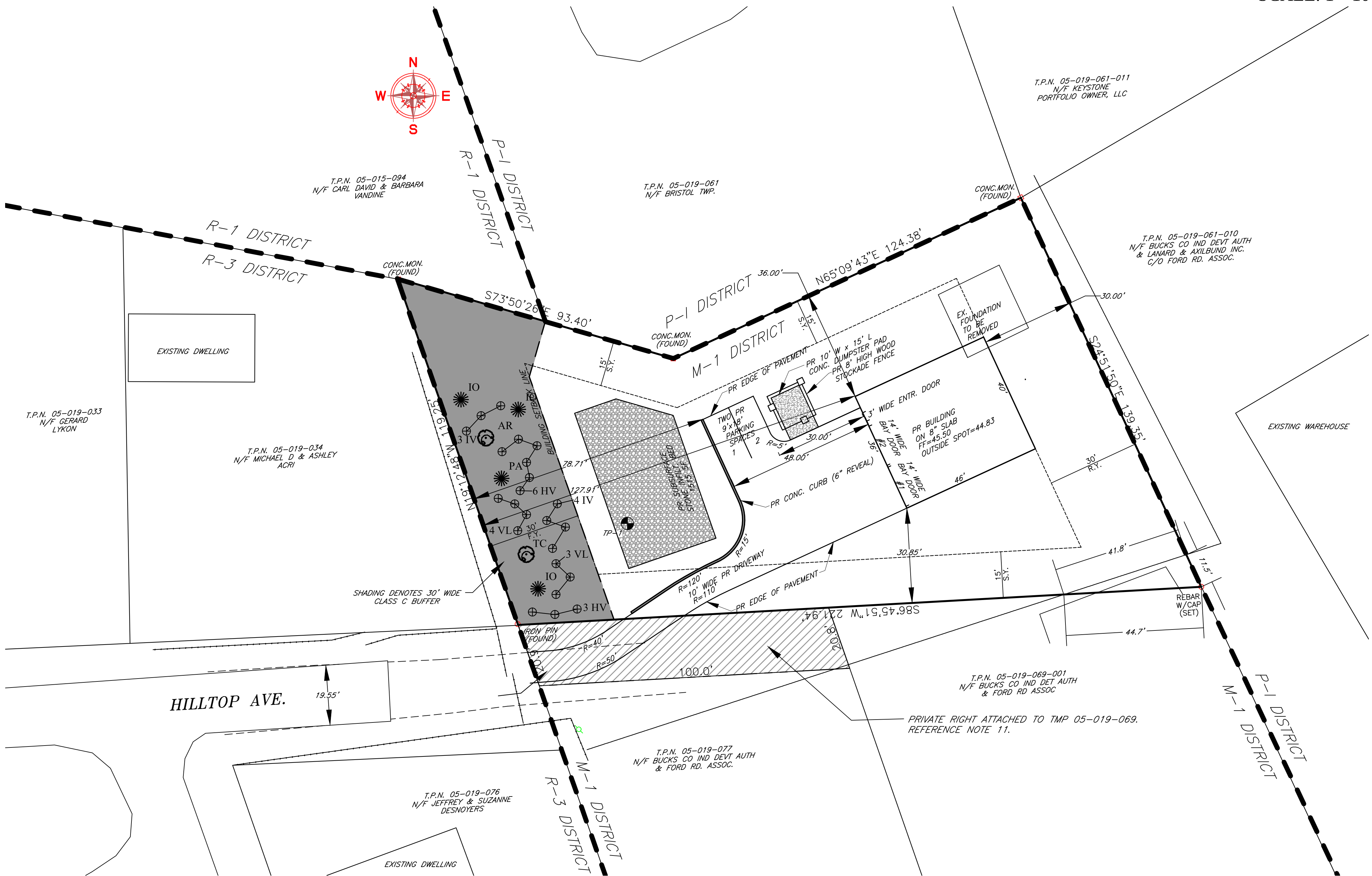
LMW:emh
25-0019

cc: Jim McGuighan, SJK Property Management, LLC (via email)
Theodore G. Koven, Jr, PE, President, Springtown Consulting, LLC (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)

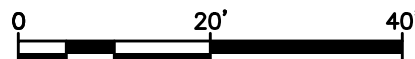
McGUIGHAN.dwg



LOCATION MAP
SCALE: 1"=1000'



SCALE: 1"=20'



ZONING DISTRICT LEGEND

ABBREVIATION	NAME OF DISTRICT
M-1	LIGHT MANUFACTURING
P-1	PLANNED INDUSTRIAL
R-1	RESIDENCE
R-3	RESIDENCE

SHEET INDEX

SHEET NO.	SHEET NAME
1	WAIVER OF LAND DEVELOPMENT PLAN
2	RECORD PLAN NOTES
3	EXISTING FEATURES PLAN
4	CONSTRUCTION IMPROVEMENT PLAN
5	GRADING AND LANDSCAPING PLAN
6	DETAILS SHEET
7	DETAILS SHEET
8	E&S PLAN
9	E&S NOTES AND DETAILS
10	E&S DETAILS

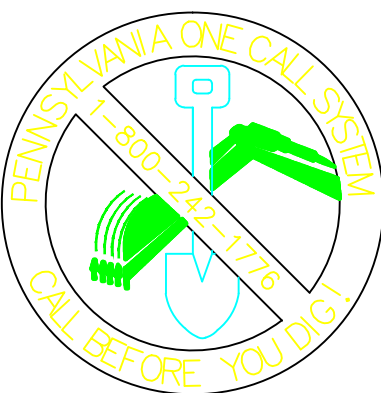
DRAWING LEGEND

	LEGAL RIGHT-OF-WAY LINE
	EXISTING EDGE-OF-PAVEMENT
	EXISTING PROPERTY BOUNDARY
	EXISTING ADJOINING PROPERTY LINE
	EXISTING BUILDING SETBACK LINE
	EXISTING SURVEYED INDEX CONTOUR/ELEVATION
	EXISTING SURVEYED CONTOUR/ELEVATION
	EXISTING LIDAR CONTOUR/ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING EDGE OF WOODS
	TP-1
	STORMWATER SOIL TEST PIT NUMBER
	RIGHT-OF-WAY FOR COMMON USE

SOILS LEGEND

SYM	SOIL NAME
Ufw	URBAN LAND, OCCASSIONALLY FLOODED

NOTE: Ufw IS NOT A HYDRIC SOIL.



PENNSYLVANIA ONE CALL SYSTEM
PA ACT 172 OF 1996 REQUIRES THREE
WORKING DAYS NOTICE

UTILITY NOTIFICATION INFORMATION

IN ACCORDANCE WITH THE PENNSYLVANIA UTILITY NOTIFICATION ACT P.L. 852, NO. 287 DECEMBER 10, 1974 AMENDED ON DECEMBER 12, 1986 BY P.L. 1574 NO. 172 THE FOLLOWING UTILITIES HAVE BEEN NOTIFIED BY SPRINGTOWN CONSULTING, LLC ON OCTOBER 25, 2021 IN THE "PRELIMINARY DESIGN" PHASE SERIAL NO. 20212981523 FOR THIS PROJECT:

BRISTOL TOWNSHIP
COMCAST
AQUA PA
PECO ENERGY
FALLS TOWNSHIP AUTHORITY
VERIZON

No.	Revision/Issue	Date

Springtown Consulting

PROFESSIONAL ENGINEERING SERVICES

P.O. BOX 161
3211 MAIN STREET
SPRINGTOWN, PA 18081
TEL 215-565-6576



WAIVER OF LAND DEVELOPMENT PLAN FOR
TMP 05-019-069

Prepared For:
SJK PROPERTY MANAGEMENT, LLC
BRISTOL TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

Scale 1" = 20'	Date 01/07/2025
Project Number 24-02	Sheet 1 of 10
Drawing Number 434-F	



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: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 28, 2025

Subject: BCPC #13049
Preliminary Plan of Land Development for Neighborhood First Modular Expansion
TMPs #5-60-402, -403, -404
Applicant: The County of Bucks
Owner: Same
Plan Dated: April 9, 2024
Last Revised: January 30, 2025
Date Received: January 31, 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: Consolidate three parcels to create a 3.18-acre lot on which a 2,304-square-foot modular building with a concrete foundation will be constructed. Other improvements include the expansion of the parking lot and stormwater facilities. The site contains two existing buildings and a shed that are to remain. The building will be used to expand the existing "community center" after-school programs for students who are dropped off. Public water and sewer serve the site.

Location: West side of Bath Road, between the intersections of Bath Road and Forest Street and Bath Road and Hatfield Street. Silver Lake Park borders the site to the east and south.

Zoning: The R-1 Residence District permits schools, libraries, community centers, and public park/public recreational facility by right. The district requires a minimum lot area of 10,000 square feet with a minimum lot width of 75 feet. The permitted maximum building area and impervious surface ratio are 20 and 30 percent, respectively.

Present Use: Community center



COMMENTS

1. **Variance requests**—The site plan indicates that the applicant is requesting variances from the following requirements of the zoning ordinance:

Section 205-108.D.1.

to allow more than 50 percent of woodlands not associated with another environmentally sensitive resource to be altered, regraded, cleared, or built upon; the application indicates the site is primarily wooded and any improvements will require a portion of the woodlands to be cleared

Section 205-120.B.10.

from providing one parking space for each four seats for patron use or one space for each 50 square feet of gross floor area used for patrons, whichever is greater plus one additional space for each employee; the application indicates that parking is used only for employees and for pickup and drop-off of students and the parking provided for the new building is sufficient based on parking needs for the existing building

We recommend that the plan not be approved until all zoning issues have been resolved.

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

Section 177-35.B.

from widening or reconstructing the roadway to meet current township standards; the application indicates that work is not proposed along the roadway or driveway since the use is not changing and roadway widening or reconstructing would increase the scope of the project

Section 177-40.F.

from providing a minimum required radii of 25 feet for the driveway; the application indicates there is no work proposed near the driveway, that it meets PennDOT's minimum use driveway requirements, and it will remain a minimum use driveway upon project completion

Section 177-47.H.

to allow a lot with a length-to-width ratio greater than two and one-half to one; the application indicates that three lots, that are currently nonconforming, will be consolidated which will help to improve the width ratio

Section 177-91

to not require the submission of preliminary plans; the application indicates a preliminary plan is not warranted due to the relatively small scope of the project

Section 177-92.A.(1)

to not require plans to be drawn at a scale of 1-inch equals 50 feet or 1-inch equals 100 feet; the application indicates a smaller scale of 1-inch equals 30 feet is provided for legibility purposes and the Record Plan is drawn at a scale of 1-inch equals 50 feet

Section 177-92.C.(3)

from showing existing features within 200 feet of any part of the tract; the application indicates that an aerial is included in the submission and substantial survey information has been provided to show the area of improvements and any affected areas of the project

Section 177-52.A.(8)

to allow discharge from sediment, retention, and detention basins into the tree protection zone; the application indicates there is not available open area on the site to allow discharge outside of the tree protection zone

The final plan should note all granted waivers.

3. **Sidewalks**—Sections 177-35.A. and 177-43.A. of the SALDO require sidewalks along both sides of all streets, except when in the opinion of council with the advice of the township engineer and planning commission, they are unnecessary for public safety and convenience. Sidewalks are not shown along Bath Road.
4. **Curbs**—Section 177-41.K. of the SALDO requires that all internal parking lots, separator islands, and aisles shall be confined within curbing. Curbing is shown along only a portion of the parking lot.
5. **Refuse collection**—Section 177-55.K.(1) requires outdoor collection stations to be provided for trash removal and recyclable materials when indoor collection is not provided. If outdoor collection stations are intended, they should be shown on the plan, screened from view, and landscaped in accordance with Section 177-55.K.(2) of the SALDO.
6. **Fire lanes**—Section 177-5.M. of the SALDO requires that fire lanes be established, as required by the Fire Prevention Board, pursuant to the provisions of the Fire Prevention Code. The plan should identify the required fire lanes.
7. **Landscape plan**—We recommend the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.
8. **Editorial**—Sheets 4 and 7 contain a note that refers to the “total wetlands area outside of floodplain.” It appears this notation should be “total woodlands outside of floodplain.”

This review will be included in the Bucks County Planning Commission board materials for the April 2, 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
25-0025

cc: Margaret McKevitt, Chief Operating Officer, The County of Bucks (via email)
Ryan Gower, Remington & Vernick Engineers (via email)
Patrick M. Foley, PE, Project Manager, Remington & Vernick Engineers (via email)
Joseph Pegnetter, Project Manager, Remington & Vernick Engineers (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)



BCPC

Bucks County Planning Commission

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E-mail: planningcommission@buckscounty.org

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Evan J. Stone
Executive Director

MEMORANDUM

To: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 3, 2025

Subject: BCPC #13052
Sketch Plan of Land Development for East Coast Propane
TMP #5-70-41-7
Applicant: And This Also, LLC
Owner: Same
Plan Dated: February 4, 2025
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 3,000-square-foot industrial building on a 31,210-square-foot lot. The building will be used for the existing fuel storage and distribution business on the site. An existing shed, two shipping containers, and a propane tank stock area are to be removed. Features to remain on the site include two propane tank stock areas, liquid petroleum gas tanks, and an existing shed. Public water is intended to serve the site; an on-lot holding tank is proposed to meet sewage disposal needs.

Location: Southeast side of Runway Road, approximately 450 feet southwest of the intersection of Runway Road and Edgely Road.

Zoning: The M-1 Light Manufacturing District permits Use F9 Fuel Storage and Distribution as a special exception. The district requires a minimum lot area of 10,000 square feet with a minimum lot width of 100 feet. The permitted maximum building area and impervious surface ratio are 35 and 65 percent, respectively.

The plan indicates that on June 12, 2017, the Bristol Township Zoning Hearing Board granted special exception approval to allow Use F9 Fuel Storage and Distribution in the M-1 Light Manufacturing District, on the subject property.

Present Use: Industrial



COMMENTS

1. **Anticipated waiver requests**—Note 12 on the plan indicates that the applicant anticipates requesting waivers related to driveway width, separation of parking from a building, curbing of parking area, curbs and sidewalks along the existing roadway frontage, street trees, and allowing plans at a smaller scale.

When formally requested, we note that 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 ordinance sections involved, and the minimum modification necessary. The final plan should note all granted waivers.

2. **Parking**

- a. **Standard parking spaces**—The plan shows two 9- by 18-foot parking spaces and one 11- by 18-foot parking space alongside the proposed building. As located, the spaces are next to the access drive for vehicles entering and exiting the site. Consideration should be given to redesigning the circulation system to separate the parking spaces from the primary accessway. Separating perpendicular parking from a main driveway will help to reduce potential conflicts between moving vehicles and vehicles backing out of parking spaces.
- b. **Truck parking spaces**—Section 177-41.N. of the subdivision and land development ordinance (SALDO) states that, except at entrance and exit drives, all parking areas shall be set back from the future right-of-way line as provided in the zoning ordinance or at least 5 feet, whichever is greater. The distance between this required setback and the future right-of-way shall be permanently maintained as a planting strip. The two large truck parking spaces in the western corner of the lot appear to be closer than 5 feet to the delineated right-of-way.

3. **Fire lanes**—Section 177-55.M. of the SALDO requires that fire lanes be established, as required by the Fire Prevention Board, pursuant to the provisions of the Fire Prevention Code. The plan should identify the required fire lanes.

4. **Other considerations, Bucks County 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 businesses, and the creation of job opportunities. The Enterprise Zone of Bucks County was established in 1997 and is administered by the 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 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. We recommend that the

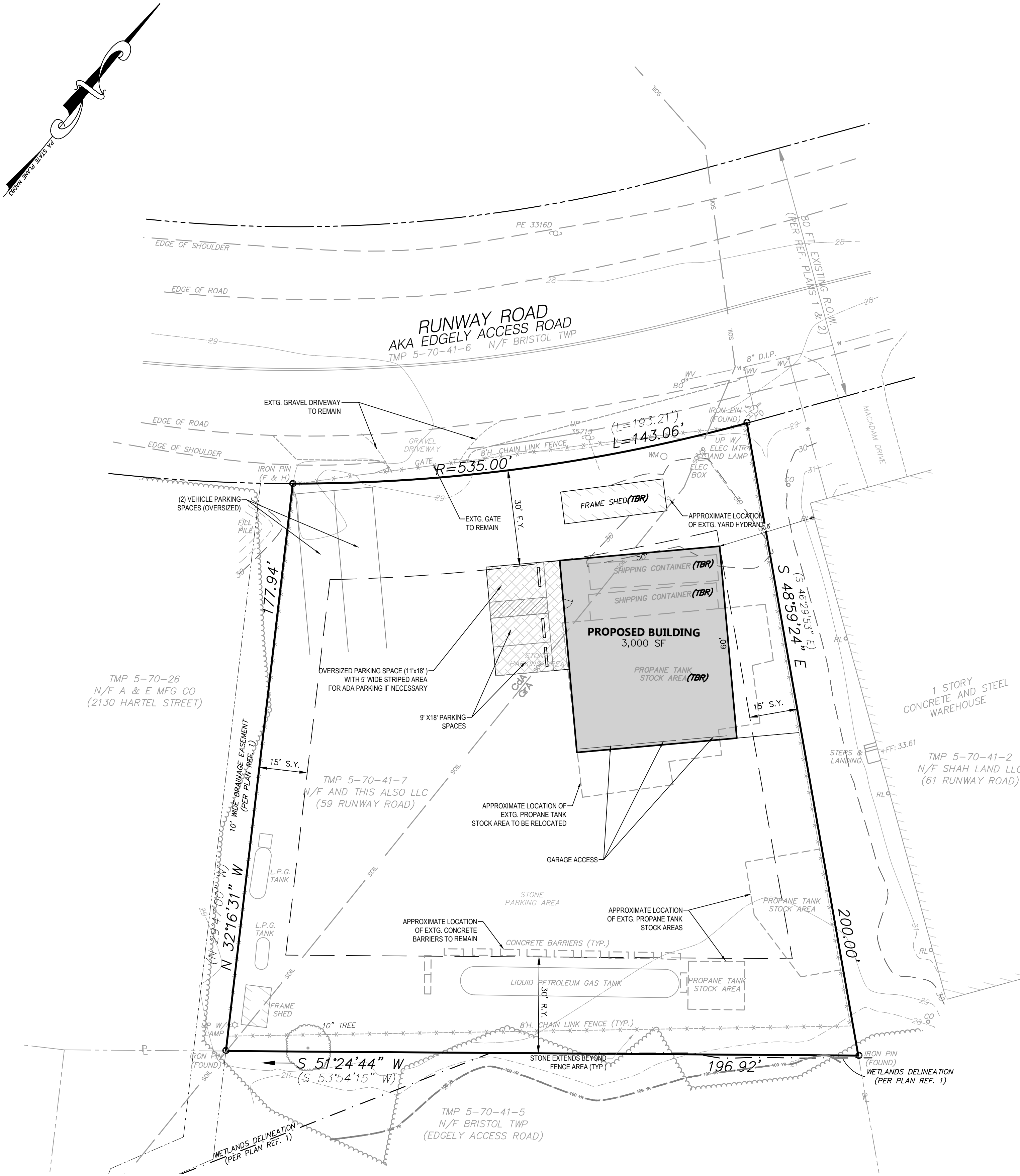
planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the April 2, 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
25-0038

cc: And This Also, LLC (via email)
Jessica May, PE, Van Cleef Engineering Associates, LLC (via email)
Scott Mill, PE, Van Cleef Engineering Associates, LLC (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)



OWNER OF RECORD:
AND THIS ALSO LLC

OWNER ADDRESS:
AND THIS ALSO LLC
367 W. WOODLAND AVENUE
PENNDL, PA 19047-5127

SITE ADDRESS:
59 RUNWAY ROAD
LEVITTOWN, PA 19057

TAX MAP PARCEL 05-070-041-007
INSTRUMENT NO. 2016008342

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING LEGAL RIGHT OF WAY
	EXISTING EASEMENT
	EXISTING ROAD
	EXISTING EDGE OF DRIVE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING FENCE
	EXISTING 100 YEAR FLOODPLAIN (FROM GIS)
	EXISTING PIN
	EXISTING TREE LINE
	EXISTING SOILS LIMIT AND SOILS TYPE
	EXISTING STREAM/POND
	EXISTING WATER LINE
	EXISTING HYDRANT
	EXISTING ITEM TO BE REMOVED
	BUILDING SETBACK LINE
	PROPOSED SIDEWALK

SITE CAPACITY CALCULATIONS:

A. BASE SITE AREA - CALCULATE THE BASE SITE AREA. FROM THE TOTAL SITE AREA SUBTRACT FUTURE ROAD RIGHTS-OF-WAY; EXISTING UTILITY RIGHTS-OF-WAY; LAND WHICH IS NOT CONTIGUOUS OR WHICH IS SEPARATED FROM THE PARCEL BY ROAD, RAILROAD, OR MAJOR STREAM WHICH ACTS AS A MAJOR BARRIER TO COMMON USE; OR LAND SHOWN ON PREVIOUS SUBDIVISION OR LAND DEVELOPMENT PLANS AS RESERVED FOR OPEN SPACE.			
TOTAL SITE AREA	0.716 AC.		
BASE SITE AREA	-0.00 AC.		
	0.716 AC.		
B. LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION LAND - CALCULATE THE LAND WITH RESOURCE RESTRICTIONS AND THE RESOURCE PROTECTION LAND. IN THE EVENT THAT TWO OR MORE RESOURCES OVERLAP, ONLY THE RESOURCE WITH THE HIGHEST OPEN SPACE RATIO SHALL BE USED IN THE CALCULATIONS.			
	RESOURCE PROTECTION RATIO	LAND IN RESOURCE	RESOURCE PROTECTION LAND
STEEP SLOPES:			
15%-25%	.70	0.000 AC.	0.000 AC.
25% PLUS	.85	0.000 AC.	0.000 AC.
WOODLANDS:			
NO OTHER RESOURCE	.50	0.005 AC.	0.003 AC.
WITH OTHER RESOURCE	.80	0.000 AC.	0.000 AC.
LAKES AND PONDS	1.00	0.000 AC.	0.000 AC.
LAKE SHORE AREAS	.70	0.000 AC.	0.000 AC.
POND SHORE AREAS	.80	0.000 AC.	0.000 AC.
WATERS OF THE COMMONWEALTH	1.00	0.000 AC.	0.000 AC.
WETLANDS	1.00	0.000 AC.	0.000 AC.
WETLAND MARGINS	.80	0.000 AC.	0.000 AC.
TOTAL LAND WITH RESOURCE RESTRICTIONS		0.005 AC.	
TOTAL RESOURCE PROTECTION LAND			0.003 AC.
*WHERE TWO OR MORE RESOURCES OVERLAP, ONLY THE RESOURCE WITH THE HIGHEST PROTECTION RATIO SHALL BE USED IN THE CALCULATIONS.			

C. NET BUILDABLE SITE AREA - CALCULATE THE NET BUILDABLE SITE AREA: BASE SITE AREA 0.716 AC. SUBTRACT RESOURCE PROTECTION LAND -0.003 AC. NET BUILDABLE SITE AREA =0.713 AC.			
D. NUMBER OF DWELLING UNITS (NOT APPLICABLE)			
E. IMPERVIOUS SURFACES - CALCULATE THE MAXIMUM AREA OF IMPERVIOUS SURFACES. NET BUILDABLE SITE AREA 0.713 AC. MULTIPLY BY MAX. IMPERVIOUS SURFACE RATIO X .65 IMPERVIOUS SURFACES =0.463 AC.			

ZONING:

ZONED: M-1 - LIGHT MANUFACTURING DISTRICT EXISTING USE: F9 - FUEL STORAGE AND DISTRIBUTION (PERMITTED AS A SPECIAL EXCEPTION)* PROPOSED USE: SAME AS EXISTING			
MIN. LOT AREA	REQUIRED 10,000 SF	EXISTING 31,210 S.F.	PROPOSED 31,210 S.F.
MIN. LOT WIDTH	100 FT.	142 FT.	142 FT.
MAX. BUILDING AREA	35%	1.4%	10.0%
MAX. IMPERVIOUS RATIO	65%	99.9%	99.9%
MINIMUM YARDS			
FRONT	30 FT.	N/A	30 FT.
SIDE (EACH)	15 FT.	N/A	15 FT.
REAR	30 FT.	N/A	30 FT.
MIN. DIST. FROM ANY RESIDENTIAL DISTRICT	100 FT.	>100 FT.	>100 FT.
MIN. DISTANCE BETWEEN BUILDINGS	25 FT.	N/A	N/A
(BUILDING) HEIGHT REQUIREMENT	<80 FT.	N/A	<80%

- * ADDITIONAL REQUIREMENTS RELATED TO F9 - FUEL STORAGE AND DISTRIBUTION USE:
- A. APPROVAL SAHLL BE SECURED FROM THE PENNSYLVANIA STATE POLICE, FIRE MARSHALL AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP) FOR THE UNDERGROUND STORAGE OF FUEL (NOT APPLICABLE, AS ALL STORAGE TO BE ABOVE-GROUND).
- B. NO RETAIL SALES SHALL BE PERMITTED ON THE PREMISES. THE APPLICANT WAS GIVEN RELIEF FROM THIS REQUIREMENT BASED ZONING HEARING BOARD'S DECISION FROM THE JUNE 12, 2017 MEETING AND STATED IN THE CONCLUSION SECTION (III.7) OF THE JULY 27, 2017 LETTER. RETAIL MUST BE IN CONNECTION WITH THE DISTRIBUTION OF PROPANE AND SAID RETAIL IS LIMITED TO PROPANE FUEL.

IMPERVIOUS SURFACE CALCULATIONS:

PERMITTED:
0.462 AC. (SEE SITE CAPACITY CALCULATIONS)

EXISTING:
BUILDINGS: 0.010 AC.
SIDEWALKS: 0.000 AC.
COMPACTED STONE/PAVING: 0.701 AC.
TOTAL: 0.711 AC.

0.711 AC./0.712 AC. = 99.9%

PROPOSED:
BUILDINGS: 0.071 AC.
SIDEWALKS: 0.000 AC.
COMPACTED STONE/PAVING: 0.640 AC.
TOTAL: 0.711 AC.

0.711 AC./0.712 AC. = 99.9%

PARKING CALCULATIONS:

REQUIRED:	
F9 FUEL STORAGE AND DISTRIBUTION:	
1 SPACE PER EMPLOYEE DURING LARGEST SHIFT PLUS	
1 SPACE PER VEHICLE STORED ON PREMISES	
3 EMPLOYEES	
2 VEHICLES	
TOTAL REQUIRED:	5 SPACES
PROPOSED:	
5 SPACES	

ORDINANCES UTILIZED TO PREPARE PLAN:

1. BRISTOL TOWNSHIP ZONING ORDINANCE, AS AMENDED THROUGH 2024-10 ORDINANCE.



LOCATION MAP

SCALE: 1" = 800'

GENERAL NOTES:

- THIS MAP REPRESENTS A BOUNDARY SURVEY BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) IN APRIL 2016. THE TRACT BOUNDARY HEREON IS ROTATED TO THE PA STATE PLANE COORDINATE SYSTEM (NAD 83). THE COURSES AND DISTANCES SHOWN IN (PARENTHESES) ARE DERIVED FROM THE DEEDS OF RECORD.
- A TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN APRIL 2016 AND UPDATED IN OCTOBER 2024. THE VERTICAL DATUM IS BASED ON GPS OBSERVATIONS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- THE PROPERTY IS USED FOR THE STORAGE OF LIQUID PROPANE AND PROPANE ACCESSORIES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE FOR THE SUBJECT PROPERTY WAS OBTAINED FROM TITLE COMMITMENT FILE NO. LA-3081, PREPARED BY LOYALTY ABSTRACT COMPANY, AGENT TO FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: DECEMBER 24, 2015.
- NO CERTIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 121 OF 2008 (UNDERGROUND UTILITY LINE PROTECTION ACT). VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON OCTOBER 9, 2024 (SERIAL NO. 20242832875).
- THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
- THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS.
- THE PARCEL SHOWN HEREON IS PARTIALLY LOCATED IN ZONE X, PER A FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 464 OF 532, MAP NUMBER 42017C0464 K, EFFECTIVE DATE MARCH 21, 2017.
- NO INVESTIGATION HAS BEEN MADE TO DETERMINE IF THIS SITE CONTAINS REGULATED WATERS OR WETLANDS, ALTHOUGH A REVIEW OF THE NATIONAL WETLANDS INVENTORY MAPPING SHOWS THAT THIS SITE DOES NOT CONTAIN REGULATED WATERS OR WETLANDS.
- IT IS ANTICIPATED THAT THIS SITE WILL BE SERVED BY PUBLIC WATER WITHIN RUNWAY ROAD. SEWER WILL BE VIA A HOLDING TANK ON THE SITE. NO SEWER IS FOUND ALONG THE PROPERTY FRONTAGE.
- A SPECIAL EXCEPTION HAS BEEN GRANTED FOR THE EXISTING FUEL STORAGE USE AND DISTRIBUTION AT THE JUNE 12, 2017 ZONING HEARING BOARD MEETING.
- IT IS ANTICIPATED THAT WAIVERS WILL BE REQUIRED RELATING TO DRIVEWAY WIDTH, SEPARATION OF PARKING FROM A BUILDING, CURBING OF PARKING AREA, TO NOT PROVIDE CURBS NOR SIDEWALKS ALONG THE EXISTING ROADWAY FRONTAGE, TO NOT PROVIDE STREET TREES, AND TO ALLOW PLANS AT SMALLER SCALE.

ZONING HEARING BOARD RELIEF GRANTED: (AT A HEARING HELD ON 6/12/2017)

- §205-56.B(2), REQUIRING A SPECIAL EXCEPTION FOR FUEL STORAGE AND DISTRIBUTION (USE F9) FUEL STORAGE AND DISTRIBUTION IS PROPOSED FOR THE PROPERTY.
- §205-56, PERMITTED USES IN THE M-1 LIGHT MANUFACTURING DISTRICT TO ALLOW FUEL STORAGE AND DISTRIBUTION (USE F9), A SPECIAL EXCEPTION USE IN THE M-1 ZONING DISTRICT ON THE PROPERTY.

REFERENCE PLANS:

- PLAN ENTITLED "MAJOR SUBDIVISION & LOT CONSOLIDATION PLAN OF T.M.P. 5-701-41-5" PREPARED FOR THE TOWNSHIP OF BRISTOL BY J.G. PARK ASSOCIATES, INC., WASHINGTON CROSSING, PA, DATED OCTOBER 6, 1993, LAST REVISED AUGUST 19, 1994, AS RECORDED IN PLAN BOOK 276 PAGE 58.
- PLAN ENTITLED "SUBDIVISION PLAN" PREPARED FOR BRISTOL TOWNSHIP COUNCIL BY WILLIAM G. MAJOR ASSOCIATES, BRISTOL, PA DATED OCTOBER 31, 1989 AS RECORDED IN PLAN BOOK 255 PAGE 50.
- PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" FOR EAST COAST PROPANE, PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES DATED APRIL 21, 2016. (UNRECORDED)

REV DESCRIPTION AUTH DATE

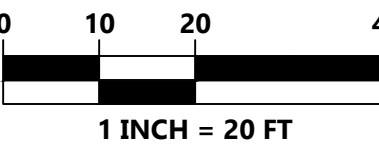
SERIAL NO. 20242832875

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GRAPHIC SCALE



PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED OR COLORED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

SAMUEL D. COSTANZO, P.E.
PENNSYLVANIA PROFESSIONAL
PROFESSIONAL ENGINEER NUMBER PED11557-R

VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18001
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (215) 345-1876

SKETCH PLAN

FOR

EAST COAST PROPANE

DATE: FEBRUARY 4, 2025
SCALE: 1"=20'
CALC'D BY: RWC
DRAWN BY: JEM
CHECKED BY: SDC/LSM
JOB NUMBER: 1601BRJ

TMP 05-070-041-007

BRISTOL TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA



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: March 4, 2025

Subject: BCPC #13056
Preliminary Plan of Land Development for 3001 State Road
TMP #5-58-2-2
Applicant: Stag Industrial Holdings, LLC
Owner: Same
Plan Dated: January 27, 2024
Date Received: February 11, 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 site improvements that include adding trailer storage and reconfiguring car parking to separate it from truck traffic on a 7.63-acre site. The site contains a 99,072-square-foot manufacturing building that will be used for a warehouse/distribution center. Public water and sewer facilities serve the site.

Location: North side of State Road, approximately 700 feet southwest of the intersection of State Road and River Road.

Zoning: The M-2 Heavy Manufacturing District permits warehouses on a minimum lot area of 10,000 square feet with a minimum lot width of 100 feet. This district permits a maximum building height of 80 feet and a maximum building area and impervious surface ratio of 35 and 65 percent, respectively.

Present Use: Industrial - Manufacturing

COMMENTS

1. **Site capacity calculations**—Section 205-107 of the zoning ordinance requires the submission of site capacity calculations with all applications for subdivision and land development. The plan does not include the required site capacity calculations.



2. Pedestrian considerations

- a. **On-site walkways**—Section 177-43.B. of the subdivision and land development ordinance (SALDO) requires on-lot sidewalks to provide access between streets, driveways, and parking areas to all project facilities. Sidewalks should be provided connecting the parking areas with the warehouse building so employees can safely access the building without having to walk through the parking lot. We also recommend installation of a sidewalk along the access drive connecting on-site sidewalks to the required sidewalk along State Road (see Comment 2.b. below). This would provide a safe pedestrian route for employees who may take public transportation to the site.
- b. **Sidewalks along State Road**—Sections 177-35.A. and 177-43.A. of the SALDO require sidewalks along one side of all abutting streets except when in the opinion of council, with the advice of the township engineer and planning commission, they are unnecessary for the public safety and convenience. We recommend that sidewalks be provided on the site along State Road.

In addition, we recommend the applicant coordinate with SEPTA to install a bus shelter along State Road to accommodate employees who may take the Route 128 bus to the site.

3. **Truck circulation plan**—We recommend that the plan submission include a truck turning plan. A template for a trash truck, a large fire truck, and a tractor-trailer truck should be included to determine that the driveways and parking areas are accessible and maneuverable.

4. Curbs

- a. **Curbs around parking lot**—Section 177-41.K. of the SALDO requires that all internal parking lots, separator islands, and aisles shall be confined within curbing. Curbing is shown around portions of the parking lot, but not around the entire parking lot and parking lot aisles.
- b. **Curbs along State Road**—Sections 177-35.A. and 177-45.A of the SALDO require curbing along one side of all abutting streets where council, with advice from the township engineer, determines they are not essential for drainage purposes and public safety. Township officials should determine if curbing should be provided along the site's frontage on State Road.

5. 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. **Street trees**—Section 177-51.A.(1)(a) of the SALDO requires that within any subdivision, street trees shall be planted where suitable existing trees or natural wooded areas do not exist. The plan does not show the required street trees along State Road.
- c. **Landscaping around refuse collection station**—Section 177-55.K.(2) of the SALDO requires refuse collection stations to be screened and landscaped. If outdoor refuse collection stations are intended, the plan should show the station along with the required screening and landscaping.

6. Other considerations

- a. **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 businesses, and the creation of job opportunities. The Enterprise Zone of Bucks County was established in 1997 and is administered by the 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 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.

- b. **Qualified Opportunity Zone**—The site is located within a federal Qualified Opportunity Zone (QOZ). The QOZ program spurs economic development and job creation in low-income communities by offering tax incentives for investment into designated distressed census areas. Additional information about the QOZ can be found at dced.pa.gov/qoz.
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 April 2, 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.

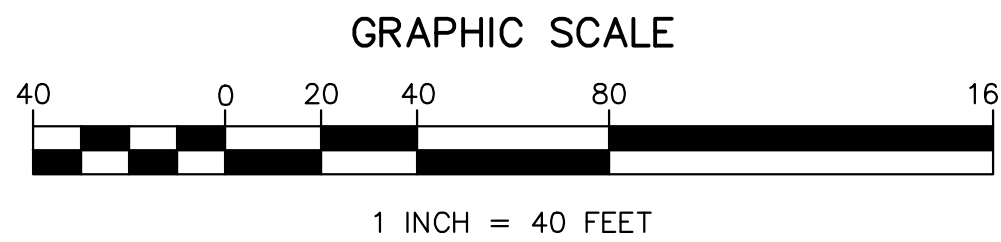
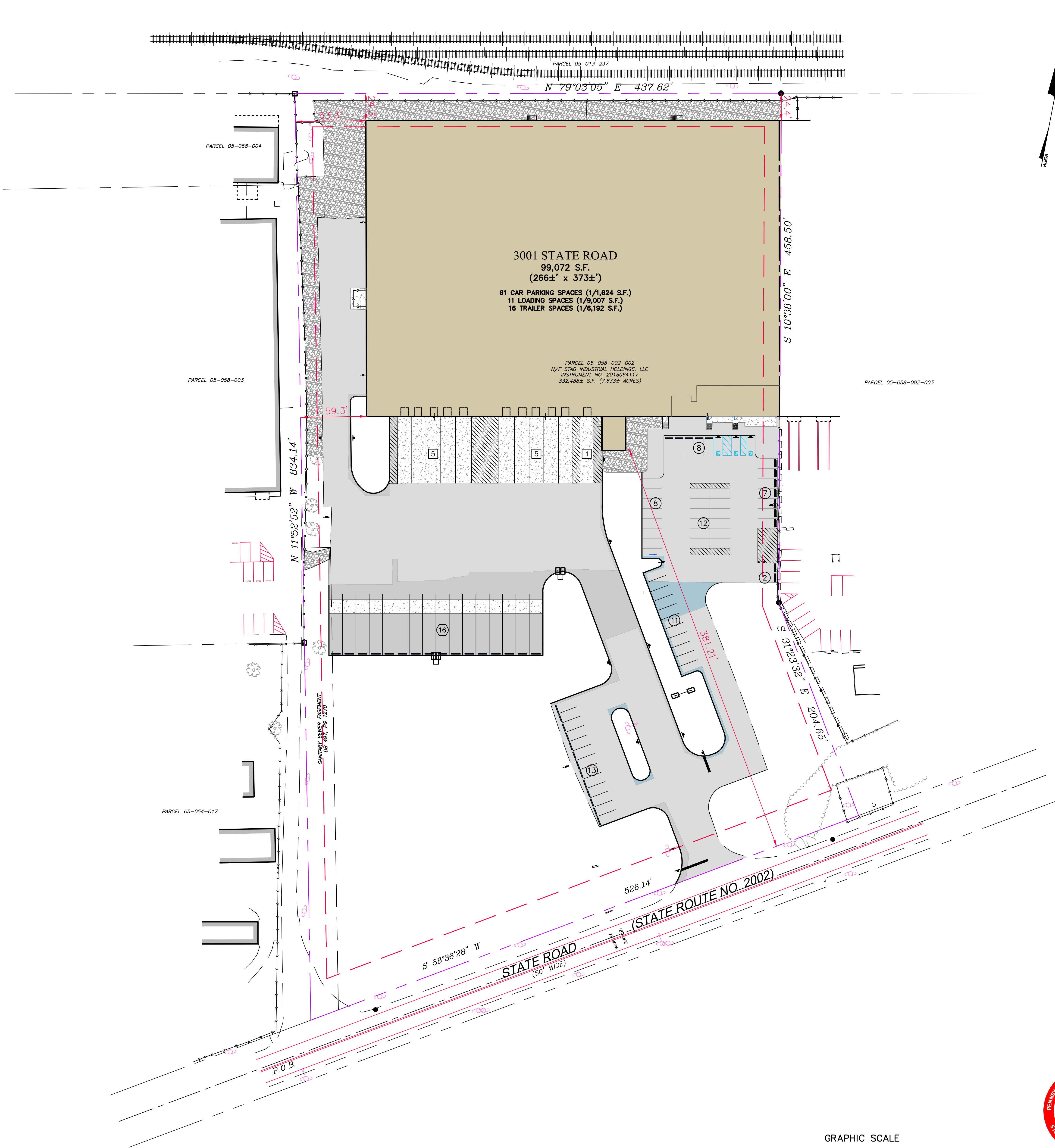
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LMW:emh
25-0041

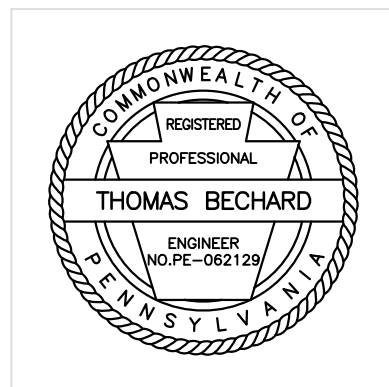
cc: R. Francisco, Stage Industrial Holdings, LLC (via email)
Thomas Bechard, PE, Mohawk Land Development Consultants (via email)
Alec P. Fante, Esq., Archer & Greiner, P.C. (via email)
Michael F. Floyd, Esq., Archer & Greiner, P.C. (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
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Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)
Jennifer Dougherty, AICP, Manager of Long Range Planning, SEPTA (via email)
Kenny Starr, Manager of Joint Real Estate Development, SEPTA (via email)

DATE: 01/27/2024, 10:27:05 AM, LAST MODIFIED: 01/27/2024, 10:27:05 AM

LOCAL: C:\Users\jbeard\OneDrive\Documents\3001 State Road\3001 State Road.dwg



DESIGNING A PROJECT, NO MATTER HOW BIG OR SMALL, YOU NEED TO KNOW THE LOCATION OF THE UNDERGROUND LINES. TO PLACE A DIG OR DESIGN NOTIFICATION IN PENNSYLVANIA, PLEASE CALL 8-1-1 OR 1-800-242-1776 (OUTSIDE PA)



Thomas R. Bechard Jr.
PROFESSIONAL ENGINEER
PA. U.C. NO. PE062129

ZONING SCHEDULE

ZONE (M-2) HEAVY MANUFACTURING	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
USE	SEE ORDINANCE	MANUFACTURING	WAREHOUSE DISTRIBUTION	CONFORMS
MINIMUM LOT AREA	10,000 S.F.	332,488 S.F.	332,488 S.F.	CONFORMS
MINIMUM LOT WIDTH	100 FT	> 500 FT	> 500 FT	CONFORMS
FRONT YARD BUILDING SETBACK	30 FT	381.21 FT	381.21 FT	CONFORMS
SIDE YARD BUILDING SETBACK	15 FT	0 FT	0 FT	EXISTING NON-CONFORMING
REAR YARD BUILDING SETBACK	30 FT	24.3 FT	24.3 FT	EXISTING NON-CONFORMING
MAXIMUM HEIGHT OF BUILDING	80 FT	20.7 FT	20.7 FT	CONFORMS
MAXIMUM BUILDING AREA RATIO	35%	30.08%	30.03%	CONFORMS
MAXIMUM IMPERVIOUS SURFACE RATIO	65%	59.27%	58.94%	CONFORMS
PARKING (DISTRIBUTION)	1 SPACE / 2,000 S.F. (50 SPACES) (*1)	112	61	CONFORMS
LOADING (DISTRIBUTION)	11 SPACES (*2)	11	11	CONFORMS

ZONING NOTES:

- *1. OFF-STREET PARKING: 99,072 S.F./2,000 S.F./PARKING SPACE = 50 SPACES
*2. OFF-STREET LOADING: FIRST 10,000 S.F. = 2 SPACES
EACH ADDITIONAL 10,000 S.F. (89,072/10,000) = 9 SPACES
TOTAL LOADING SPACES REQUIRED: = 11 SPACES

PROJECT LEGEND

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING SETBACK LINE	
	BUILDING	
	EDGE OF PAVING	
	CONCRETE CURB	
	SIGN LOCATION	
	BOLLARD	
	WOODS LIMIT LINE	
	LIGHT STANDARD	
	MINOR CONTOUR	
	MAJOR CONTOUR	
	FENCE	
	CAR PARKING BAY COUNT	10
	LOADING BAY COUNT	9
	TRAILER STORAGE COUNT	14
	CONCRETE PARKING BUMPER	
	BUILDING	
	CONCRETE COVER	
	FULL DEPTH HEAVY DUTY PAVEMENT	
	FULL DEPTH LIGHT DUTY PAVEMENT	

EXISTING IMPERVIOUS COVER SUMMARY:

BUILDINGS/STRUCTURES:	100,015 S.F.
SHEDS:	144 S.F.
CONCRETE SIDEWALK:	877 S.F.
CONCRETE PAVEMENT:	10,549 S.F.
BITUMINOUS PAVEMENT:	85,246 S.F.
CONC. WALLS/CURBS/MISC:	229 S.F.
TOTAL:	197,060 S.F.

PROPOSED IMPERVIOUS COVER SUMMARY:

BUILDINGS/STRUCTURES:	99,871 S.F.
CONCRETE SIDEWALK:	877 S.F.
CONCRETE PAVEMENT:	12,853 S.F.
BITUMINOUS PAVEMENT:	81,676 S.F.
CONC. WALLS/CURBS/MISC:	695 S.F.
TOTAL:	195,972 S.F.

01/27/2024	1	INITIAL SUBMISSION	TPBJ	TPBJ
ISSUE DATE	ISSUE NO.	SUBMISSION/REVISION	BY	APPR.
		3001 STATE ROAD — SITE IMPROVEMENTS		
P.O. Box 518; Glenmoore, PA 19343 ph (610) 942-4233 www.mohawkldc.com		PARCEL ID # 05-058-002-002 BRISTOL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA		
OVERALL SITE PLAN WITH ZONING ANALYSIS				
STAG INDUSTRIAL HOLDINGS, LLC 1 FEDERAL STREET, 23RD FLOOR BOSTON, MASSACHUSETTS 02110				



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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Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*

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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: March 18, 2025

Subject: BCPC #13061
Preliminary Plan of Land Development for Villas of Abraham Lincoln
TMP #5-21-162-1
Applicant: Lincoln 55, LLC
Owner: Same
Plan Dated: August 31, 2021
Last Revised: January 31, 2025
Date Received: February 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: Construct 89 age-qualified residential units and a 2,760-square-foot clubhouse with a pool on a 9.96-acre site. The residential units will consist of 41 garden-style apartments divided among four structures on four proposed lots ranging from 10,148 to 11,972 square feet. The remaining site area of 8.98 acres will consist of 48 multifamily dwellings in two buildings, parking, stormwater facilities, and 2.92 acres of open space. Public water and sewer facilities will serve the development.

Location: The site is located between the terminuses of Plumbridge Way and Plumtree Place in the Levittown neighborhood of Plumbridge.

Zoning: The R-3 Residence District permits Use A8 Age-Qualified Residential Community by conditional use approval. This use may contain a mix of residential use types, including single-family detached, two-family dwelling, single-family attached, multiple-family dwelling, and garden style apartment, with the requirement that one residential use type may not account for more than 70 percent of the dwellings on the overall tract.

For Use A8 Age-Qualified Residential Community, a minimum site area of 9 acres is required and a maximum density of nine dwelling units per acre is permitted. The permitted maximum building coverage and impervious surface coverage are 25 and 60 percent, respectively. A minimum of 40 percent of the base site area of the overall tract shall be devoted to common open space.



The Elderly Housing (Overlay) District is applicable to the R-3 Residence District and the R-4 Multifamily Residential District. However, the plan provides zoning information for Use A8 Age-Qualified Residential Community, not the overlay district.

Present Use: Former elementary school

COMMENTS

1. **Conditional use**—Section 205.28.C. of the zoning ordinance permits Use A8 Age-Qualified Residential Community by conditional use in the R-3 Residence District. The proposal should not be approved until this issue is resolved.
2. **Requested waivers**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

Section 177-14.E.

to permit a preliminary/final major subdivision plan for approval consideration instead of separate submissions for preliminary and final land development

Sections 177-35.A., 177-43.A., & 177-66.A.

from providing a sidewalk on both sides of proposed streets; the application indicates that sidewalks are not proposed along both sides of Nolan Drive for its entire length, but sidewalks are proposed where heavy pedestrian traffic will occur, and crosswalks and stop signs have been added to increase pedestrian safety

Section 177-91.A.1.

from providing a plan scale other than 1-inch equals 50 feet or 1-inch equals 100 feet; the application indicates a plan at a scale of 1-inch equals 30 feet has been provided for clarity

Section 177-36.A.(2)(a)[3]

from providing a 150-foot minimum radius at the centerline for curves of secondary streets; the application indicates that a proposed radii of 75 feet is shown at four corners of Nolan Drive, which will be a private road with a speed limit of 15 miles per hour

Section 177-92.C.(3)

from showing the location, names, widths of streets, the location and names of railroads, the location of sanitary sewers, storm drains, water mains, culverts, petroleum or petroleum product lines, gas lines, electric and telephone lines, fire hydrants, and all other utilities and significant man-made features on or within 200 feet of any part of the tract; the application indicates that an aerial plan has been added to the revised plans in lieu of providing this off-site information

Section 177-48.D.(3)

to permit grading within 5 feet of the property line

Section 177-51.A.

from installing the required street trees in a formal arrangement along the road frontage; the application indicates the required number of street trees are proposed in informal arrangements due to utility conflicts (water services and sewer laterals) in front of the proposed garden homes

The applicant has not provided the reasons for all waiver requests or the proposed changes in lieu of the 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.

Regarding the requested waiver from the requirement for sidewalks to not be required on one side of all abutting streets (boundary streets) and both sides of other streets within the development, we recommend that township officials not waive Section 177-43.A. and, that sidewalks be provided along both sides of all interior streets within the development and connecting to existing sidewalks along Plumbridge Way (sidewalks are shown connecting to Plumtree Place). Sidewalk connections within the development and along all adjacent roadways will expand the sidewalk network and provide pedestrians with a safer option.

3. **Pedestrian considerations**—Section 205-16.(9)(l) of the zoning ordinance requires a pedestrian circulation system as an integral part of an age-qualified residential community. Among the suggested options to meet this requirement, such a system shall include any one, or combination of sidewalks, pathways, and/or trails to provide access to neighborhoods, recreation, shopping or other destinations within and adjacent to the A8 Age-Qualified Residential Community. In addition to providing sidewalks along both sides of all roadways, we recommend that consideration be given to providing a pedestrian path or trail through the open space, around the dwellings.
4. **Site capacity calculations**—Section 205-107 of the zoning ordinance requires the submission of site capacity calculations with all applications for subdivision and land development. The plan does not include all steps of the required site capacity calculations.
5. **Required open space**—Section 205-16.A.(9)(e) of the zoning ordinance requires a minimum of 40 percent of the base site area of the overall tract to be devoted to common open space unless the township accepts suitable off-site property that may be offered as dedicated open space or an easement in favor of the township. The plan shows two areas of open space totaling 2.92 acres and indicates that 29.36 percent of the site is open space. The plan should be revised to indicate how the proposal is intended to comply with the open space requirement.
6. **Traffic impact study (TIS)**—Section 177-57.C.(1)(a) of the SALDO requires the submission of a TIS for any residential development consisting of 25 or more dwelling units. The plan proposes a total of 89 dwelling units and a clubhouse; a TIS should be submitted at the preliminary plan stage, as required.
7. **Parking**
 - a. **Number of spaces**—Section 205-16.(9)(m)[3] of the zoning ordinance requires two parking spaces per residential unit. The Delaware Valley Regional Planning Commission has published guidance for understanding multifamily development.¹ The study concludes that newer constructed market-rate apartments are marketed as luxury residences and offer rich amenity packages. Multifamily residents travel less and own fewer cars than their single peers; as such, DVRPC recommends not exceeding a parking ratio of 1.40 spaces per unit for multifamily housing.
 - b. **Parking lot landscaping**—Section 177-41.Q. of the SALDO requires two street trees for every 10 parking spaces, which shall be in addition to any other requirements for buffering or landscaping. The trees are required to be planted in such a manner as to afford maximum protection from the sun for parked vehicles. For example, the parking lot between the two multifamily buildings contains 97 parking spaces and would require a minimum of 20 trees. The plan should be revised to provide the required number of trees around the parking lot between the multifamily buildings and the parking lot for the clubhouse.

¹ https://www.dvrpc.org/SmartGrowth/Multifamily/pdf/DVRPC_18033_Development_Matters.pdf

- c. **Electric vehicle charging station and EV-ready equipment**—We recommend that this proposal include some parking spaces designated for electric vehicle charging. The growth of electric vehicles will increase the need for more charging facilities. If charging stations are not planned on the site at the present time, we recommend that EV-ready charging equipment be planned during the design stage.

Including EV-ready equipment in the construction stage saves money as it eliminates the need to retrofit a site for later installation of vehicle charging stations. EV-ready equipment includes service panels, junction boxes, conduit, wiring, and other components necessary to make a particular location able to accommodate EV charging stations in the future. The Bucks County Planning Commission recently completed the *EV Charging Station Model Ordinance*² which provides model zoning ordinance standards for EV charging stations. The model is a follow-up to the *EV Charging Station Best Practices and Standards*³ which provides guidelines and standards for EV charging stations.

8. **Circulation plan**—To adequately review the plan, we recommend that the plan submission include a vehicle circulation plan for the development.
9. **Recreation land**—Section 177-53.A.(1) of the SALDO requires a minimum of 1,500 square feet of suitable recreation land per dwelling unit within all residential subdivisions and land developments, unless the developer agrees to a fee in lieu as outlined in Section 177-53.C. of the ordinance. The plan should indicate how the proposed development will meet this requirement.

10. 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. **Buffer plant material**—Section 205-16.A.(9)(o) of the zoning ordinance requires a Class A buffer along the overall tract boundary of an age-qualified residential development following Section 205-109.C. of the ordinance. The plan indicates a 15-foot-wide buffer along the perimeter of the development with one row of ‘Green Giant’ Arborvitae (*Thuja plicata*) along the site border. This tree species is not included in the Plant Materials List in Table 3 of the zoning ordinance.
- c. **Buffer requirements**—Section 205-109.C. and Table 2 of the zoning ordinance provide two planting options for a Class A, 15-foot-wide buffer yard: one canopy tree per 40 feet plus one evergreen tree per 60 feet, or one flowering tree per 40 feet plus one evergreen tree per 60 feet. The landscape plan shows only one species proposed for buffer yard plantings. Ideally, we suggest the plan show a mix of at least three species for the buffer plantings, with no more than one-third of any one species consisting of evergreen, such as spruce, fir, or holly.
- d. **Landscaping around refuse collection stations**—Section 177-55.K.(2) of the SALDO requires refuse collection stations to be screened and landscaped. The plan should be revised to show the required landscaping around the outdoor refuse collection stations proposed within the development.
- e. **Parking lot islands**—In addition to the required tree plantings for the parking lot, we recommend low spreading, native shrubs or perennial ground covers be planted in all parking lot islands in lieu of turf grass. The use of perennials and native shrubs at these locations within the parking lot will provide

² <https://www.buckscounty.gov/DocumentCenter/View/16508/Electric-Vehicle-Charging-Station-Use-Model-Ordinance---December-2023>

³ <https://buckscounty.gov/DocumentCenter/View/12835/EV-Charging-Stations-Best-Practices-and-Standards--March-2023>

visual relief from the expanse of asphalt, offer environmental benefits by using a variety of plantings, and may result in reduced maintenance costs.

- f. **Stormwater basin**—We recommend that the basin be planted with wetland tolerant shrubs as well as the Ernst seed mixes. This will help provide some needed tree cover and help with bio-uptake in the basins. It is recommended to follow the Pennsylvania Department of Conservation and Natural Resources (PaDCNR) native garden templates.⁴
 - g. **Callery pear trees**—The Plant Schedule for the site, shown on Sheet 6, includes 20 callery pear trees (*Pyrus calleryana* 'Chanticleer'). Callery pear trees are now considered invasive; therefore, we recommend the callery pears be replaced with another tree species on the township's approved planting list. Also, we note the correct spelling is "callery" not "calley."
11. **Fire lanes**—Section 177-54.N. of the SALDO requires that for multifamily developments, fire lanes be established, as required by the Bureau of Fire Prevention, pursuant to the provisions of the Fire Prevention Code. The plan does not identify any proposed fire lanes. The governing body, along with the township fire marshal, should ensure this issue is adequately addressed.
12. **Plan information**—The zoning table on Sheet 2 is titled "Zoning Table Age-Qualified and Elderly Housing Overlay Zoning District applicable to R3 Residence District." However, the requirements provided in the table list requirements from Use A8 Age-Qualified Residential Community, not the Elderly Housing Overlay District which has different standards. We recommend that the plan clarify that the listed regulations pertain to Use A8 Age-Qualified Residential Community.
13. **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 April 2, 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
22-0054

cc: Lincoln 55, LLC (via email)
John McGrath, JRSGF, LLC (via email)
Cody Spadaccino, Tri-State Engineers & Land Surveyors, Inc. (via email)
Larry P. Young, PE, Tri-State Engineers & Land Surveyors, Inc. (via email)
Matthew McHugh, Esq., Klehr Harrison Harvey Branzburg, LLP (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
John Shaltens, EIT, 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)

⁴<https://www.dcnr.pa.gov/Conservation/WildPlants/LandscapingwithNativePlants/NativeGardenTemplates/Pages/default.aspx>



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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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: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 26, 2025

Subject: BCPC #13057
Preliminary Plan of Land Development for Doylestown Hill
TMPs #9-17-42, -44, and -45
Applicant: KCMMTJ Holdings, LLC
Owner: Same
Plan Dated: February 6, 2025
Date Received: February 11, 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 eight townhouses and two twins on a 1.06-acre site. TMPs #9-17-44 and 9-17-45 will be consolidated into a 0.66-acre lot (Parcel A) and will contain eight townhouses. TMP #9-17-42 (Parcel B) will contain two twin units and an overflow parking area. The site will be served by public water and sewer.

Location: About 125 feet south of the intersection of South Easton Road and Turk Road.

Zoning: The C-1 Commercial District does not permit uses B2 Single-Family Semi-Detached (Twin) and B-4 Single-Family Attached (Townhomes).

On August 24, 2023, the Doylestown Township Zoning Hearing Board granted variances from the following sections of the zoning ordinance:

Section 175-67.A.

to permit Use B-2 Single-family semi-detached dwellings (twins) on TMP #9-17-42 in the C-1 Commercial District

Section 175-67.A.

to permit Use B-4 Single-family attached dwellings (townhomes) on TMPs #9-17-44 and 9-17-45 in the C-1 Commercial District



Sections 175-68.A. and 175-16.B.(4)(d)[1]

to permit a 15.43 front yard setback where 50 feet is required under Section 175-68.A. and 100 feet is required under Section 175-16.B.(4)(d)[1]

Section 175-23.C.(1)

to eliminate the required buffer between parking areas and Snyder Road, a private road

Sections 175-69.D. and 175-23.C.(13)

to permit the off-street parking areas to be located within the front yard

Section 175-22.F.

to permit the 10-space parking area to not have one required handicapped space

Section 175-23.B.(2)

to permit the 10-space parking area along Snyder Road to be constructed without a barrier planting strip

Section 175-23.B.(4)

to permit the 10-space parking area without parking island or planting strips

Section 175-21

to permit less than the required buffer yards along adjacent nonresidential uses

Section 175-16.B.(4)(d)[2]

to permit a side yard setback for the townhomes of 20 feet where 50 feet is required

Section 175-16.B.(4)(d)[3]

to permit a rear yard setback for the townhomes of 25 feet when 75 feet is required

Section 175-16.B.(4)(d)[4]

to permit a lot width of 100 feet for the townhomes where a lot width of 300 feet is required

Section 175-17.D.(3)

to permit a 20-foot front yard where a 65-foot front yard is required along a collector street

Present Use: Multifamily and vacant

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 153-20.C.(10)

to not show 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; the applicant indicates that an aerial plan sheet has been provided

Section 153-24.A.(5)

to permit the use of dead-end streets; the applicant indicates that a roadway with no through access to South Easton Road is proposed due to the steepness of the existing driveway, but a turnaround and emergency access connection with removable bollard is proposed

Sections 153-24.A.(8) and 153-24.J.

to not require private streets to meet township street standards; the applicant indicates that the proposed road will meet township design standards for cartway width and paving requirements, but not for right-of-way width (50 feet is required but 33 feet is proposed)

Section 153-24.B.(2)(a)

to not widen the cartway to township standards

Section 153-24.E.(4)

from requiring residential access streets to not intersect on the same side of a collector or arterial street at an interval of less than 1,000 feet; the applicant indicates that proposed Snyder Road intersects Turk Road about 375 feet from the intersection of Turk Road and South Easton Road

Section 153-24.E.(7)

to not require that all approaches to an intersection follow a straight course for a distance of at least 50 feet before the intersection along the right-of-way line; the applicant indicates the approach of Snyder Road follows a straight course about 15 feet before its intersection with Turk Road

Section 153-24.F.(2)(a)

to not require the minimum radius at the centerline for horizontal curves on residential access streets to be 150 feet; the applicant indicates Snyder Road has a centerline horizontal curve radius of 37 feet

Section 153-34.B.(2)(d)

a partial waiver from providing 10 evergreen trees and 4 shade trees in the buffer along Turk Road; the applicant indicates there is a lack of space on the site and a fee-in-lieu may be offered

Section 153-34.B.(1)

from providing 41 caliper inches or 14 additional trees to meet the 35 caliper inches per acre of net buildable site area requirement; the applicant indicates there is a lack of space for the plantings on the site and a fee-in-lieu may be offered

The final plan should note all granted waivers.

2. **Street trees**—Sections 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 Snyder Road.
3. **Sidewalks**—Section 153 Attachment 2 of the SALDO requires sidewalks to be located along local roads. The site plan indicates sidewalks are proposed only along the north side of Snyder Road. Sidewalks should be provided along both sides of Snyder Road to comply with this requirement.
4. **Shared driveways**—In the interest of minimizing curb cuts along Snyder Road, the applicant should consider revising the site design to allow adjacent units to share a driveway. In particular, the driveways for dwelling units 3 and 4, and 5 and 6, are side-by-side and separated only by a narrow strip of land.
5. **Centralized mail delivery and cluster box units**—We recommend the township require the applicant to consult with the United States Postal Service (USPS) to determine if the USPS requires cluster box units for centralized mail delivery. If the USPS requires cluster boxes, we recommend the applicant provide safe and efficient access for pedestrians and vehicles to cluster box units, as well as on- or off-street parking spaces with ADA-compliant accessibility adjacent to the cluster box units.

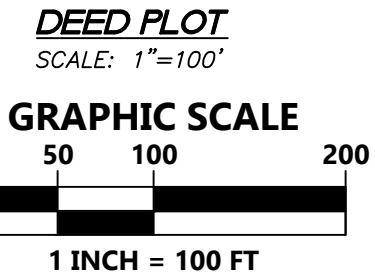
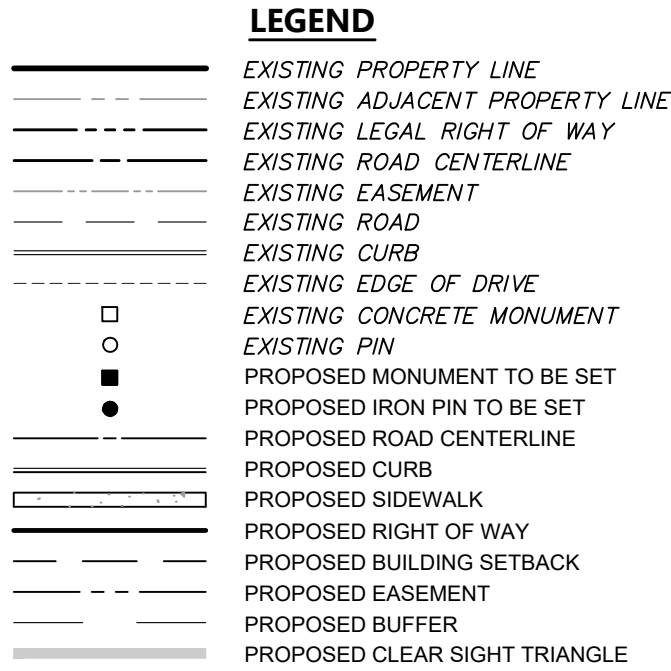
6. **Recreation land**—Section 153-37.C.(2) of the SALDO requires all residential subdivision or land development plan submissions provide for public dedication of land suitable for park and/or recreation use unless the applicant agrees to a fee-in-lieu as set forth in Section 153-37.C.(4) of the ordinance. The plan should indicate how compliance with this requirement will be met.
7. **Parking facilities**—Section 153-28 of the SALDO provides standards for parking facilities, such as requiring planting strips and buffers for parking lots with 10 or more spaces. We acknowledge that the applicant has received relief from the parking facility requirements in the zoning ordinance. We recommend the applicant consider revising the list of requested waivers from the SALDO to be consistent with the relief granted from the zoning ordinance.
8. **Curbs**—Section 153-26.A.(1) of the SALDO requires curbs to be installed in accordance with Attachment 2. Attachment 2 of the SALDO requires curbs to be installed along all local roads. Section 153-24.B.(e) of the SALDO identifies Turk Road as a community collector road. Section 153-26.A.(3) of the SALDO requires curbs to be constructed along existing streets which the proposed land development abuts. The site plan indicates curbs are proposed at the intersection of Snyder Road and Turk Road. Township officials should determine if curbs are required along Turk Road.

This review will be included in the Bucks County Planning Commission board materials for the April 2, 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
25-0045

cc: Daniel Gillard (via email)
KCMMTJ Holdings, LLC (via email)
Karl B. Janetka, Van Cleef Engineering Associates, LLC (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie Mason, Township Manager (via email)



* THE AMOUNT OF LAND IN EACH RESOURCE IS THE TOTAL AMOUNT OF THAT RESOURCE WITHIN THE NET BUILDABLE SITE AREA.

1. PLAN ENTITLED "PROPERTY OF FRED E. SNYDER" PREPARED BY STANLEY F. MOYER, SURVEYOR, DATED MARCH 15, 1948, LAST REVISED SEPTEMBER 7, 1948 (UNRECORDED).
2. PLAN ENTITLED "RECORD PLAN SHOWING TWO TRACTS OF LAND...TO BE CONVEYED TO HARVARD R. HICKS" PREPARED BY W.O. WEISEL & SON CIVIL ENGINEERS & SURVEYORS, DATED JUNE 18, 1946, (UNRECORDED).
3. PLAN ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS ESTABLISHING LIMITED ACCESS HIGHWAY AND AUTHORIZING CONDEMNATION OF RIGHT-OF-WAY LEG. RECORD 1068 SECTION 1R/W, SHEET 5 OF 17, PREPARED BY BLAUVELT ENGINEERING CO. CIVIL ENGINEERS DATED MAY 29, 1968 AS RECORDED IN HIGHWAY PLAN BOOK 40 PAGE 5.
4. PLAN ENTITLED "RECORD PLAN KUTZ ELEMENTARY SCHOOL" PREPARED BY GILMORE & ASSOCIATES, INC. CONSULTING ENGINEERS & LAND SURVEYORS DATED JANUARY 29, 2001, LAST REVISED APRIL 11, 2001, AS RECORDED IN PLAN BOOK 305 PAGE 75.

DATE _____

2 of 26

PRELIMINARY LAND DEVELOPMENT PLANS



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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Harold Hayes
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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: March 3, 2025

Subject: BCPC #13062
Preliminary Plan of Land Development for TJJ Properties, LLC
TMP #13-47-14
Applicant: TJJ Properties, LLC
Owner: Same
Plan Dated: November 11, 2024
Last Revised: February 10, 2025
Date Received: February 24, 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 3,250-square-foot accessory building to be used as a commercial garage on a 3.67-acre site. The plan shows an existing dwelling and five sheds to remain on the site. There will not be water or sewer service to the building.

Location: South side of Old Tyburn Road, approximately 1,160 feet east of Tyburn Road.

Zoning: The HI-A Heavy Industrial-A District permits industrial and manufacturing buildings, product distribution and warehousing, freight handling, and building material yards. Accessory buildings permitted include garages that house delivery trucks or other vehicles and other uses customary and incidental to the principal permitted use.

Present Use: Single detached dwelling, indoor and outdoor storage

COMMENTS

Property use and zoning—We note that the property has a single detached residence which is a nonconforming use in the Heavy Industrial-A zoning district. The proposed use is a garage related to



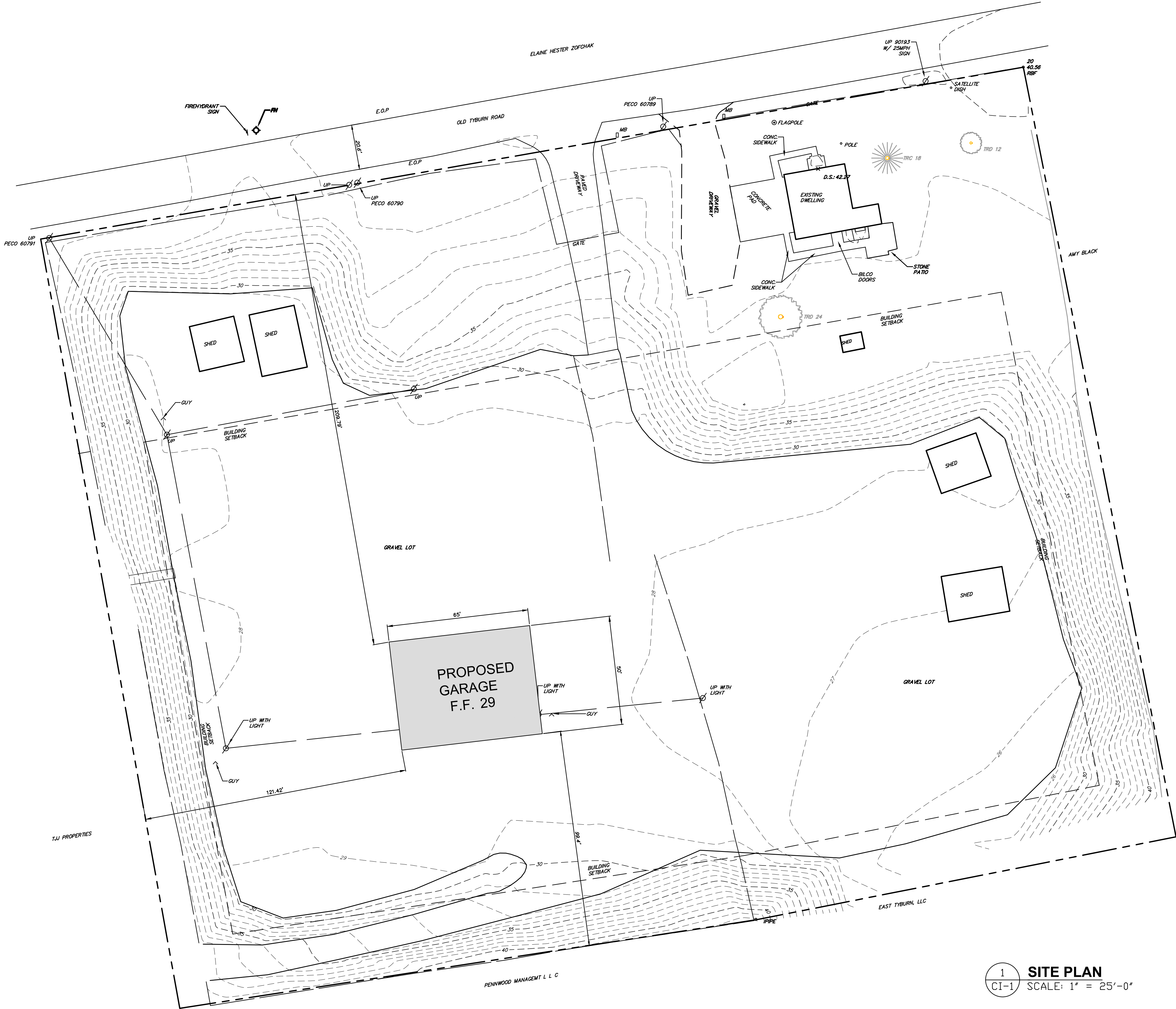
the commercial use of the property. We recommend that the township determine the principal use of the property and whether the proposed accessory commercial garage is permitted.

This review will be included in the Bucks County Planning Commission board materials for the April 2, 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.

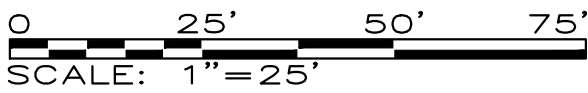
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

DGK:emh
25-0057

cc: TJJ Properties (via email)
David Walasavage, PE, Pioneer Pole Buildings (via email)
Joseph G. Jones, PE, Jones Engineering Associates, Township Engineer (via email)
Matthew Takita, Township Manager (via email)
Diane Beri, Township Administrative Assistant, Planning & Zoning (via email)
Rose Molle, Township Executive Administrative Assistant (via email)
Michael Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor (via email)



1 SITE PLAN
CI-1 SCALE: 1" = 25'-0"



CERTIFICATION OF OWNERSHIP

Commonwealth of Pennsylvania
County of Bucks

On this the _____ day of _____, 2025, before me the undersigned officer, personally appeared _____, who being duly sworn according to law, deposes and says that he/she is the _____ of property shown on this plan, that the subdivision plan thereof was made at his/her direction, and that he/she acknowledges the same to be his/her act and plan. All areas noted as such and not heretofore dedicated are hereby dedicated to the public use.

Signature of the Individual Signature and Seal of Notary Public

APPROVED BY THE FALLS TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

CHAIRMAN

SECRETARY

APPROVED BY THE FALLS TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2025.

TOWNSHIP ENGINEER

APPROVED BY THE FALLS TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 2025.

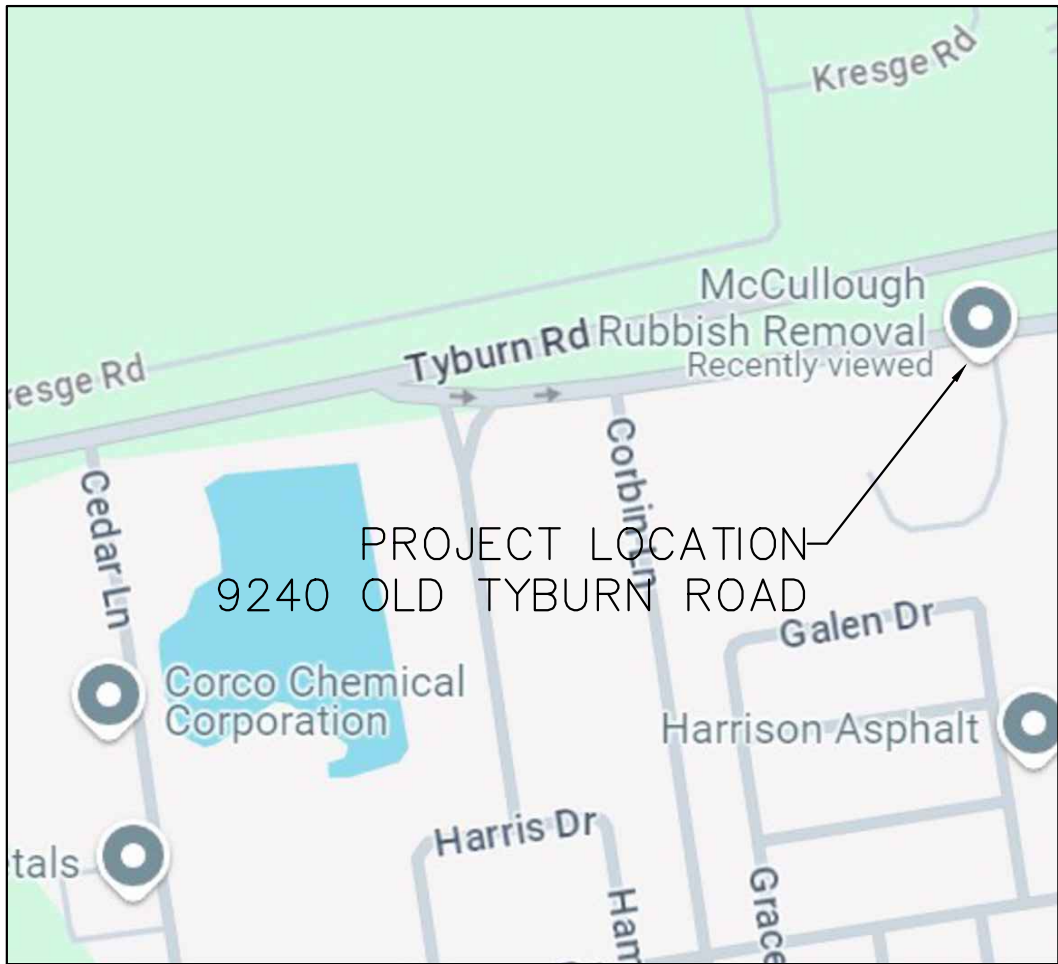
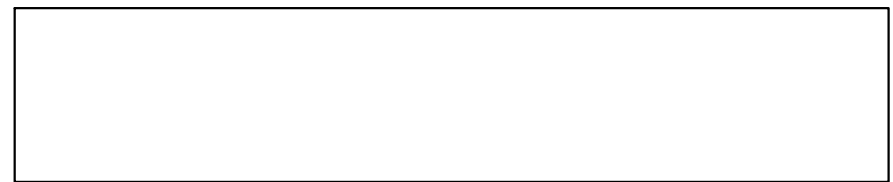
CHAIRMAN

SECRETARY

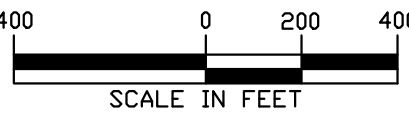
APPROVED BY THE BUCKS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

EXECUTIVE DIRECTOR

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON _____, 2025.



LOCATION MAP:



RECORD OWNER:

TJJ PROPERTIES LLC
PO BOX 157
LANGHORNE, PA 19047

PARCEL DATA:

9240 E. TYBURN ROAD
MORRISVILLE, PA 19067
FALLS TOWNSHIP, BUCKS COUNTY
PARID: 13-047-014
AREA: 3.67 ACRES

ZONING DATA:

ZONING DISTRICT: HI-A HEAVY INDUSTRIAL A DISTRICT

PROPOSED USE: ACCESSORY GARAGE TO PRINCIPAL USE
BUILDING WILL BE USED FOR MAINTENANCE
NO WATER OR SEWER SERVICE TO BUILDING.
NO SEWAGE MODULE REQUIRED.
NO ADDITIONAL TRAFFIC IS ANTICIPATED.

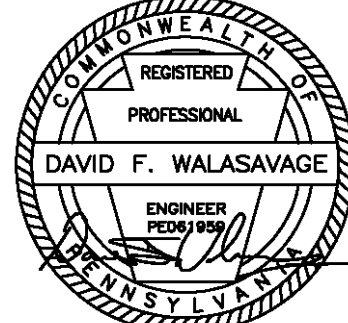
PROJECT WILL COMPLY WITH TOWNSHIP PERFORMANCE STANDARDS IN REGARDS TO DUST, FUMES, GASES, ELECTRICITY, GLARE, HEAT, NOISE, VIBRATION, RADIATION, STORAGE & WASTE DISPOSAL.

DISTRICT REGULATIONS

	REQUIRED	PROPOSED
MIN TRACT/LOT AREA (AC)	0.5	3.67
MIN LOT FRONTAGE (FT)	100	458.12
MIN LOT WIDTH (FT)	100	458.12
MIN LOT DEPTH (FT)	200	358.88
MIN FRONT YARD	100'	209.79'
MIN SIDE YARD	30'	121.42'
MIN REAR YARD	30'	99.4'
MAX BUILDING COVERAGE	40%	4%
MAX IMPERVIOUS SURFACE	50%	NO CHANGE
LOT AREA = 3.67 ACRES		

ENVIRONMENTAL:

- SOILS: UtB—Urban land-Matapeake complex, 0 to 8 percent slopes
- NO MAPPED WETLANDS OR FLOODPLAINS ON SITE
- LIMIT OF DISTURBANCE WILL INVOLVE AUGERING (34") 2' DIAMETER HOLES FOR POST FRAME FOOTER INSTALLATION
- LOCATION OF THE PROPOSED BUILDING IS OVER A CONCRETE SLAB AND COMPACTED STONE, ANY RUNOFF WILL REMAIN ON SITE.



ENGINEER:
PIONEER

716 S. ROUTE 183
Schuylkill Haven, PA
570-739-0078
dwalasavage@pbbi.com

CONTRACTOR:
PIONEER POLE BUILDINGS INC.
716 S. Route 183
Schuylkill Haven, PA
888-448-2505

DATE	2.10.25
REVISION	REV. PER TWP LETTER 1/21/25
NO.	1

PROPOSED POLE BUILDING
FOR
TJJ PROPERTIES LLC
POS # - 377568
9240 OLD TYBURN ROAD
MORRISVILLE, PA 19067

DATE ISSUED:
11-11-2024

DESIGNED BY:
DFW

DRAWN BY:
DFW

DRAWING TITLE:

SITE PLAN

DRAWING NUMBER:

CI-1



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: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 27, 2025

Subject: BCPC #13045
Preliminary Plan of Minor Subdivision for Chris and Pernilla Webber
TMP #15-29-42
Applicant: Chris and Pernilla Webber
Owner: Same
Plan Dated: November 18, 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: Subdivide an existing parcel of 7.1 acres into two lots of 4.1 acres (Lot 1) and 3.0 acres (Lot 2). Lot 1 contains an existing dwelling and garage. On Lot 2, a new dwelling of 3,000 square feet is proposed. Individual on-lot water and on-lot sewage disposal currently serve Lot 1 and are proposed to remain. Lot 2 is proposed to be served by on-lot water and on-lot sewage disposal.

Location: Along the northwest side of Rickert Road, approximately 400 feet southwest of its intersection with Forest Road.

Zoning: The RR Rural Residential District permits single-family detached dwellings with a maximum density of 0.75 dwelling units per acre. The minimum lot area for a single-family detached use within the RR District is 50,000 square feet, with a minimum lot width of 150 feet, and setback requirements of 50, 25, and 75 feet, for front, side, and rear yards, respectively.

Present Use: Residential



COMMENTS

1. Requested waivers

- a. **Subdivision and land development ordinance**—Correspondence submitted with the plan indicates that the applicant is requesting waivers from the following requirements of the subdivision and land development ordinance (SALDO):

Section 140-17.D.

from the requirement to show existing features within 100 feet of the property; the application indicates that an aerial photograph has been incorporated in the plan set to show surrounding area

Section 140-28.P.

from the requirement to make cartway and drainage improvements; the application indicates that the entrance for Lot 2 will not affect the existing drainage along Rickert Road as no grading is required

Sections 140-35.A. & 50.C.

from the requirement to install curbing along the site's frontage; the application indicates that widening and installing curbing on the limited frontage may create hazardous driving conditions

Sections 140-36.A. & 51.D.

from the requirement to install sidewalks; the application indicates that there are no sidewalks in the immediate area and that installing sidewalks on the limited frontage would not benefit pedestrian traffic and will cause a disturbance to the community

Section 140-37.G.

from the requirement to plant replacement trees; the application indicates that tree removal is limited to the immediate area of the new house, driveway, stormwater BMP, and septic system and that the remainder of the woodlands will remain

Section 140-48

from the requirement to install street lighting; the application indicates that no street lighting exists in the immediate area of the project

Section 140-60.A.

from the requirement to dedicate recreational land; the application indicates that because only one new single-family dwelling is being constructed the impact on recreational facilities in the township is negligible

The final plan should note all granted waivers.

- b. **Stormwater management ordinance**— The applicant has requested deferral from meeting the township's stormwater management requirements until the time that a building permit is filed for the proposed improvements. Because this is a separate, stand-alone ordinance, blanket relief from these provisions may not be granted under the SALDO. For this reason, we did not review this waiver request. This issue should be resolved before plan approval.
2. **Erosion and sediment control**—The applicant has requested approval from the Bucks County Conservation District (BCCD) for Erosion and Sedimentation Control be deferred until the time of the grading and building permit application.

3. **Street trees**—Section 140-37.A. of the SALDO outlines the requirements for street trees and landscaping. The plan does not show any proposed street trees along Rickert Road.
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 subdivision.

This review will be included in the Bucks County Planning Commission board materials for the April 2, 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.

JS:emh
25-0020

cc: Chris and Pernilla Webber (via email)
Steven E. Hippauf, EIT, Cowan Associates, Inc. (via email)
Deanna Ferry, DPA, Township Manager (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)

NOTICE FOR ON-LOT SEWAGE PERMITS.

THE PLANNING MODULE FOR LAND DEVELOPMENT SHALL BE APPROVED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE BUCKS COUNTY DEPARTMENT OF HEALTH AS TO THE SUBDIVISION PLAN. HOWEVER, THE SEPTIC SYSTEM PERMIT HAS NOT BEEN ISSUED FOR THE LOT(S) UPON WHICH NEW BUILDING(S) ARE PROPOSED. PRIOR TO ISSUANCE OF A BUILDING PERMIT, A SEPTIC SYSTEM PERMIT SHALL BE OBTAINED AND PRESENTED TO THE ZONING OFFICER FOR EACH NEW BUILDING.

NOTICE FOR ON-LOT WATER SUPPLIES.

THE LOTS OR BUILDING(S) IN THIS DEVELOPMENT ARE PLANNED TO BE SERVED WITH WATER BY MEANS OF INDIVIDUAL WELLS CONSTRUCTED, OWNED AND OPERATED BY THE OWNER OF THE LOT. NO WELL WATER SUPPLY OR QUALITY TESTING HAS BEEN CONDUCTED TO VERIFY SUITABILITY OF INDIVIDUAL WELLS FOR THIS PURPOSE. IT IS POSSIBLE THAT ANY OR ALL OF THESE LOTS DO NOT HAVE ADEQUATE SOILS OR GEOLOGY TO PROVIDE AN ADEQUATE VOLUME OR QUALITY OF ON-SITE WATER. THE LOT WELL MUST BE DRILLED AND WATER SUPPLIES TESTED FOR VOLUME AND QUALITY IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS PRIOR TO OCCUPANCY OF ANY BUILDING.

NOTICE REGARDING MAINTENANCE OF PUBLIC STREETS DURING CONSTRUCTION ACTIVITY.

MUD SEDIMENT AND/OR DEBRIS TRACKED FROM THE SITE ONTO PUBLIC CARTWAY SHALL BE IMMEDIATELY REMOVED BY BROOMING AND/OR MECHANICAL MEANS TO THE SATISFACTION OF THE TOWNSHIP. USE OF A BACKHOE BUCKET TO SCRAPE ROADWAY SURFACE IS PROHIBITED. WHERE MUD AND/OR SEDIMENT IS CAUSING SLICK AND/OR HAZARDOUS CONDITIONS, ROADWAY SURFACE SHALL BE IMMEDIATELY PRESSURE WASHED TO REMOVE CONDITION. ALL SEDIMENT LOADED WATER MUST BE FILTERED IN A MANNER SATISFACTORY TO THE BUCKS CONSERVATION DISTRICT BEFORE ENTERING STORM SEWERS AND/OR DRAINAGE CHANNELS.

NOTICE FOR MINOR SUBDIVISION PLANS.

PURSUANT TO SECTION 140-10 OF THE HILLTOWN TOWNSHIP SUBDIVISION ORDINANCE, ANY ADDITIONAL SUBDIVISION OF THIS TRACT SUBMITTED WITHIN FIVE YEARS OF THE DATE OF APPROVAL OF THIS PLAN SHALL BE DEEMED TO BE A MAJOR SUBDIVISION FOR THE PURPOSES OF THE SUBDIVISION ORDINANCE AND SHALL FOLLOW THE PROCEDURE APPLYING THERE TO.

LEGEND

	PROPERTY LINE
	CENTERLINE OF ROADWAY
	EXISTING RIGHT-OF-WAY
	ULTIMATE RIGHT-OF-WAY
	ADJOINING LOT LINE
	EXISTING EDGE OF PAVE
	BUILDING SETBACK LINE
	PROPOSED LOT LINE
	PROPOSED CONCRETE
	PROPOSED PAVING

THE SITE LAYOUT FOR LOT 2 IS NOT INTENDED TO BE A FINAL DESIGN. FINAL DESIGNS FOR STORMWATER, EROSION CONTROL, AND THE DRIVEWAY/BUILDING SHALL BE SUBMITTED TO THE TOWNSHIP DURING THE BUILDING PERMIT PROCESS.

TOTAL LOT IMPERVIOUS SURFACE CALCULATIONS

SITE AREA DETERMINED BY ACTUAL ON-SITE SURVEY 7.4938 ACRES
SUBTRACT ULTIMATE RIGHT-OF-WAY 0.3993 ACRES
EQUALS BASE SITE AREA 7.0945 ACRES

BUILDINGS 0.0894 ACRES
DRIVEWAYS 0.0623 ACRES
SIDEWALKS 0.0164 ACRES
PATIOS/DECKS/POOL 0.0951 ACRES
EQUALS TOTAL IMPERVIOUS SURFACE 0.2632 ACRES
DIVIDE BY BASE SITE AREA 7.0945 ACRES
EQUALS IMPERFACE SURFACE RATIO 0.0371
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO 0.12

BASE SITE AREA 7.0945 ACRES
X MAX. DENSITY 0.75
= ALLOWABLE NUMBER OF DWELLING UNITS 5

ZONING COMPLIANCE CHART - TOTAL LOT			
ZONING REGULATION	REQUIRED	EXISTING	
MIN. LOT AREA	50,000 SQ. FT.	309,035.56 SQ. FT.	
MIN. LOT WIDTH AT B.S.L.	150 FT.	579.76 FT.	
MAX. DENSITY	0.75 DU/ACRE	0.14 DU/ACRE	
MAX. IMPERVIOUS COVERAGE	0.12	0.0371	
MAX. BUILDING HEIGHT	35 FT.	435 FT.	
FRONT YARD	50 FT.	53.38 FT.	
SIDE YARD	25 FT.	193.03 FT.	
REAR YARD	75 FT.	347.67 FT.	

IMPERVIOUS SURFACE CALCULATIONS - LOT NO. 1

SITE AREA DETERMINED BY ACTUAL ON-SITE SURVEY 4.3701 ACRES
SUBTRACT ULTIMATE RIGHT-OF-WAY 0.2756 ACRES
EQUALS BASE SITE AREA 4.0945 ACRES

BUILDINGS 0.0894 ACRES
DRIVEWAYS 0.0623 ACRES
SIDEWALKS 0.0164 ACRES
PATIOS/DECKS/POOL 0.0951 ACRES
EQUALS TOTAL IMPERVIOUS SURFACE 0.2632 ACRES
DIVIDE BY BASE SITE AREA 4.0945 ACRES
EQUALS IMPERFACE SURFACE RATIO 0.0643
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO 0.15

BASE SITE AREA 4.0945 ACRES
X MAX. DENSITY 0.75
= ALLOWABLE NUMBER OF DWELLING UNITS 3

ZONING COMPLIANCE CHART - LOT NO. 1			
ZONING REGULATION	REQUIRED	EXISTING	
MIN. LOT AREA	50,000 SQ. FT.	178,355.56 SQ. FT.	
MIN. LOT WIDTH AT B.S.L.	150 FT.	400.26 FT.	
MAX. DENSITY	0.75 DU/ACRE	0.24 DU/ACRE	
MAX. IMPERVIOUS COVERAGE	0.12	0.0843	
MAX. BUILDING HEIGHT	35 FT.	435 FT.	
FRONT YARD	50 FT.	53.38 FT.	
SIDE YARD	25 FT.	36.88 FT.	
REAR YARD	75 FT.	83.86 FT.	

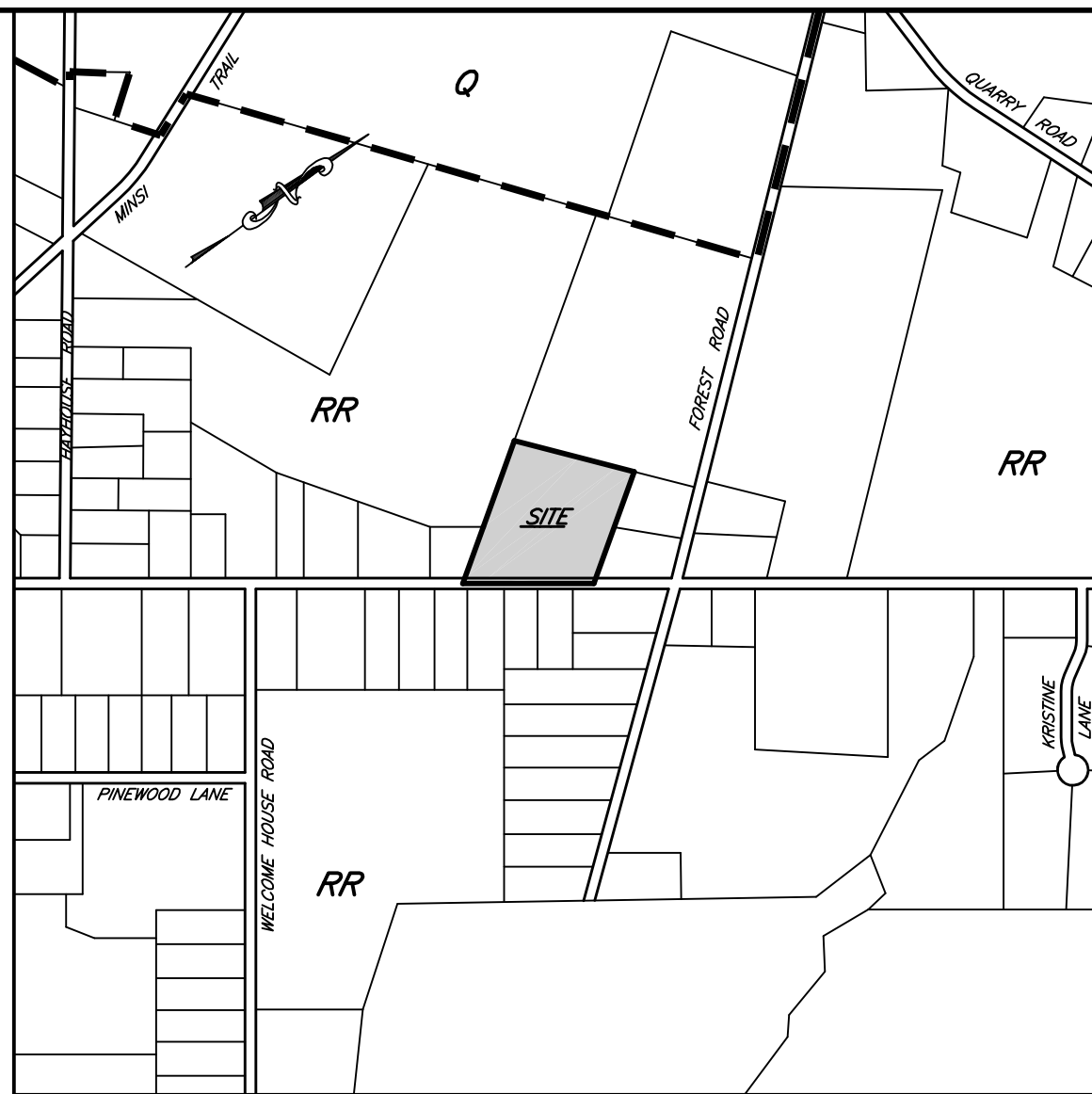
TOTAL LOT IMPERVIOUS SURFACE CALCULATIONS

SITE AREA DETERMINED BY ACTUAL ON-SITE SURVEY 3.1236 ACRES
SUBTRACT ULTIMATE RIGHT-OF-WAY 0.1236 ACRES
EQUALS BASE SITE AREA 3.0000 ACRES

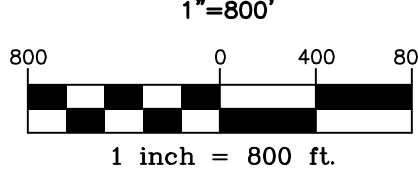
BUILDINGS 0.0506 ACRES
DRIVEWAYS 0.0920 ACRES
SIDEWALKS 0.0033 ACRES
PATIOS/DECKS 0.0073 ACRES
EQUALS TOTAL IMPERVIOUS SURFACE 0.1532 ACRES
DIVIDE BY BASE SITE AREA 3.0000 ACRES
EQUALS IMPERFACE SURFACE RATIO 0.0511
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO 0.15

BASE SITE AREA 3.0000 ACRES
X MAX. DENSITY 0.75
= ALLOWABLE NUMBER OF DWELLING UNITS 2

ZONING COMPLIANCE CHART - LOT NO. 2			
ZONING REGULATION	REQUIRED	EXISTING	
MIN. LOT AREA	50,000 SQ. FT.	130,680.00 SQ. FT.	
MIN. LOT WIDTH AT B.S.L.	150 FT.	179.50 FT.	
MAX. DENSITY	0.75 DU/ACRE	0.33 DU/ACRE	
MAX. IMPERVIOUS COVERAGE	0.12	0.0511	
MAX. BUILDING HEIGHT	35 FT.	435 FT.	
FRONT YARD	50 FT.	282.75 FT.	
SIDE YARD	25 FT.	36.17 FT.	
REAR YARD	75 FT.	282.06 FT.	



LOCATION MAP



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

CHRIS WEBBER

GENERAL NOTES

- OWNER: CHRIS S. & PERNILLA WEBBER
2610 RICKERT ROAD
PERMASIE, PA 18944
- SITE INFO: PARCEL ID 15-029-042
D.B.V. 6083, PG. 1798
AREA: 326,428.26 SQ. FT. (GROSS)
7,4938 ACRES
309,035.56 SQ. FT. (NET)
7.0945 ACRES
- ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008.
- THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.
- SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY PERFORMING A FIELD EXPLORATION.
- THIS BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT, AND PLAN PREPARER ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR COVENANTS.
- BENCHMARK: FINISHED FLOOR OF EXISTING HOUSE
ELEVATION 521.21
- SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES.
- DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE PLANS.
- SITE CONSISTS ENTIRELY OF ABA SOILS.
- WATER: PRIVATE WELLS
SANITARY SEWER: ON-SITE SYSTEMS
- REFERENCE PLAN: PLAN ENTITLED "FINAL PLAN, PROPERTY SURVEYED FOR IDA R. BEHLER", PLAN PREPARED BY GEORGE R. NEVILLS, PLAN DATED AUGUST 20, 1974 AND LAST REVISED FEBRUARY 10, 1977 AND RECORDED ON NOVEMBER 16, 1977 IN PLAN BOOK 162, PAGE 33 AT THE BUCKS COUNTY RECORDER OF DEEDS OFFICE.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS OF MINIMAL FLOOD HAZARD. FLOOD ZONE REFERENCED TO NATIONAL FLOOD INSURANCE RATE MAP NO. 4201700280J, EFFECTIVE DATE OF 03-16-2015.
- THE COUNTY CONSERVATION DISTRICT REQUIRES A NOTIFICATION OF 3 WORKING DAYS PRIOR TO SITE DISTURBANCE IN ORDER TO PERFORM THE NECESSARY EROSION AND SEDIMENTATION POLLUTION CONTROL INSPECTIONS.
- ALL EROSION AND SEDIMENTATION CONTROL MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN TRIBUTARY AREAS OF THESE CONTROLS CAN BEGIN. REFER TO STAGING OF EARTHMOVING ACTIVITIES FOR CORRECT SEQUENCE.
- ALL DISCARDED MATERIALS, INCLUDING, BUT NOT LIMITED TO: WASTEPAPER, RAGS, METAL, BOTTLES, CANS, BUILDING MATERIALS, HOUSE FURNISHINGS, MACHINERY, AND VEHICLES OR PARTS THEREOF, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION ACTIVITY SHALL BE REMOVED AND DISPOSED OF PROPERLY BY THE DEVELOPER.
- DRIVEWAY AND HOUSE LOCATION ON LOT NO. 2 IS SCHEMATIC ONLY AND SUBJECT TO OWNER RELOCATION. AN APPROVED EARTH DISTURBANCE FOR LOT NO. 2 SHALL BE REQUIRED AT THE TIME OF BUILDING CONSTRUCTION FOR LOT NO. 2.
- ALL NEW UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
- AREA WITH THE ULTIMATE RIGHT-OF-WAY OF RICKERT ROAD IS OFFERED FOR DEDICATION TO HILLTOWN TOWNSHIP.
- ZONING INFORMATION: DISTRICT = RR (RURAL DETACHED)
USE: B-1 (SINGLE FAMILY DETACHED)

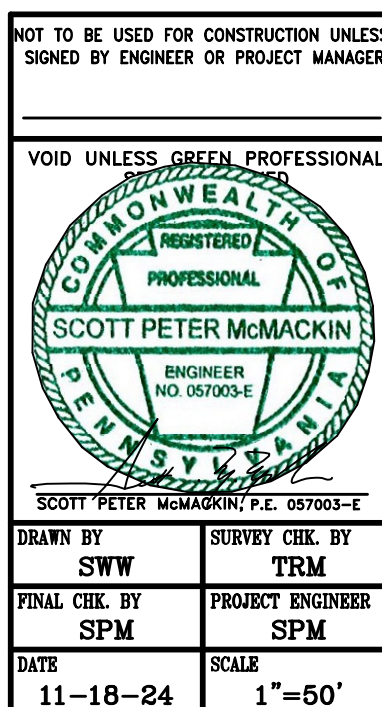
LOT REQUIREMENTS:
MIN. SITE AREA: 50,000 SQ. FT.
MIN. LOT AREA: 50,000 SQ. FT.
MIN. LOT WIDTH AT B.S.L.: 150 FT.
MAX. DENSITY: 0.75 DU/ACRE
MAX. TOTAL SITE IMPERVIOUS SURFACE RATIO: 0.12
MAX. INDIVIDUAL LOT IMPERVIOUS SURFACE RATIO: 0.15
MAX. BUILDING HEIGHT: 35 FT.
BUILDING SETBACKS:
FRONT YARD: 50 FT.
SIDE YARD: 25 FT.
REAR YARD: 75 FT.

SHEETS 2 THRU 5 INCLUSIVE, ON RECORD AT THE TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH THE SAME.

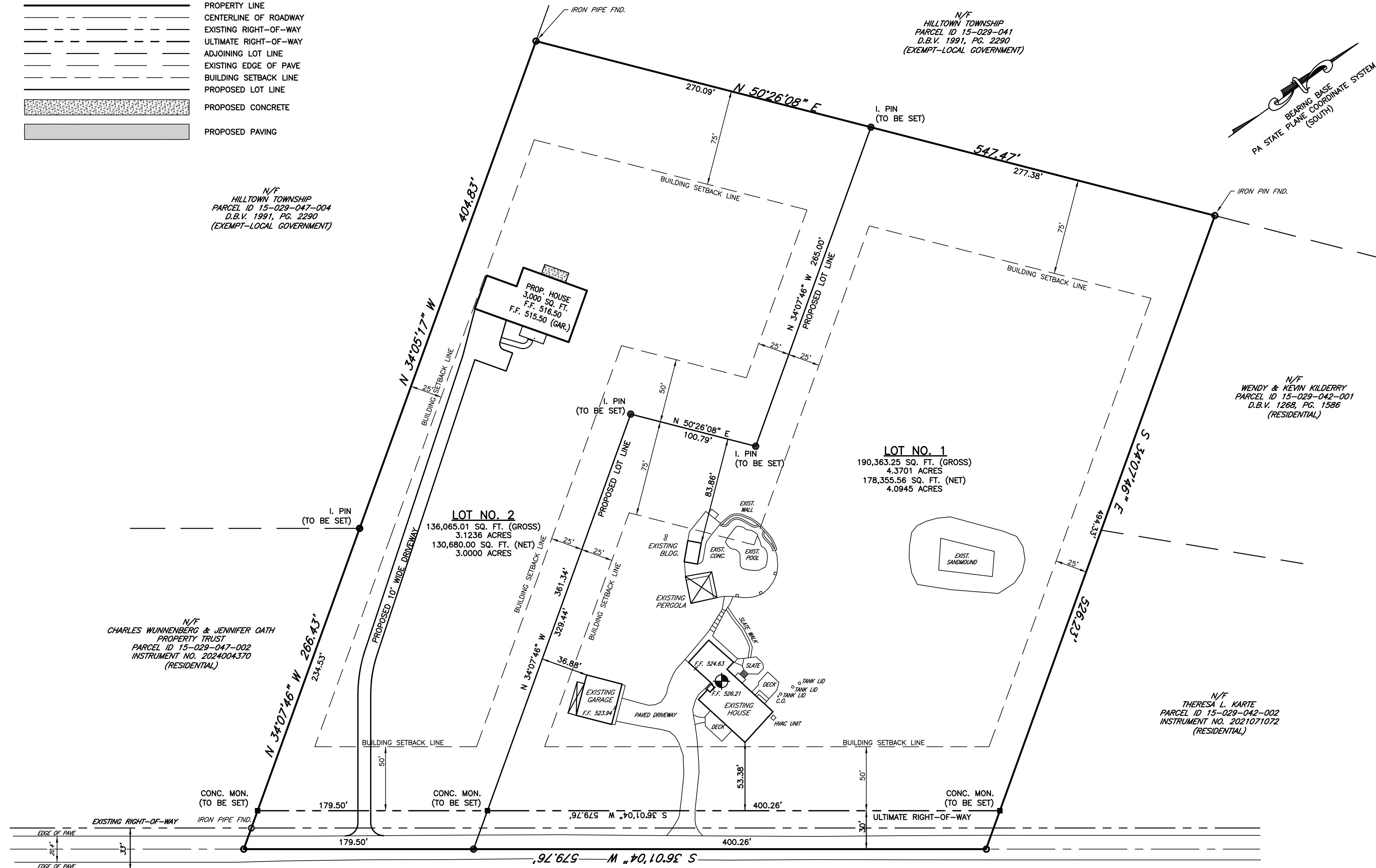
SHEET INDEX

- | | |
|------|--|
| SP-1 | RECORD MINOR SUBDIVISION PLAN |
| SP-2 | RESOURCE PROTECTION PLAN |
| SP-3 | IMPROVEMENTS/EROSION & SEDIMENT CONTROL PLAN |
| SP-4 | EROSION AND SEDIMENT CONTROL DETAILS |
| SP-5 | EROSION AND SEDIMENT CONTROL NOTES AND DETAILS |

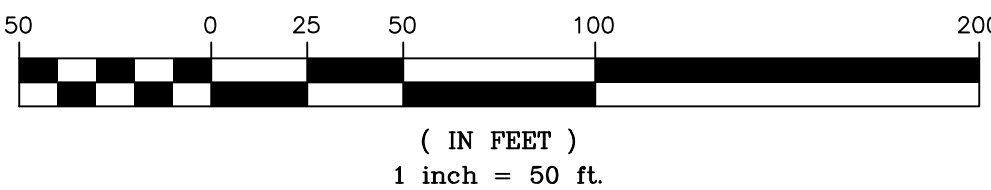
THIS DRAWING IS COPYRIGHTED AND SHALL REMAIN THE PROPERTY OF COWAN ASSOCIATES, INC. ANY REUSE ON PROJECT EXTENSIONS, ANY OTHER PROJECT, OR ALTERATIONS OR ADDITIONS TO THIS PROJECT SHALL BE MADE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO COWAN ASSOCIATES, INC. ONLY DRAWINGS BEARING ORIGINAL IMPRESSIONS AND /OR GREEN INK PROFESSIONAL SEALS SHALL BE CONSIDERED AS VALID.



NO.	DATE	REVISIONS	BY	CHK.
RECORD MINOR SUBDIVISION PLAN				
PREPARED FOR				
CHRIS S. & PERNILLA WEBBER				
PARCEL ID 15-029-042				
HILLTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA				
DRAWN BY	SWW	SURVEY CHK. BY	TRM	DWG. NO.
FINAL CKE. BY	SPM	PROJECT ENGINEER	SPM	SP-1
DATE	11-18-24	SCALE	1"=50'	OF 5
COWAN ASSOCIATES, INC.				JOB NO.
N.J. General Authorization No. 24642805300				14964.01



GRAPHIC SCALE



NOTE: PROPERTY OWNERS ARE AWARE THAT THE STORMWATER BMP IS A BASIC AND PERPETUAL PART OF THE STORMWATER DRAINAGE SYSTEM OF HILLTOWN TOWNSHIP, AND MAY NOT BE REMOVED OR ALTERED WITHOUT THE APPROVAL OF HILLTOWN TOWNSHIP. THE PROPERTY OWNERS FURTHER ACKNOWLEDGE THAT THEY ARE AWARE OF THEIR RESPONSIBILITY TO OWN AND MAINTAIN THE STORMWATER BMP IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROVED PLAN IN PERPETUITY.

OWNER



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: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 27, 2025

Subject: BCPC #13047
Sketch Plan of Minor Subdivision for 305 Welcome House Road
TMP #15-35-11-4
Applicant: NJS Renovations Co.
Owner: Donald J. Vitelli
Plan Dated: January 2, 2025
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 an existing parcel of 449,480 square feet into two lots of 164,017 square feet (Lot 1) and 285,463 square feet (Lot 2). Lot 1 contains an existing single-family dwelling, which is shown as under construction and is proposed to remain. A single-family dwelling is to be constructed on Lot 2. Individual on-lot water and on-lot sewage disposal currently serve Lot 1 and are to remain. Lot 2 is to be served by on-lot water and on-lot sewage disposal.

Location: Along the east side of Welcome House Road, approximately 1,600 feet northwest of Broad Street.

Zoning: The RR Rural Residential District permits single-family detached dwellings with a maximum density of 0.75 dwelling units per acre. The minimum lot area for a single-family detached use within the RR District is 50,000 square feet, with a minimum lot width of 150 feet, and setback requirements of 50, 25, and 75 feet, for front, side, and rear yards, respectively.

Present Use: Residential



COMMENTS

1. **Shared driveway**—We commend the applicant for proposing a shared driveway to provide access to both lots. Shared driveways reduce the total amount of impervious surface area between the two lots, while also enhancing safety through a reduction of access points onto Welcome House Road. On future plans, the township should ensure that specifications are in accordance with Section 140-34.B. of the subdivision and land development ordinance (SALDO), which outlines the requirements for residential shared driveways.
2. **Dedication of recreation land**—Sections 140-59 and 140-60 of the SALDO require that all residential subdivisions provide for public dedication of land suitable for park and/or recreation use, unless the applicant agrees to a fee-in-lieu, as outlined in Section 140-63. The plan does not indicate how recreation land will be provided. We recommend that the plan be reviewed by the Hilltown Township Park and Recreation Board to provide an assessment of the area's recreation needs and give an opinion as to the suitability of either a land dedication or a fee in lieu for this subdivision.
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 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 April 2, 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.

JWS:emh
25-0023

cc: Nick Scipione, NJS Renovations Co. (via email)
Kristin Holmes, PE, Holmes Cunningham Engineering (via email)
Deanna Ferry, DPA, Township Manager (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)

ZONING TABLE					
Zone: R-R Rural Residential District					
ITEM	REQUIRED/ PERMITTED	EXISTING	PROPOSED LOT 1 (TP#15-035-011-004 to remain)	PROPOSED LOT 2	ORDINANCE SECTION
Permitted Uses	Single Family Detached Dwelling	B1 Single Family Detached Dwelling	B1 Single Family Detached Dwelling	B1 Single Family Detached Dwelling	Table 160-22
Min. Site Area	50,000 SF	449,480 SF	164,017 SF	285,463 SF	160-26
Min. Lot Area	50,000 SF	435,601 SF	152,420 SF	283,181 SF	160-26
Min. Lot Width At Building Line	150 FT	583.5 FT	383.7 FT	199.8 FT	160-23B.1
Min. Lot Frontage	50 FT	537.9 FT	421.1 FT	116.7 FT	160-51.D
Min. Front Yard Setback	50 FT	376.5 FT	376.5 FT	TBD	160-23B.1
Min. Side Yard Setback	25 FT	88.3 FT	88.3 FT	TBD	160-23B.1
Min. Rear Yard Setback	75 FT	124.2 FT	124.2 FT	TBD	160-23B.1
Max. Site Impervious Coverage	12%	3.5%	<12%		160-26
Max. Lot Impervious Coverage	15%	3.5%	<15%	<15%	160-26

RESOURCE PROTECTION STANDARDS					
Resource	Min. Required Protection Ratio	Total Area of Land in Resource	Required Resource Protection Land (Ac.)	Proposed Resource Protection Land (Ac.)	Actual Protection Ratio
Floodplain	%	(Ac.)	(Ac.)	(Ac.)	%
Lakes or Ponds	100%	TBD			
Wetlands	100%	0.00	0.00	0.00	N/A
Steep Slopes 25%+	85%	0.20	0.17	0.20	100%
Woodlands	80%	6.85	5.48	6.85	100%
Pond Shore	80%	0.38	0.31	0.38	100%
Lake Shore	70%	0.00	0.00	0.00	N/A
Steep Slopes 15%-25%	70%	0.37	0.26	0.37	100%
Steep Slopes 8%-15%	60%	1.02	0.61	1.02	100%

LEGEND

PROPERTY LINE

RIGHT-OF-WAY LINE

LOT LINE

BUILDING SETBACK

EASEMENT

PROPOSED BUILDING

EXISTING BUILDING TO REMAIN

PROPOSED MONUMENT

SOILS LINE

SOIL TEXT

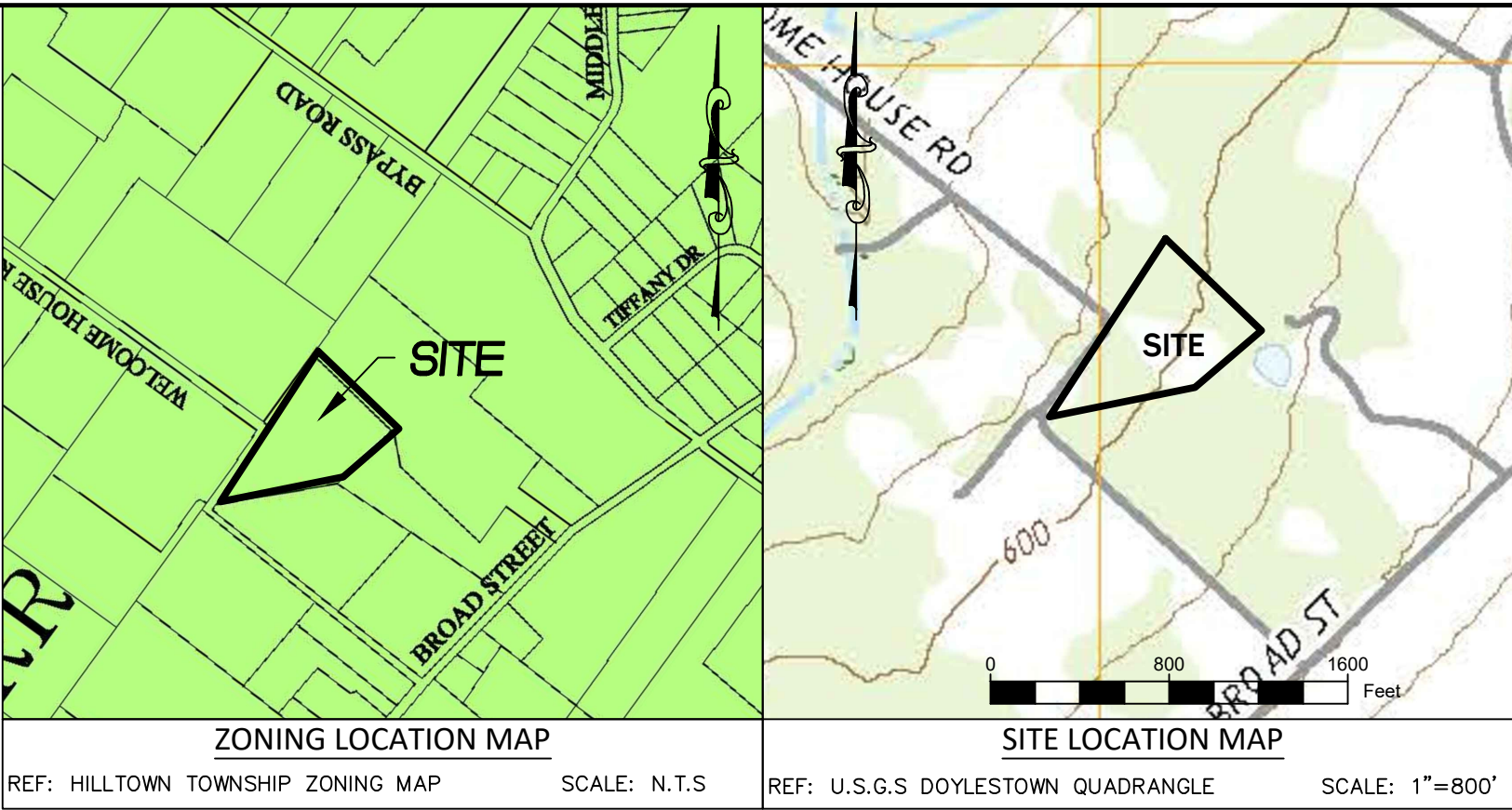
PROPOSED EASEMENT

STEEP SLOPES 8-15%

STEEP SLOPES 15-25%

STEEP SLOPES 25%+

- NOTES:
- BOUNDARY INFORMATION TAKEN FROM AN EXISTING FEATURES PLAN PREPARED BY CAVANAUGH SURVEYING SERVICES LAST REVISED JUNE 20, 2024.
 - VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
 - HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
 - SUBJECT PARCEL IS LOCATED WITHIN ZONE X (AREAS TO BE DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN) OF THE FLOOD INSURANCE RATE MAP PANEL NO. 280 OF 532, COMMUNITY MAP NO. 42017C0280J WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015.
 - THE PROPERTY IS ZONED RR RURAL RESIDENTIAL.
 - ALL DISCARDED MATERIALS, INCLUDING BUT NOT LIMITED TO WASTE PAPER, RAGS, METAL, BOTTLES, CANS, BUILDING MATERIALS, HOUSE FURNISHINGS, MACHINERY, AND VEHICLES OR PARTS THEREOF, SHALL BE REMOVED FROM LAND PROPOSED TO BE SUBDIVIDED OR DEVELOPED, AND DISPOSED OF PROPERLY.
 - THE EXISTING DWELLING IS SERVED BY ON-LOT WELL AND ON-LOT SEWER. THE PROPOSED DWELLING WILL BE SERVED BY ON-LOT WELL AND ON-LOT SEWER.
 - NO IMPROVEMENTS SHALL BE CONSTRUCTED UPON AND NO ALTERATIONS SHALL BE MADE TO ANY SEPTIC REPLACEMENT AREA.
 - THE SEPTIC REPLACEMENT AREAS SHALL BE MARKED AND PHYSICALLY BLOCKED OFF TO PREVENT EQUIPMENT WITH GREATER WHEEL LOADINGS THAN A COMMON RIDING MOWER/GARDEN TRACTOR FROM TRAVELING OVER OR OPERATING UPON THE SURFACE OF THE REPLACEMENT AREAS.
 - A SHARED ACCESS EASEMENT WILL BE PROPOSED FOR USE OF THE EXISTING DRIVEWAY FOR BOTH PARCELS.
 - A BLANKET EASEMENT WILL BE OFFERED FOR DEDICATION TO HILLTOWN TOWNSHIP IN ORDER TO INSPECT THE STORMWATER MANAGEMENT FACILITIES LOCATED ON PROPOSED LOT 2.



OWNER
DONALD J. VITELLI
255 SOUTH EASTON ROAD
GLENSIDE, PA 19038

APPLICANT
NJS RENOVATIONS CO. C/O NICK SCIPIONE
781 PENN AVENUE
GLENSIDE, PA 19038

Holmes Cunningham LLC
409 E. Butler Ave.
Unit 5
Doylestown, PA 19901
(215) 586-3330
www.hcengineering.net

ENGINEERING

REVISIONS	Description	Date

CALL BEFORE YOU DIG! (800) 4-A-DIGIT (463-4464) PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STOP & CALL

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF THE ENGINEER. THE USER OF THIS PLAN SHALL CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

VITELLI PROPERTY SUBDIVISION
305 WELCOME HOUSE ROAD; T.M.P. # 15-035-011-004
HILLTOWN TOWNSHIP, BUCKS COUNTY, PA

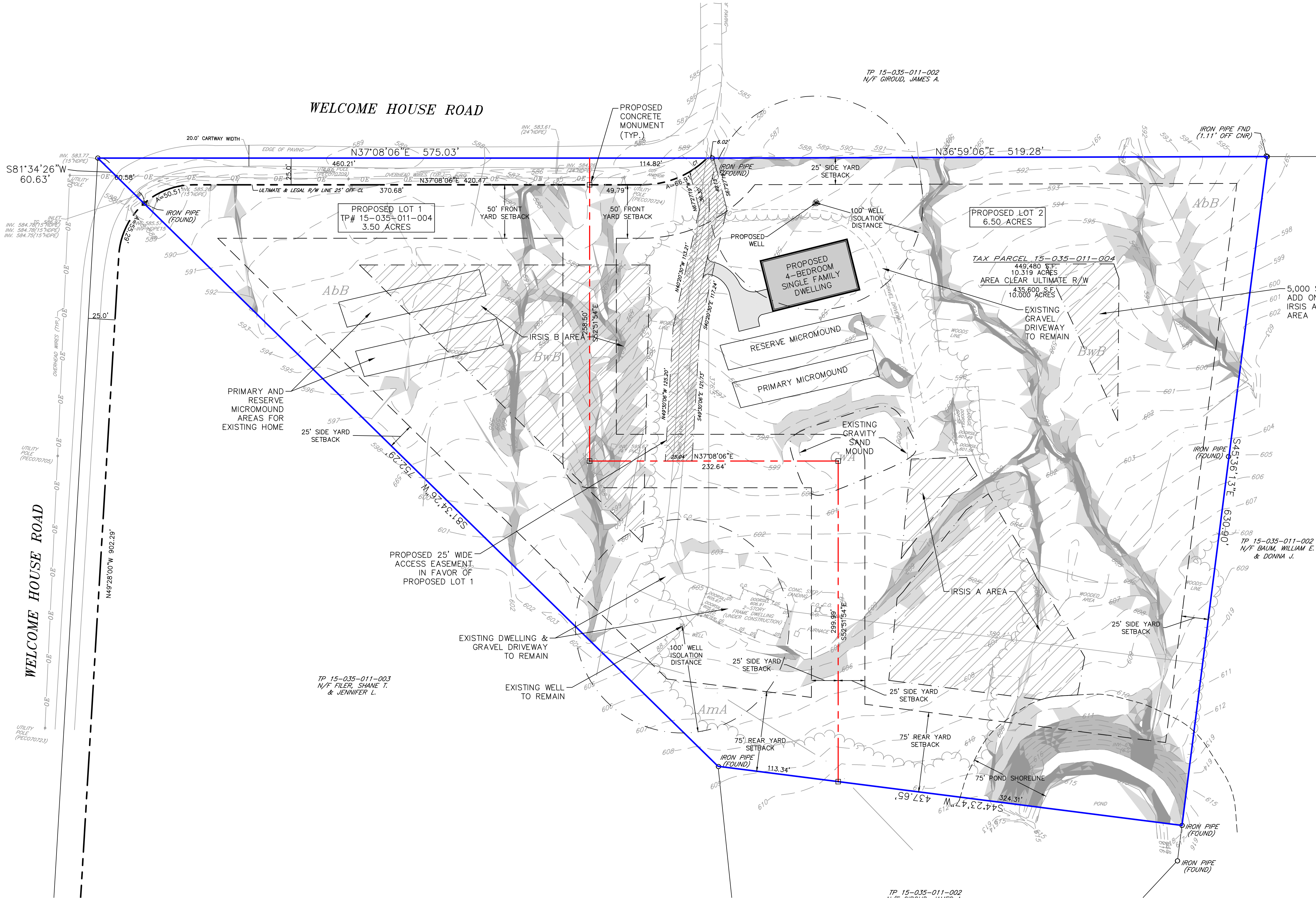
SKETCH PLAN

KRISTIN R. HOLMES, P.E.
PA Lic. No. PA073604

File No.
2072 SK1 SKETCH.DWG

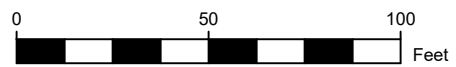
Date	1/2/2025	Scale	1"=50'	HCE Job	2072	Designed	KH	Sheet	1 of 1
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Drawing No.
C1.0



SOIL TYPES					
Sym	Name	Hydr (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	Fairland (Y/N)
AbB	Abbotstown silt loam, 3 to 8 percent slopes	N	18-60	6-18	D
AmA	Amwell silt loam, 0 to 3 percent slopes	N	18-99	12-30	D
BwB	Buckingham silt loam, 3 to 8 percent slopes	N	20-99	6-18	C/D
CwA	Croton silt loam, occasionally ponded, 0 to 3 percent slopes	Y	18-60	0-6	D

Limitations and Resolutions: Cutbanks cave - provide shoring during excavation; Corrosive to steel/concrete - provide cathodic protection for concrete and steel as necessary; Droughty - provide water truck during periods of drought and dry soil conditions; Easily erodible - provide an erosion control blanket on steep slopes and maintain existing vegetative cover in non-disturbed areas; Depth to saturated zone/seasonal high water table: provide pumped water filter bags where a saturated zone or shat is encountered; Hydric/Hydric inclusions - strip existing topsoil to indicating depth, import suitable fill for construction, and provide adequate site grading; low strength/landslide prone: Import suitable fill for topsoil stockpile and provide shoring during excavation; Slow percolation - replace soil with suitable fill for better percolation results; poor source of topsoil: Import suitable fill for topsoil; Frost action - provide capillary flow path breaks in soils; Ponding - pump standing water through filter bag during construction, design site for positive drainage; Wetness - minimize soil compaction for increased infiltration of water into the soil and provide adequate site grading;





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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Harold Hayes
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James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
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: March 21, 2025

Subject: BCPC #13055
Preliminary Plan of Subdivision for 580 Middletown Boulevard
TMP #22-57-57
Applicant: ESJ Renaissance Oxford Court, LLC
Owner: Sky Oxford, LP
Plan Dated: February 4, 2025
Date Received: February 24, 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 5.12-acre site into two lots, Lot A (1.6 acres) and Lot B (3.53 acres). The existing site contains active offices and small businesses. No construction is proposed. Public water and sewer serve the site.

Location: Along the northern side of Middletown Boulevard, north of its intersection with North Bucks Town Drive.

Zoning: The GB General Business District permits retail uses and services, such as retail stores, personal service shops, bank, restaurant, etc. The minimum frontage at street line is 300 feet, the minimum lot area is 50 acres, and the maximum impervious surface ratio is 65 percent.

Present Use: Office and retail

COMMENT

Shared driveways—The plan does not indicate that there are access easements for the shared driveways between the lots. We recommend that the applicant provides a mechanism to ensure that access between the lots is preserved and that maintenance responsibilities are defined for the shared driveways on the site, as it is likely the two lots will have different owners.

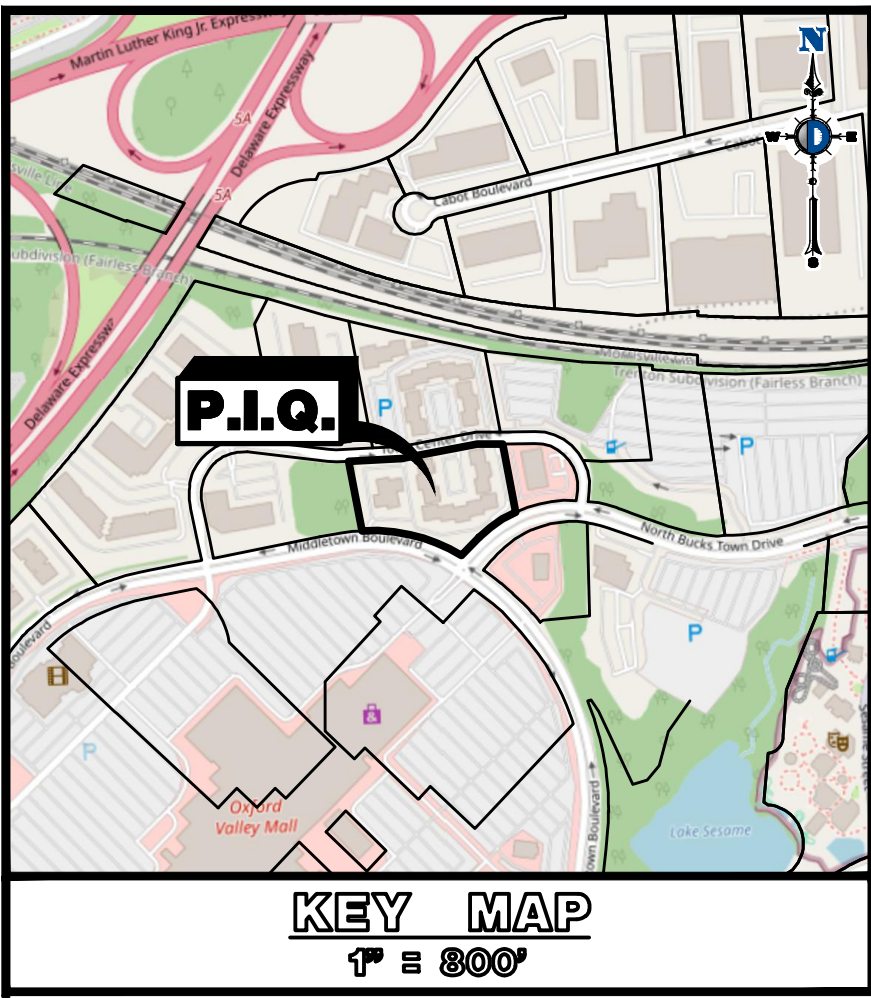


This review will be included in the Bucks County Planning Commission board materials for the April 2, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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:tmr
25-0044

cc: Arnaud Sitbon, ESJ Renaissance Oxford Court, LLC (via email)
Justin A. Geonnotti, PE, Dynamic Engineering Consultants, PC (via email)
Jeffrey Brown, Dynamic Engineering Consultants, PC (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)



APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLETOWN

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLETOWN THIS ____ DAY OF _____, 20____.

(DATE)

(DATE)

(DATE)

CERTIFICATE OF COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____, ON THE ____ DAY OF _____, 20____.

(DATE)

(DATE)

APPROVAL OF THE BUCKS COUNTY PLANNING COMMISSION

BCPC No. _____

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE _____.

TOWNSHIP ENGINEER

THIS LAND DEVELOPMENT PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER, _____, P.E., FOR MIDDLETOWN TOWNSHIP ON THIS ____ DAY OF _____, 20____.

(TOWNSHIP ENGINEER)

(REGISTRATION NUMBER)

OWNERS' CERTIFICATION OF INTENT

COMMONWEALTH OF PENNSYLVANIA

ON THE ____ DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____, AND THAT IN SUCH CAPACITY BEING AUTHORIZED TO DO SO, THEY EXECUTED THE FOREGOING PLAN AS THE REGISTERED OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

PARCEL OWNER: OWNER _____
PARCEL OWNER: OWNER _____

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____.

(NOTARY PUBLIC)

MY COMMISSION EXPIRES THE ____ DAY OF _____, 20____.

PROFESSIONAL ENGINEER'S CERTIFICATION

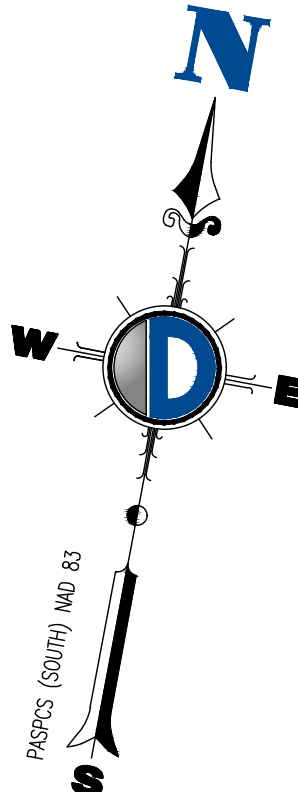
I, JUSTIN A. GEORNOVITZ, P.E., A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION AND LAND DEVELOPMENT PLAN, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF MIDDLETOWN, IN WHICH THIS SUBDIVISION AND LAND DEVELOPMENT IS LOCATED.

(REGISTERED PROFESSIONAL ENGINEER)
080629
(REGISTRATION NUMBER)

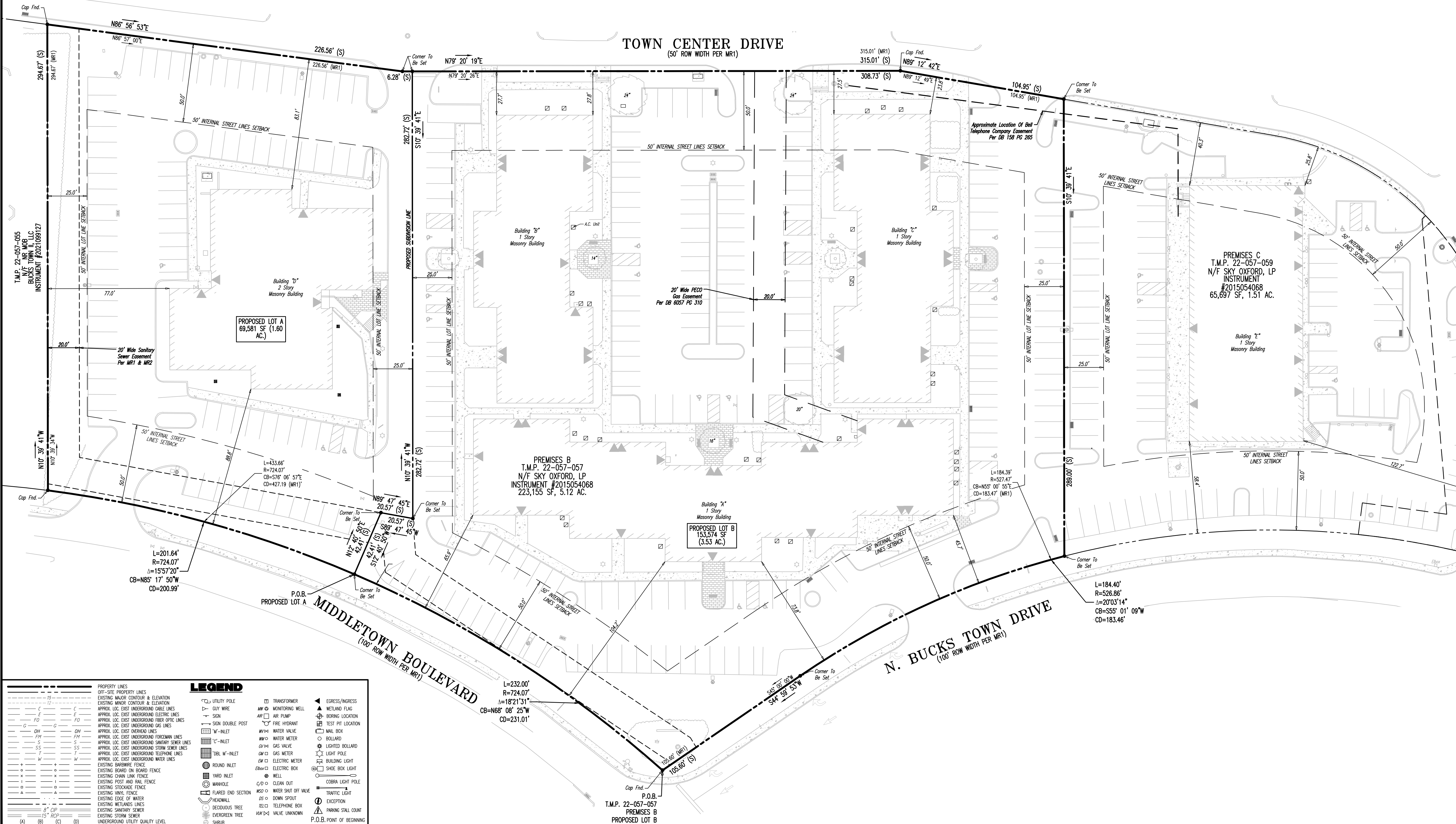
PROFESSIONAL SURVEYOR'S CERTIFICATION

I, JAMES A. CONWAY, JR., P.L.S., A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, AND THE LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS. ADDITIONALLY, THE SURVEY DOES NOT HAVE AN ERROR OF CLOSURE GREATER THAN ONE PART IN 10,000 (1:10,000).

(REGISTERED PROFESSIONAL SURVEYOR)
SU075687
(REGISTRATION NUMBER)

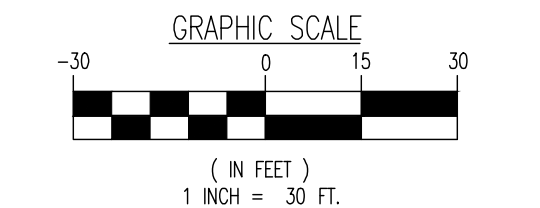


TOWN CENTER DRIVE (50' ROW WIDTH PER M.R.I.)



SURVEY LEGEND:

(MR)	MAP REFERENCE	(B)	BENCHMARK
(DR)	DEED REFERENCE	(C)	CONC. MONUMENT FND
(S)	SURVEY	(C)	CONC. MONUMENT SET
(BOS)	BOTTOM OF STRUCTURE	(L)	L.P. / L.B. FND
(TOS)	TOP OF STRUCTURE	(L)	L.P. / L.B. SET
(AMA)	ALSO KNOWN AS	(S)	STAKE FND
(FKA)	FORMERLY KNOWN AS	(S)	STAKE SET
(C/L)	CENTERLINE	(P)	PK NAIL FND
(LSA)	LANDSCAPE AREA	(P)	PK NAIL SET
(S)	SPOT ELEVATIONS	(H)	HOLE FND
(E)	OUTER ELEV.	(H)	HOLE SET
(T)	TOP OF CURB ELEV.	(S)	SURVEY STONE FND
(F)	FINISH FLOOR ELEV.	(S)	SURVEY STONE SET
(G)	GARAGE FLOOR ELEV.	(S)	CROSS CUT FND
(B)	BOTTOM OF WALL ELEV.	(S)	CROSS CUT SET
(W)	TOP OF WALL ELEV.	(S)	CROSS CUT FND
(W)	WATER SURFACE ELEV.	(S)	CROSS CUT SET



DYNAMIC SURVEY, LLC

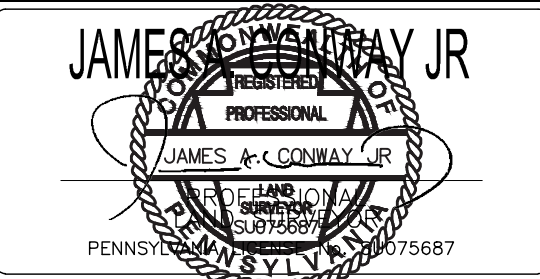
BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT
ALTA/NSPS LAND TITLE • FOUNDATION LOCATION

826 Newtown Yardley Road
Suite 201
Newtown, PA 18940
T: 732.749.8780 | F: 267.685.0361
Office conveniently located throughout the United States:
New Jersey | Delaware | Texas | Maryland | Pennsylvania | Ohio

www.dynamic-survey-services.com

PROJECT: ESJ RENAISSANCE OXFORD COURT, LLC

T.M.P. 22-057-056, 22-057-057 & 22-057-059
TOWNSHIP OF MIDDLETOWN,
BUCKS COUNTY, PENNSYLVANIA



CRAIG BLACK

PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA LICENSE No. SU075648

TITLE: MINOR SUBDIVISION PLAN

PROJECT No: 5608 25-00031 SCALE: 1"=30' DATE: 02/04/2025
DRAWN BY: DCR FIELD BY: --- CHECKED BY: TRB

SHEET No: 2 OF 2 Rev. #:



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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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: March 18, 2025

Subject: BCPC #12906
Preliminary Plan of Land Development for Rotho Blaas USA, Inc.
TMP #23-10-73
Applicant: Rotho Blaas USA, Inc.
Owner: Milford 6.5 Investors, LP
Plan Dated: March 5, 2025
Date Received: March 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 two-story warehouse and office consisting of 96,700 square feet on a 6.46-acre site in two phases. Phase 1 proposes a one-story warehouse consisting of 37,875 square feet. Phase 2 proposes an expansion of the first-floor warehouse consisting of an additional 38,825 square feet and a second-floor office consisting of 20,000 square feet. A total of 100 parking spaces and 7 loading spaces are proposed. The plan proposes a multi-use trail and two stormwater basins. The site is intended to be served by public water and sewerage facilities.

Location: Along the southern side of John Fries Highway (PA 663), at the southeastern intersection with Rosenberger Road.

Zoning: The PC Planned Commercial District permits Use G3 Wholesale Business, Wholesale Storage, Warehousing by right and permits Use D1 Office by conditional use, with a minimum lot area of one acre, a minimum lot width of 150 feet, and a maximum impervious surface ratio of 85 percent.

The site is also within the Arterial Corridor (Overlay) District which requires conditional use approval for all proposed land developments.

The Milford Township Board of Supervisors granted conditional use approval on May 7, 2024, for the construction of offices and a warehouse in the PC District. The conditional use approval allows a



building height greater than 35 feet and less than 50 feet and allows the removal of more than 20 percent of the woodlands on the site.

Present Use: Agricultural, residential

COMMENTS

We reviewed a revised sketch plan submission for this site in January of 2025 (BCPC #12906, dated January 16, 2025). Although several of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

1. **Requested waivers**—Plan notes and correspondence from Bohler Engineering PA, LLC, dated March 4, 2025, indicate that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

Section 404

relief from a preliminary plan submission; the application states the proposed development has been designed to meet the requirements of the preliminary/final plan submission

Section 512.I.1.(B)

relief from requiring Class III concrete pipes, HDPE pipes are proposed; the application states HDPE is a recognized industry standard for underground storm sewer conveyance piping for this type of development

Section 520.(C)

partial relief from providing plant materials for 25-foot-wide Class A buffers; the application states the required plant materials are proposed; however, relief is requested for the location of the buffer yard

The final plan should note all granted waivers.

2. **Site capacity calculations**—Section 501 of the zoning ordinance requires the submission of site capacity calculations for all subdivision and land development applications. The plan should be revised to include the required calculations.
3. **Transportation impact study**—Section 701.h.17. of the 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. The township should determine if the submittal of a transportation impact study is necessary for this proposed development.
4. **Reserved parking**—Sheet number C-303 of the plan set shows a portion of the reserved parking spaces within the proposed stormwater basins. The plan should be revised to show the reserve parking not in an area with a stormwater basin.
5. **Street improvements**—Per Section 604.d. of the SALDO, improvements shall be made to the existing street on which a land development abuts, as required by the board of supervisors. The township should determine if improvements are required along Rosenberger Road.
6. **Trails**—The *Milford Township Comprehensive Park & Recreation Plan* (2003) includes a greenway concept map that depicts a bicycle trail along the site's frontage on John Fries Highway (PA 663).

Section 522.b.2.c.iii. of the SALDO states that potential trail connections to adjacent parcels shall also be shown in conformance with the greenway map. Trails installed by developers should coincide with any approved municipal trail network. A minimum right-of-way width of 25 feet shall be provided for all trails. The plan should be revised to show a trail along the site's frontage with John Fries Highway (PA 663), as depicted on the township's greenway map. If a trail is not feasible at this time, the township should secure a trail easement for the corridor to develop a trail at a later date.

7. **Recreation land facilities**—Section 525 of the SALDO requires the applicant of a proposed subdivision and land development to dedicate recreation land and facilities unless the board of supervisors determines that a contribution of a fee in lieu is acceptable. Plan submissions should indicate compliance with this ordinance requirement.
8. **Sustainable energy**—We commend the applicant for proposing a green roof for the proposed building. We also recommend that the applicant consider the use of alternative forms of energy generation and conservation for this project. This could include electric vehicle charging equipment, geothermal systems, or buildings that meet a certified energy efficiency standard. Financial assistance is also available through Bucks County's C-PACE program, which provides low-interest loans to businesses for the installation of renewable energy systems.¹ The C-PACE program creates a financing tool for energy efficiency, renewable energy, and water conservation projects that result in consumption and cost savings for commercial, agricultural, and industrial properties.

The Bucks County Planning Commission completed a model alternative energy ordinance² that provides examples of various incentives that could be included to encourage the use and incorporation of alternative energy systems at the beginning stages of a nonresidential development proposal. We recommend the township consider adopting the model, or relevant portions, to address the growing demand for alternative energy generation and conservation techniques.

9. **Electric vehicle charging station and EV-ready equipment**—We recommend the inclusion of some parking spaces designated for electric vehicle charging. The growth of electric vehicles will increase the need for more charging facilities. If charging stations are not planned on the site at the present time, we recommend that EV-ready charging equipment be planned during the design stage.

Including EV-ready equipment in the construction stage saves money as it eliminates the need to retrofit a site for later installation of vehicle charging stations. EV-ready equipment includes service panels, junction boxes, conduit, wiring, and other components necessary to make a particular location able to accommodate EV charging stations in the future. The Bucks County Planning Commission recently completed the *EV Charging Station Model Ordinance*³ which provides model zoning

¹ https://www.pacpacecounties.org/wp-content/uploads/sites/5/2020/10/PA-C_PACE-Program-Guidelines-Final-20210914_Bucks.pdf

² <https://www.buckscounty.gov/DocumentCenter/View/3811/Model-Sustainable-and-Renewable-Energy-Ordinance-pdf>

³ <https://www.buckscounty.gov/DocumentCenter/View/16508/Electric-Vehicle-Charging-Station-Use-Model-Ordinance---December-2023#:~:text=This%20model%20ordinance%20provides%20definitions,locations%2C%20aesthetics%2C%20and%20effectiveness>

ordinance standards for EV charging stations. The model is a follow-up to the *EV Charging Station Best Practices and Standards*⁴ which provides guidelines and standards for EV charging stations.

10. **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.

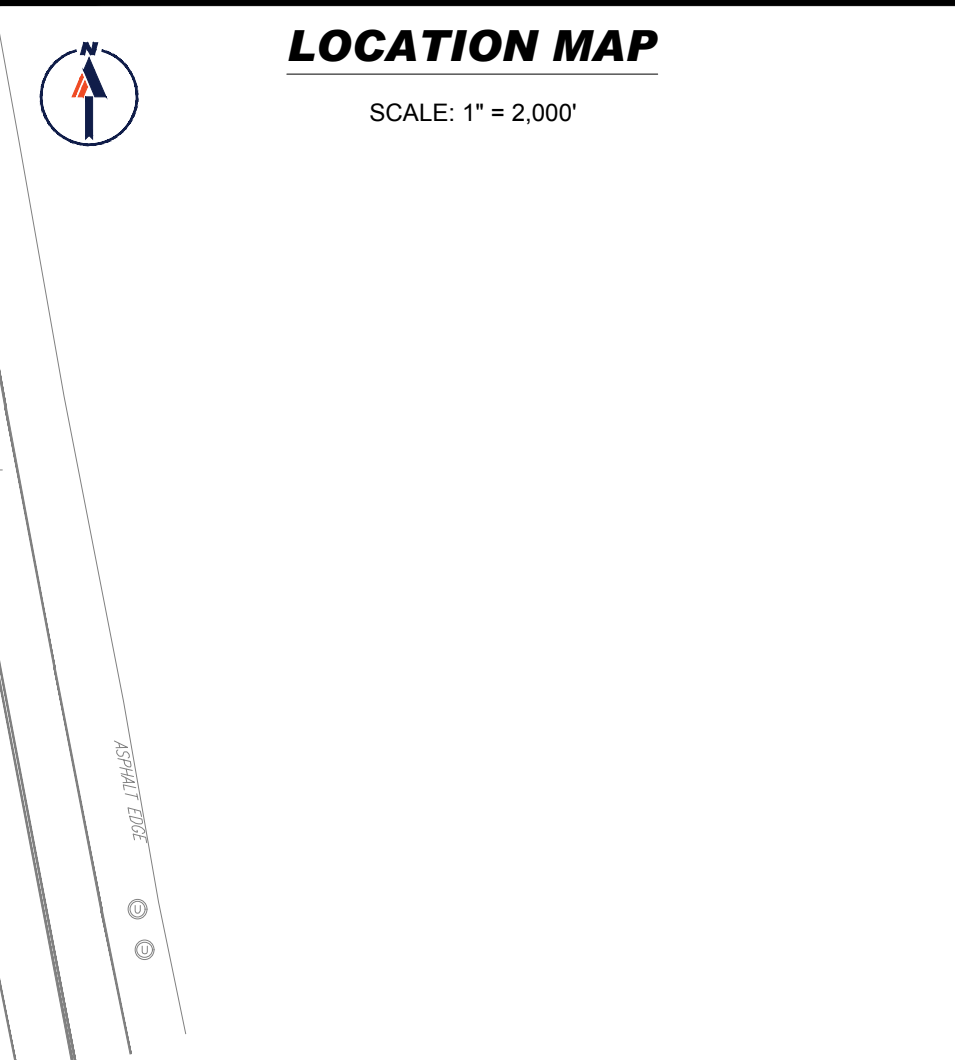
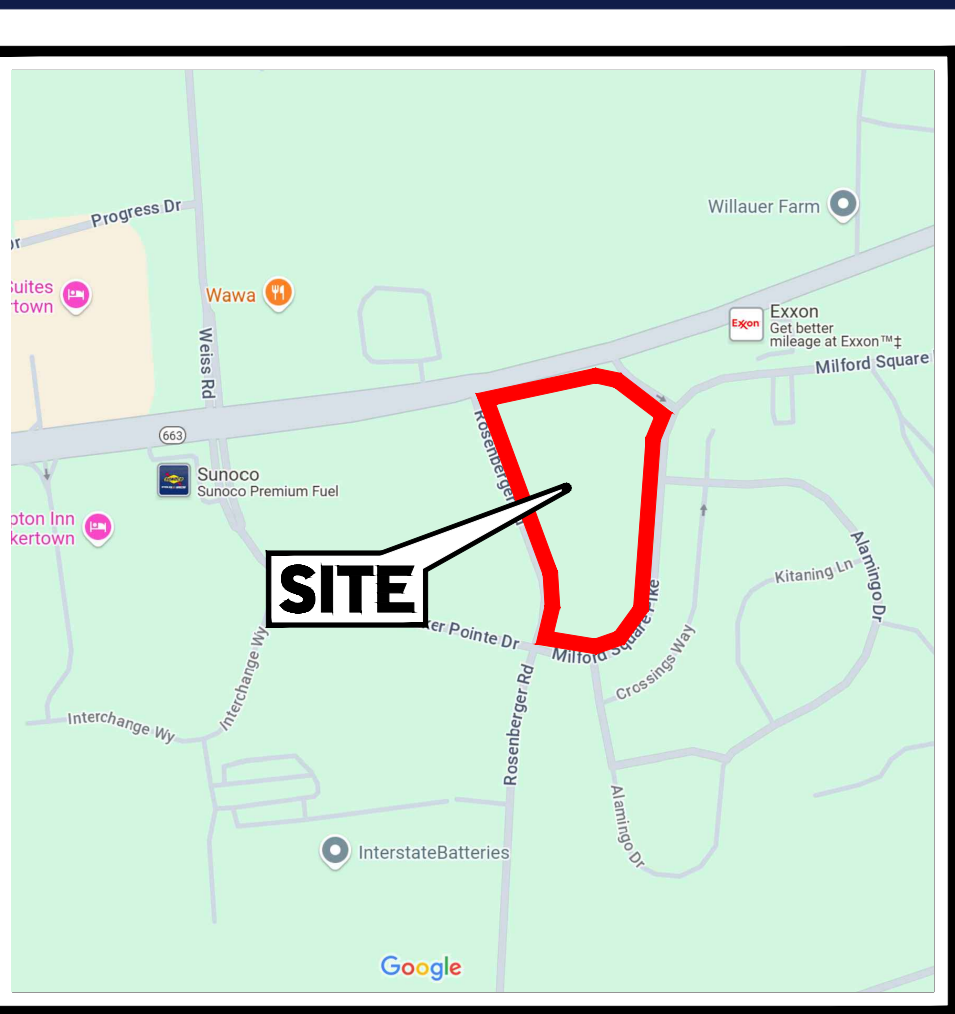
This review will be included in the Bucks County Planning Commission board materials for the April 2, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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
25-0078

cc: Hannes Blaas, Rotho Blaas USA, Inc. (via email)
Mary Bachert, RLA, LLA, Bohler Engineering PA, LLC (via email)
Jenny Troxell, Bohler Engineering PA, LLC (via email)
John Ciliberto, Bohler Engineering PA, LLC (via email)
Todd 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)

⁴ <https://buckscounty.gov/DocumentCenter/View/12835/EV-Charging-Stations-Best-Practices-and-Standards--March-2023>



PARKING CALCULATIONS

WAREHOUSE

1 SPACE PER EMPLOYEE ON LARGEST SHIFT
14 EMPLOYEES X 1 SPACE = 14 SPACES

1 SPACE PER EACH COMPANY VEHICLE STORED
4 COMPANY VEHICLES X 1 = 4 SPACES

1 SPACE PER 10 EMPLOYEES ON LARGEST SHIFT (VISITOR SPACES)
14 EMPLOYEES / 10 = 2 VISITOR SPACE

20 SPACES REQUIRED

OFFICE

1 SPACE PER 250 SF OF GROSS FLOOR AREA
20,000 SF OFFICE FLOOR AREA / 250 = 80 SPACES

80 PARKING SPACES REQUIRED

LOADING FACILITY CALCULATIONS

1 SPACE PER MAXIMUM NUMBER OF TRUCKS ON SITE AT ANY ONE TIME
7 TRUCKS X 1 SPACE = 7 SPACES

REQUIRED (TOTAL):
7 LOADING SPACES REQUIRED

PROPOSED:
7 LOADING SPACES PROVIDED

*AS PER SECTION 623, SETBACKS FROM AN ARTERIAL RIGHT-OF-WAY SHALL BE A MINIMUM OF 100 FT.

[illegible]



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

MEMORANDUM

To: Morrisville Borough Council
Morrisville Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 14, 2025

Subject: BCPC #13071
Preliminary Plan of Land Development for Morrisville Child Care Center
TMPs #24-9-53-1; -54; -55
Applicant: River Crossing Young Men's Christian Association
Owner: YMCA of Bucks & Hunterdon Counties
Plan Dated: March 4, 2025
Date Received: March 4, 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 building additions totaling 4,641 square feet to an existing 8,445-square-foot daycare on a 2.00-acre site. Two existing canopies are to be removed from the side of the structure. Parking improvements are proposed for the site. The site is served by public water and sewerage systems.

Location: Along the eastern side of North Pennsylvania Avenue, south of its intersection with East Palmer Street.

Zoning: The R-2A Residential District does not permit Use B6 Day nursery, nursery school, kindergarten, or other agency giving day care to children by right. The use is an existing nonconformity.

In accordance with Section 465-58.A. of the zoning ordinance, a special exception was granted on February 3, 2025, to allow such alteration or extension under the provisions of Article X and only upon the same lot that was in existence at the date the use became nonconforming.

Present Use: Institutional



COMMENTS

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

Section 390-13.C.

from submitting separate preliminary and final plans

Section 390-24.A.(1)

to allow grade changes and excavations within the tree protection zone

Section 390-24.A.(3)

from restricting the area within the TPZ from being built upon, from storing materials either temporarily or permanently, and from the parking of vehicles and equipment

The applicant has not provided the reasons for the waiver requests or the proposed changes in lieu of the 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 the waiver is based, the ordinance sections involved, and the minimum modification necessary. The final plan should note all granted waivers.

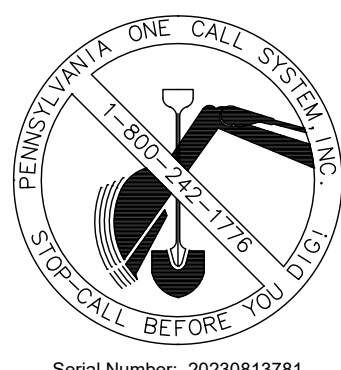
2. **Site circulation**—The plan shows a one-way entrance to the site from East Palmer Avenue and a one-way exit onto Pennsylvania Avenue. Per Section 465-40.G.(1) of the zoning ordinance, one-way off-street parking lots shall be clearly indicated with signs and markings which shall be regularly maintained. We recommend that appropriate signage be provided within the parking lot and at each access point to clearly guide motorists.
3. **Curbs around parking lot**—Section 390-34.B. of the SALDO requires all parking lots and bays allowing any parking, other than parallel, to be confined by barrier curbing. The plan depicts curbing along the inner edge of the parking lot. Curbing should be provided around the outside edge of the parking lot to comply with this ordinance requirement.
4. **Zoning information**—The plan does not indicate the zoning requirements for the site. Per Section 390-61.A.(6) of the SALDO, preliminary plans should show a table of zoning requirements, including the zoning district and pertinent requirements, such as minimum lot size, yard requirements, and maximum permitted impervious surface.
5. **Transportation plan**—The *Morrisville Borough Active Transportation Plan* (2019) indicates proposed signage, access improvements, sidewalks, and trail connections along the site's frontage with Palmer Street at its intersection with the Delaware Canal Trail. The borough should consider working with the applicant to ensure the site is developed in accordance with the borough's transportation plan.
6. **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 April 2, 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
25-0077

cc: River Crossing Young Men's Christian Association (via email)
Martin J. Eustace, III, PE, Eustace Engineering (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Borough Engineer (via email)
James Dillon, Interim Borough Manager (via email)



Serial Number: 20230813781

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

General Notes

1. The location of existing features, topography and boundaries are per the field survey performed by Eustace Engineering on or around December 13, 2023.
2. The subject property has access to E. Palmer St & N. Pennsylvania Avenue.
3. Building setbacks shown hereon are per R2-A zoning district requirements.
4. The area between the existing right-of-way and ultimate right-of-way is offered for dedication to the authority having jurisdiction over the roadway.
5. The applicant is proposing to construct two building additions to the existing building.
6. All proposed curb radii shall be five (5) feet unless otherwise noted.
7. All curbing within the proposed parking lot shall be six (6) inches in height.
8. No trees, hedge, shrubbery or other obstruction whatsoever will be permitted within the clear site triangle.
9. The remaining plan sheets, on file at Morrisville borough, shall be considered part of the final record plan as if recorded with the same.
10. All installed monuments and survey markers must be certified by a professional land surveyor licensed in Pennsylvania.
11. A blanket easement shall be placed over the entire site and granted for inspection by the Township.
12. The community resources room shall be open no later than 8:00 PM on weekdays.

Special Exception Granted 02/03/2025

\$465-58 A

A use of land or structure which does not conform to the regulations of Article IV, Land Use Regulations, shall not be altered, reconstructed, extended or enlarged, except in accordance with the following provisions:
(1) Such alteration or extension shall be permitted only by special exception under the provisions of Article X and only upon the same lot which was in existence at the date the use became nonconforming.

Requested Waivers

- § 390-13 C. The presentation of a preliminary plan and final plan shall each be a separate submission and the maximum ninety-day review period may be required for each such plan.
- § 390-24 A (1) Grade changes and excavations shall not encroach upon the tree protection zone.
- § 390-24 A (3) The area within the TPZ shall not be built upon, nor shall any materials be stored there either temporarily or permanently. Vehicles and equipment shall not be parked in the TPZ.

OWNER SIGNATURE BLOCK & ACKNOWLEDGMENT - INDIVIDUAL ACKNOWLEDGMENT

I, _____, ACKNOWLEDGE THAT I AM THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT I DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

Name: _____

Date: _____

COMMONWEALTH OF _____
(OR IF NOT IN PENNSYLVANIA, STATE OF _____)

COUNTY OF _____

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, A NOTARY PUBLIC, PERSONALLY APPEARED _____, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICE SEAL.

SEAL _____

NOTARY PUBLIC _____

COMMISSION EXPIRATION DATE _____

ENGINEER'S CERTIFICATION

_____, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

Name: _____

Date: _____

Reg. NO.: _____

BOROUGH CHAIRMAN & SECRETARY ACKNOWLEDGMENT

THIS PLAN HAS BEEN REVIEWED BY THE BOROUGH CHAIRMAN AND SECRETARY ON THIS _____ DAY OF _____, 20____.

CHAIRMAN: _____

SECRETARY: _____

BOROUGH ENGINEER ACKNOWLEDGMENT

THIS PLAN HAS BEEN REVIEWED BY THE BOROUGH ENGINEER ON THIS _____ DAY OF _____, 20____.

ENGINEER: _____

BOROUGH COUNCIL PRESIDENT & SECRETARY ACKNOWLEDGMENT

THIS PLAN HAS BEEN REVIEWED BY THE BOROUGH COUNCIL PRESIDENT AND SECRETARY ON THIS _____ DAY OF _____, 20____.

PRESIDENT: _____

SECRETARY: _____

BUCKS COUNTY PLANNING COMMISSION

BCPC No. _____

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. DATE CERTIFIED: _____

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION.

Site Data:

Address: 201 N. Pennsylvania Avenue
Morrisville, PA 19067
Zoned: Residential - R-2A
Lot Area: 2.00 Acres to Existing R-O-W
1.96 Acres to Required R-O-W

Owner/Applicant:

YMCA of Bucks and Hunterdon Counties
2500 Lower State Road
Doylestown, PA 18901

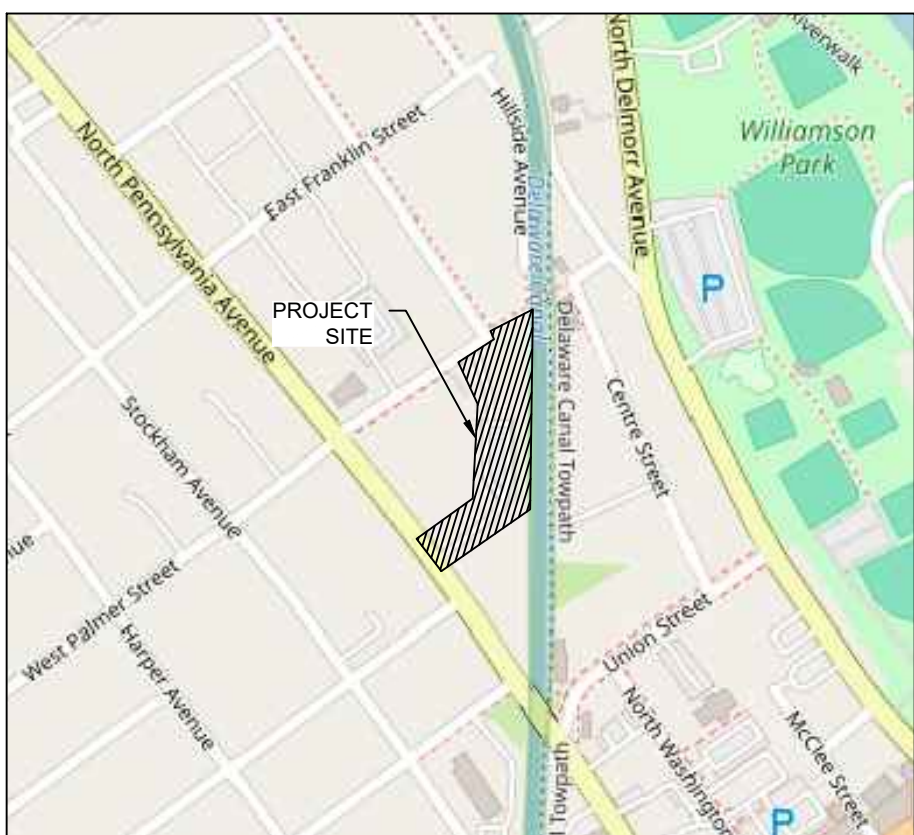
Parcel Information:

Parcel ID: 24-009-053-001
24-009-054
24-009-055

GRAPHIC SCALE

0 15 30 60 120

DRAWING SCALE: 1" = 30'



Location Map

Scale: 1" = 500'

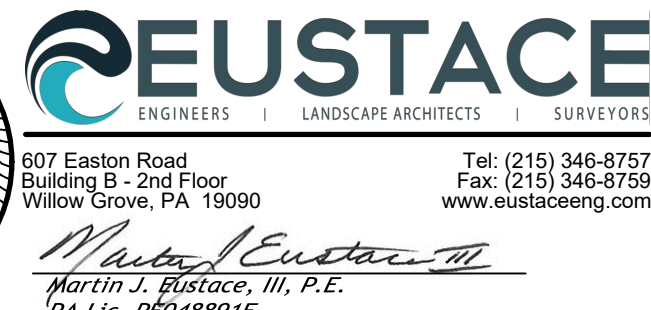
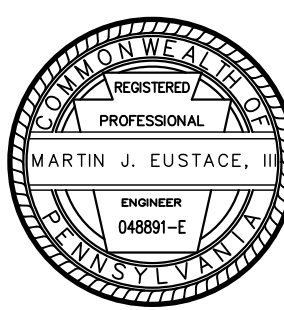
Legend

---	Property Line / Right-of-Way
---	Existing Curb
○ FH	Existing Fire Hydrant
st	Existing Storm Sewer Line
uge	Existing Underground Electric Line
sa	Existing Sanitary Sewer Line
fm	Existing Private Foremain
ohw	Existing Overhead Wire
t	Existing Underground Telephone Line
w	Existing Water Main
□	Existing Sign
○ IPF	Existing Monument
⊕ GV	Existing Gas Valve
○ MH	Existing Man Hole
⊗ WV	Existing Water Valve
⊙ LT	Existing Light Pole
□ U	Existing Utility Pole
□ B	Existing Bollard
□	Existing Inlet
---	Existing Concrete
---	Existing Asphalt Paving
+	Existing Tree
○	Existing Shrub
481	Existing Minor Contour
480	Existing Major Contour
X X	Existing Fence
---	Proposed Asphalt Paving
---	Proposed Sidewalk/Concrete
---	Proposed Curb
---	Proposed Building
■	Proposed Monument
○	Proposed Sign

Land Development Plan

Morrisville Child Care Center

200 N. Pennsylvania Avenue, Morrisville, Bucks County, Pennsylvania



DRAWN BY

MLS

CHECKED BY

MWW

DATE

03-04-2025

DRAWING No.

2338 03 05



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: New Britain Borough Council
New Britain Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 25, 2025

Subject: BCPC #11473-B
Preliminary Plan of Land Development for 17 Industrial Drive
TMP #25-2-207-2
Applicant: Legacy 17 Industrial, LLC
Owner: Same
Plan Dated: January 15, 2025
Date Received: January 30, 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 two-story 12,800-square-foot contractor services building on a 1.0-acre lot. The site is to be served by public water and public sewer.

Location: On the northwestern corner of Industrial Drive and Sand Street.

Zoning: The LI Light Industrial District permits light manufacturing use by special exception on lots greater than 1.0 acre. The minimum lot width within this district is 150 feet, while the allowable maximum building coverage and maximum impervious surface ratio are 20 percent and 50 percent, respectively.

Information on Plan Sheet 1 indicates that the following variances were granted for this parcel:

Section 450-24.D.(3)
to permit 62.8 percent of impervious coverage

Section 450-24.D.(4)
to permit 29.4 percent of building coverage

Section 450-42.E.
to permit a parking area within 0.7 feet of the front lot line

Present Use: Vacant



COMMENTS

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

Sections 385-10 & 385-11

to permit only one submission for preliminary and final land development approval; the application indicates the development is under 1 acre and a similar development was previously reviewed and approved on the parcel being developed

Section 385-17

to permit grading within 5 feet of the Industrial Drive right-of-way; a variance was granted to permit a parking area within 0.7 feet of the front lot line and this waiver is requested so that proposed grades can tie back into existing grades within the road right-of-way

Section 385-21.B.

to not require the construction of curbing along Industrial Drive; the application indicates that no curbing currently exists along Industrial Drive and the road drains to an existing inlet within the grassed portion of the right-of-way

Section 385-22.C.

to not require 10 percent of the parking area to consist of landscaped areas; the application indicates this waiver is requested in order to provide additional parking spaces

Section 385-32

to not install streetlights along Sand Road and Industrial Drive; the application indicates there are no other streetlights along Sand Road and Industrial Drive and surrounding uses are all industrial in nature

Section 385-34.F.(3)(C)

to allow storm pipe inside diameters to be less than 18 inches; the application indicates a minimum diameter of 12 inches is proposed since drainage areas are relatively small and to avoid potential conflict between the pipes and an electric duct bank along the site's Sand Road and Industrial Drive frontage

Section 385-39.F.

to not require a transportation impact study; the application indicates that the proposed use is not anticipated to generate much traffic

The final plan should note all granted waivers.

2. **Parking area layout**—Due to proximity to the site entrance, the four parking stalls at the north end of the site could pose a safety risk to vehicles backing out of spaces into the driveway. We recommend the applicant explore alternative parking area layouts, ideally positioning the site's parking toward the rear of the building in the same vicinity as the adjacent site's parking area.
3. **Designated parking area for contractor vehicles, trucks, and equipment**—Section 450-14.B.(11)(b) of the zoning ordinance indicates that contractor vehicles, trucks, and equipment shall be parked in a designated area behind the required setback lines. The plan does not identify any designated area for this purpose. Further, due to the parking area's positioning in front of the required setback lines, it appears that such a designated area would be in violation of this requirement.

4. **Trail coordination**—The *Tri-Municipal Master Trails and Greenway Plan* (2010) depicts a bike lane running along the site's frontage with Industrial and Sand Road. We recommend the borough review the plan and work with the applicant to install the bike lanes along the site's frontage if deemed necessary by the borough.
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.

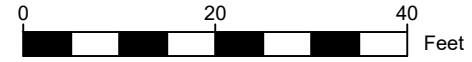
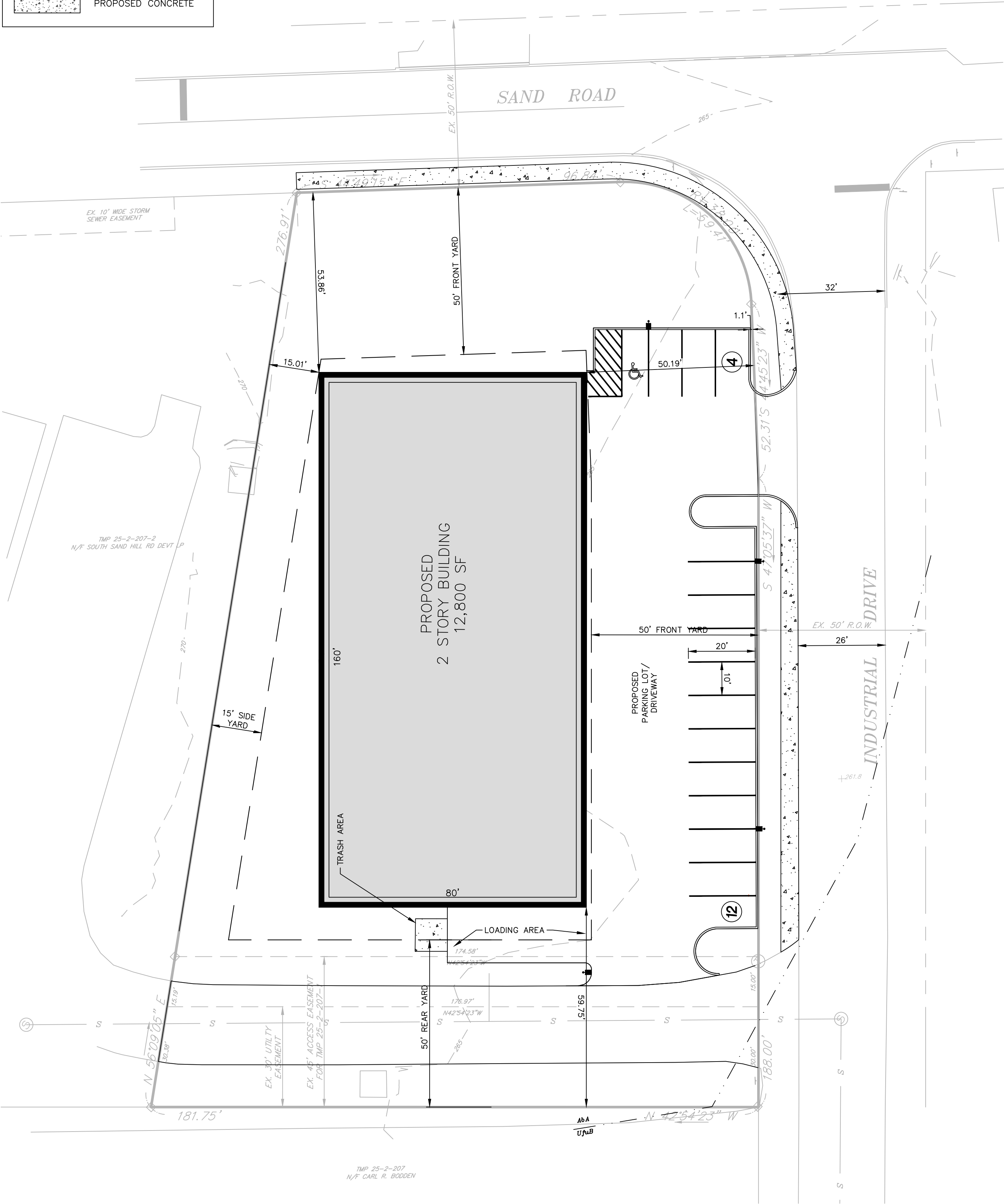
This review will be included in the Bucks County Planning Commission board materials for the April 2, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JWS:emh
25-0017

cc: Jude Visconto, Legacy 17 Industrial, LLC (via email)
Jason Korczak, PE, Holmes Cunningham Engineering (via email)
Kellie McGowan, Esq, Obermayer Rebmann Maxwell & Hippel, LLP (via email)
Karen MacNair, PE, Gilmore & Associates, Inc., Borough Engineer (via email)
John Wolff, Borough Manager (via email)

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	PROPOSED SIGN
	PROPOSED BUILDING
	PROPOSED ASPHALT
	PROPOSED CONCRETE



PROFESSIONAL ENGINEER'S CERTIFICATION

I, ROBERT T. CUNNINGHAM, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, AND THE LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

I FURTHER CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION AND LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF THE BOROUGH OF NEW BRITAIN IN WHICH THIS SUBDIVISION OR LAND DEVELOPMENT IS LOCATED.

ROBERT T. CUNNINGHAM, P.E.
PENNSYLVANIA LICENSE NO. PA076424

REGISTERED SURVEYOR CERTIFICATION

I, DONALD P. RAPSINSKI, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, AND THE LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

I FURTHER CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION AND LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF THE BOROUGH OF NEW BRITAIN IN WHICH THIS SUBDIVISION OR LAND DEVELOPMENT IS LOCATED.

DONALD P. RAPSINSKI, P.L.S.
PENNSYLVANIA LICENSE NO. SJ043355E

REGISTERED LANDSCAPE ARCHITECT CERTIFICATION

I, RACHEL VAHEY, A REGISTERED LANDSCAPE ARCHITECT OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LANDSCAPE REQUIREMENTS OF ALL ORDINANCES AND CODES AFFECTING THIS LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF THE BOROUGH OF NEW BRITAIN IN WHICH THIS SUBDIVISION OR LAND DEVELOPMENT IS LOCATED.

RACHEL VAHEY, RLA
PENNSYLVANIA LICENSE NO. LA001672

OWNER'S CERTIFICATION OF INTENT

COMMONWEALTH OF PENNSYLVANIA
T.M.P. # 25-002-207-002 IN NEW BRITAIN, PA
COUNTY OF _____
ON THE _____ DAY OF _____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, JUDGE VISCONTI, WHO ACKNOWLEDGED HIMSELF TO BE THE (PRESIDENT/SECRETARY) OF LEGACY 17 INDUSTRIAL LLC, A CORPORATION, AND THAT AS SUCH (PRESIDENT OR SECRETARY), BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT HE DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20____

(NOTARY PUBLIC)

MY COMMISSION EXPIRES THE _____ DAY OF _____ 20____

APPROVAL OF THE BOROUGH COUNCIL:
APPROVED BY THE COUNCIL OF THE BOROUGH OF NEW BRITAIN THIS _____ DAY OF _____ 20____

PRESIDENT, BOROUGH COUNCIL

SECRETARY, BOROUGH COUNCIL

CERTIFICATION OF REVIEW BY THE BUCKS COUNTY PLANNING COMMISSION
BCPC NO. _____
PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE _____

EXECUTIVE DIRECTOR,
BUCKS COUNTY PLANNING COMMISSION

RECORD INFORMATION:
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____ 20____

DRAWING LIST		
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE
1	C0.0	COVER SHEET
2	C0.1	AERIAL MAP
3	C0.2	EXISTING RESOURCES AND SITE ANALYSIS PLAN
4	C1.0	RECORD SITE PLAN
5	C2.0	UTILITY, GRADING AND PCSM PLAN
6	C2.1	CONSTRUCTION DETAILS
7	C3.0	EROSION AND SEDIMENT CONTROL PLAN
8	C3.1	EROSION AND SEDIMENT CONTROL DETAILS
9	C4.0	LANDSCAPE AND LIGHTING PLAN AND DETAILS
10	C5.0	WB-50 TRUCK CIRCULATION PLAN

GENERAL NOTES:

- SUBJECT PROPERTY AND SURROUNDING PROPERTIES ARE WITHIN LI - LIGHT INDUSTRIAL DISTRICT.
- THIS PLAN IS BASED ON A TOPOGRAPHIC SURVEY PLAN PREPARED BY GILMORE & ASSOCIATES, INC. IN DECEMBER OF 2017.
- PARCEL LINES WERE OBTAINED FROM COUNTY TAX MAPING FOR THE BOROUGH OF NEW BRITAIN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA. PARCEL LINES ARE APPROXIMATE AND ARE NOT ADJUSTED TO PHYSICAL EVIDENCE FOUND.
- DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. 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.
- UNDER PENNSYLVANIA LAW, THE CONTRACTOR IS REQUIRED TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776 PRIOR TO THE START OF HIS WORK, SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE THEIR OWN UTILITIES.
- 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. 287 OF 532, COMMUNITY MAP NO. 42017C0287K WHICH BEARS AN EFFECTIVE DATE OF MARCH 21, 2017.
- NO NEW STREETS ARE PROPOSED AS PART OF THIS PROJECT.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO MAINTAIN ANY STORMWATER IMPROVEMENTS LOCATED ON THEIR LOT IN ACCORDANCE WITH THE PLANS FOR THE PROJECT.
- NOTHING SHALL BE PERMITTED TO BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT. THE AREA SHALL BE KEPT AS LAWN.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- THERE ARE NO WETLANDS WITHIN THE PROJECT AREA.
- NO NATURAL RESOURCES PROTECTED BY SECTION 450-38 OF THE NEW BRITAIN BOROUGH ZONING ORDINANCE WILL BE DISTURBED AS PART OF THIS PROJECT.
- PLAN SHEETS 1 THROUGH 10 INCLUSIVE, ON RECORD AT NEW BRITAIN BOROUGH, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.

VARIANCES GRANTED

- ZONING § 450-24.D(3) TO PERMIT 62. 8% OF IMPERVIOUS COVERAGE.
- ZONING § 450-24.D(4) TO PERMIT 29.4% OF BUILDING COVERAGE.
- ZONING § 450-42.E TO PERMIT A PARKING AREA WITHIN 0.7 FEET OF THE FRONT LOT LINE.

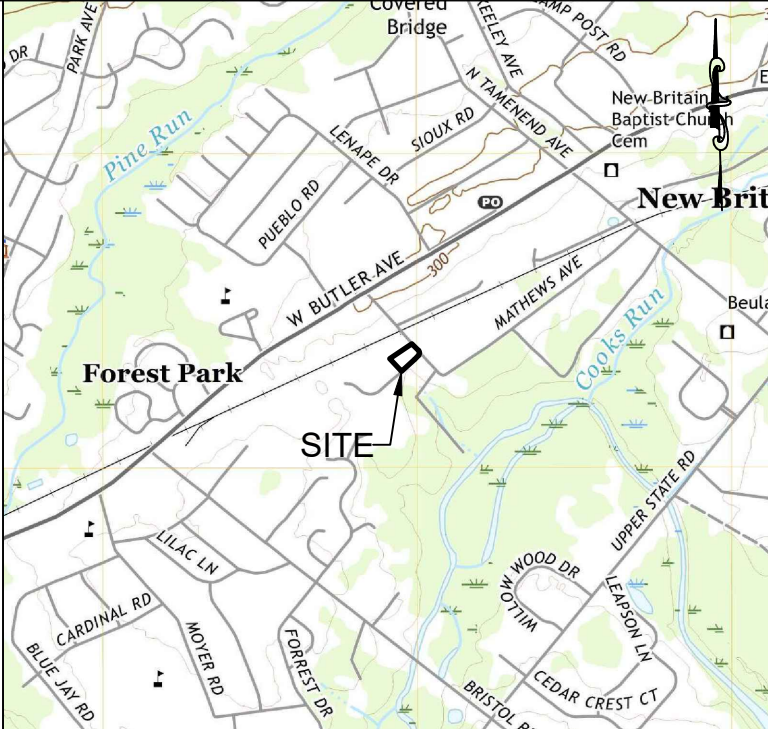
VAIENCES REQUESTED

- SALDO §§ 385-10 AND 11 TO PERMIT ONE SUBMISSION FOR PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL.
- SALDO § 385-17 TO PERMIT SLOPES OF GREATER THAN 4:1 AND TO PERMIT GRADING WITHIN FIVE FEET OF A PROPERTY LINE AND RIGHT-OF-WAY LINE.
- SALDO § 385-21.B TO EXCUSE THE REQUIREMENT OF CURBING ALONG INDUSTRIAL DRIVE.
- SALDO § 385-22.C TO EXCUSE THE REQUIREMENT THAT 10% OF THE PARKING AREA CONSIST OF LANDSCAPED AREAS.
- SALDO § 385-34.F(3)(C) TO PERMIT THE USE OF STORM DRAINAGE PIPES LESS THAN 18-INCHES.
- SALDO § 385-39.F TO EXCUSE THE REQUIREMENT OF A TRAFFIC STUDY.

NEW BRITAIN BOROUGH ZONING DATA TABLE		
ZONING DISTRICT: LI - Light Industrial District		
ITEM	REQUIRED/PERMITTED	PROPOSED
Land Use:	Contractor Services	
<u>Requirements:</u>		
Min. Lot Area	1 Acres	1.001 Acres
Min. Lot Width	150 FT	276 FT
Max. Impervious*	50%	62.8%
Max. Building Coverage*	20%	29.4%
Min. Front Yard	50 FT	50 FT
Min. Side Yard (Each)	15 FT	15 FT
Min. Rear Yard	50 FT	70 FT
Max. Building Height	35 FT	<35 FT / 2 Stories
Min. Parking Spaces	16 Spaces	16 Spaces
Min. Parking Setback*	1/2 Req. Yard/ 25 FT Min. Front	0.7 FT
* Variance Required		

LOT AREA CALCULATIONS		
	S.F.	Acres
Gross Lot Area	43,604	1.001
Land Within Existing or Future R.O.W.	0	0.000
Open Space	0	0.000
Area Within a Stormwater Detention Facility	0	0.000
Developable Acreage	43,604	1.001
IMPERVIOUS COVERAGE CALCULATIONS		
Existing Driveway To Remain	4,246	0.097
Proposed Building	12,800	0.294
Proposed Parking Lot/Driveway/Curb	10,254	0.235
Proposed Walkways/Conc. Pad	100	0.002
Total Proposed Impervious	27,400	0.629
Proposed Impervious Coverage	62.8%	
Proposed Building Coverage	29.4%	

PARKING TABLE			
Proposed Development			
USE	RATIO		REQUIRED
Contractor Services	1	Space per Employee on Large Shift	11
	1	Space per Company Vehicule Stored on Lot	0
	5	Additional Spaces for Visitor	5
Total Parking Required			16
Total Parking Provided			16



LOCATION MAP

REFERENCE: DOYLESTOWN U.S.G.S. QUADRANGLE MAP SCALE 1" = 2,000'

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

ENGINEERING

REVISIONS

Date	Description

CALL BEFORE YOU DIG!!
1. EXISTING UTILITIES
2. CONSTRUCTION PHASE AND
3. WORKING CONDITIONS
4. STOP & CALL
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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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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: Quakertown Borough Council
Quakertown Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 28, 2025

Subject: BCPC #13048
Preliminary Plan of Subdivision for 733 East Broad Street
TMP #35-12-36
Applicant: Thomas W. Richey
Owner: Same
Plan Dated: January 17, 2025
Date Received: January 29, 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 11,792-square-foot lot into two lots of 5,899 square feet (Lot 1) and 5,893 square feet (Lot 2) for the construction of two single-family semi-detached dwellings. The site is served by public water and sewer.

Location: On the north side of East Broad Street, about 250 feet east of Chestnut Street.

Zoning: The MR Medium Density Residential District permits single-family semi-detached dwellings on lots having a minimum lot area of 5,250 square feet with a minimum lot width of 35 feet. The allowable maximum building coverage and impervious coverage are 25 and 35 percent, respectively.

Present Use: Vacant

COMMENTS

1. **Stormwater management waiver**—The site plan indicates that the applicant is requesting a waiver from the requirements of Chapter 21A, Borough of Quakertown MS4 Stormwater Management Ordinance. Because this is a stand-alone ordinance, relief from this provision may not be granted under the subdivision and land development ordinance. For this reason, we did not review this waiver request, but this issue should be resolved before plan approval.

COUNTY COMMISSIONERS:



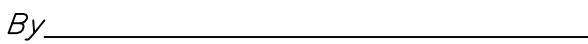
2. **Shared driveway**—The plan indicates a shared driveway for the dwelling units. We recommend that the plan indicate who will be responsible for maintaining the driveway since it is likely the lots will have different owners. In addition, the proposed access easement should outline maintenance responsibilities and should be incorporated in the deeds for the lots.
3. **Street trees**—We recommend that street trees be provided along the frontage. Infrastructure improvements such as street trees are an investment in the community and provide a lasting benefit to the neighborhood and the entire community. In addition, improvements such as street trees help make an area a desirable place and tend to increase property values, which is especially important for one of the borough's major thoroughfares.
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 subdivision.

This review will be included in the Bucks County Planning Commission board materials for the April 2, 2025, meeting date 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.

MMW:emh
25-0027

cc: Thomas W. Richey (via email)
Lawrence J. Byrne, PE, Eastern/Chadrow Associates, Inc. (via email)
Cowan Associates, Inc. Borough Engineer (via email)
Scott C. McElree, Borough Manager (via email)
Doug Wilhelm, Borough Zoning Officer (via email)
Leslie Huhn, Richland Township Manager (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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Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 21, 2025

Subject: BCPC #13067
Sketch Plan of Land Development for Simmons Feed Ingredients
TMPs #36-5-131, -132, -133, -133-1, -133-2, and -134
Applicant: Simmons Feed Ingredients, Inc.
Owner: Cannon Holdings, LLC and Simmons Feed Ingredients, Inc.
Plan Dated: January 13, 2025
Date Received: February 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: Construct improvements on a 14.14-acre site with an existing manufacturing facility. The plan proposes 29 new vehicular parking spaces and 25 canopied tractor-trailer parking spaces. New entrances on California Road and East Pumping Station Road will be developed to accommodate the new parking lots. Additional turnaround space, curbing, and sidewalks are also part of the proposed improvements. A total of 64,322 square feet of impervious surface will be added to the site.

Location: On the eastern side of the intersection of Reservoir and California Roads. The site also has frontage on East Pumping Station Road.

Zoning: The PI Planned Industrial District permits Use G1 Manufacturing by right on a minimum lot area of 1 acre. A maximum impervious surface ratio of 60 percent is permitted for all developments within the Planned Industrial District.

Present Use: Manufacturing



COMMENTS

1. Environmental performance standards

- a. **Pond shore area**—The site plan depicts development of new impervious surface within the required 100-foot pond shore area. Section 27-514.1.I. of the zoning ordinance requires that no more than 10 percent of the area within the pond shore area be impervious surface. The natural resource tabulation table, found on Sheet SP-2, includes data for total disturbance within the pond shore area, but does not include the percentage of the disturbance that will be impervious surface. The table should be revised to include this data, and the plan should indicate compliance with this ordinance requirement.
- b. **Tree protection zone (TPZ)**—Sheet SP-2 depicts existing trees within the project area. Section 27-514.F. of the zoning ordinance requires that no land within the TPZ shall be altered or compacted. Future plan submissions should depict the TPZ for trees that will remain on site and the required protection fencing to ensure these trees will not be damaged during site development.

2. Street access

- a. **California Road access**—The site plan depicts two access points from the site onto California Road. We recommend the plan be revised to consolidate these two access points into one access point at the intersection of Reservoir and California roads. Doing so will reduce the potential for conflicting traffic movements between the two access points.
 - b. **East Pumping Station Road access**—Section 22-509.2. of the SALDO requires that intersections be at least 125 feet apart. We note that the proposed site plan depicts an entrance for the site from East Pumping Station Road that may be within 125 feet of an existing entrance for another facility immediately across East Pumping Station Road. We recommend the applicant confirm that these intersections are at least 125 feet apart and bring the site design into compliance with this ordinance requirement if needed.
3. **Proposed trail**—Section 27-106.1.D.2.K. of the zoning ordinance includes a stated objective that Richland Township provide for an integrated transportation system that will meet the needs of all residents, which includes the development of its trails network, as found within the township's open space and trails map. The open space and trails map depicts a shared-use trail running along this portion of California Road. The applicant should revise the site plan to include a shared-use trail along the site's frontage on California Road to continue to develop the township's trail network. The township may also pursue a trail easement, in place of the shared-use trail, to develop the proposed trail at a later date.
 4. **Overnight truck parking**—The site plan indicates multiple parking spaces for tractor trailers on the east side of the site. We recommend the applicant dedicate several of these spots as overnight tractor trailer parking spaces. Stronger regulations of driver hours of service have created a demand for overnight tractor trailer parking as drivers now have to take the required breaks after their eleventh hour of service. Providing this amenity will also help keep tractor trailers off local roads by providing drivers with a safe place to rest following their delivery.
 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

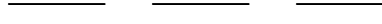
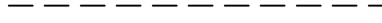
planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

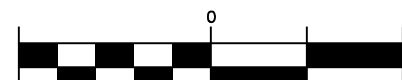
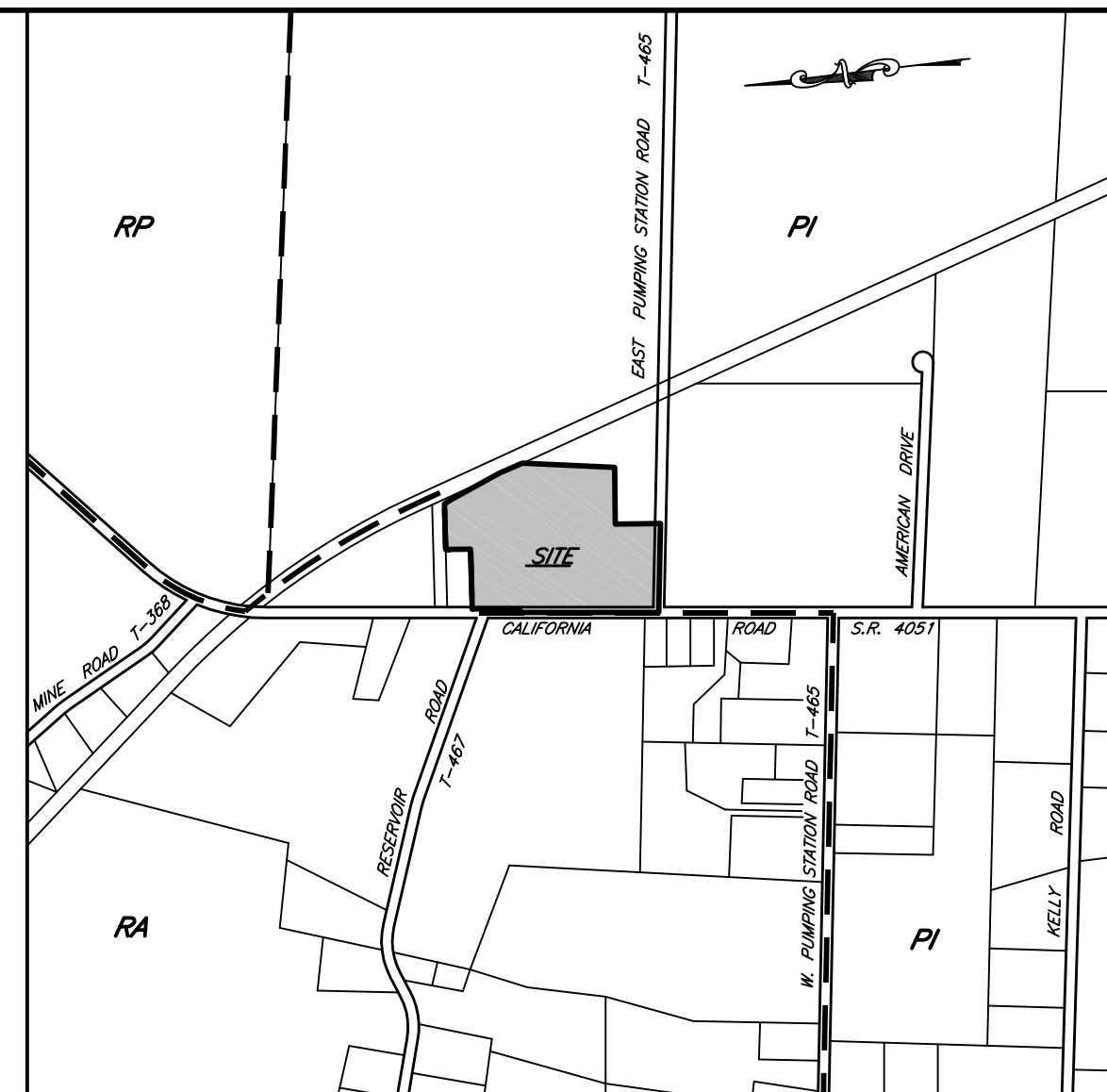
This review will be included in the Bucks County Planning Commission board materials for the April 2, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CPR:emh
25-0073

cc: Luke Wright, Simmons Feed Ingredients, Inc. (via email)
Scott McMackin, PE, Cowan Associates (via email)
Mike Schwartz, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Leslie Huhn, Township Manager (via email)
Vicki Schuller, Township Office Administrator (via email)
Rich Brittingham, Township Zoning Officer (via email)

	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	ULTIMATE RIGHT-OF-WAY
	CENTERLINE OF ROADWAY
	ADJOINING LOT LINE
	EXISTING EASEMENT LINE
	BUILDING SETBACK LINE
	BUFFER YARD LINE
	POND SHORE BUFFER LINE
	EDGE OF EXISTING POND
	EXISTING EDGE OF PAVE
	PROPOSED EDGE OF PAVE
	PROPOSED CURB
	PROPOSED PAVING
	PROPOSED CONCRETE



1. OWNER: TMP 36-005-131, 36-005-132, 36-005-133, 36-005-133-01, 36-005-133-2

- LOT REQUIREMENTS:
- MIN. LOT AREA: 1 ACRE
 - MIN. LOT WIDTH AT B.S.L.: 150 FT.
 - MAX. FLOOR AREA RATIO: 0.40
 - MAX. IMPERVIOUS COVERAGE: 0.60
 - MAX. BUILDING HEIGHT: 35 FT.
- BUILDING SETBACKS:
- FRONT YARD: 50 FT.
 - SIDE YARD: 30 FT.
 - REAR YARD: 50 FT.
6. PARKING REQUIREMENTS: 1 SPACE PER 1,000 S.F. OF GFA OF MANUFACTURING AREA, PLUS 1 SPACE PER 300 S.F. OF GFA OF OFFICE OR RETAIL SPACE.
- 54,089 GFA OF MANUFACTURING/1000 = 54 SPACES REQUIRED
- 2,500 GFA OF OFFICE/300 = 8 SPACES REQUIRED
- TOTAL SPACES REQUIRED: 62 SPACES
- TOTAL EXISTING SPACES: 33
- TOTAL PROPOSED SPACES: 29
- TOTAL PROPOSED SPACES: 63

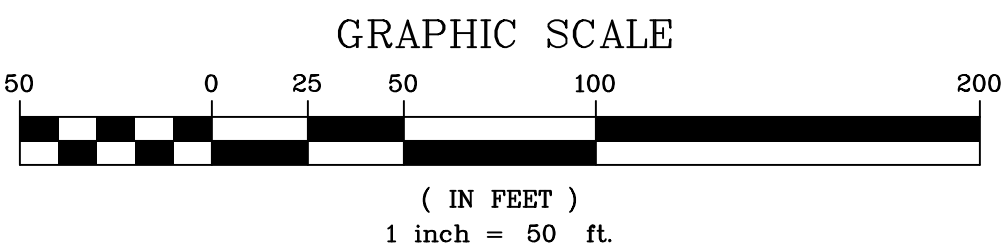
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SEAL IS AFFIXED

COMMONWEALTH OF
TENNESSEE
REGISTERED
PROFESSIONAL
SCOTT PETER McMACKIN
ENGINEER
NO. 057003-E

NO.	DATE	EDITIONS	BY	CHK
SITE PLAN PROPOSED PARKING EXPANSION PREPARED FOR SIMMONS FEED INGREDIENTS 787 CALIFORNIA ROAD RICHLAND TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA				

 COWAN ASSOCIATES, INC. N.J. General Authorization No. 24GA28059300	PROVIDING A FULL RANGE OF CIVIL ENGINEERING & SURVEYING SERVICES 120 PENN-AM DRIVE P.O. BOX 949 QUAKERTOWN, PENNSYLVANIA 18951 TELEPHONE (215) 536-7075 FAX (215) 536-1582	DWG. NO. SP-1 OF 3 JOB NO. 71207.12
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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*
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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: Warminster Township Board of Supervisors
Warminster Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 3, 2025

Subject: BCPC #13065
Final Plan of Subdivision for 397 Madison Avenue
TMP #49-19-249; -250-2
Applicant: Homes Offered, LLC
Owner: Same
Plan Dated: July 26, 2023
Last Revised: December 17, 2024
Date Received: February 26, 2025

We understand that the subject plan has received minor conditional approval from the Warminster Township Board of Supervisors. Under the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, plans for the proposal should be sent to and reviewed by the Bucks County Planning Commission. Section 513 of the MPC also requires review by the county before recording. To meet the BCPC obligations as set forth by the MPC, we prepared the following review.

GENERAL INFORMATION

Proposal: Subdivide a 25,561-square-foot parcel to create Lot 1 (13,864 square feet) containing an existing detached single-family dwelling and Lot 2 (11,697 square feet) to be conveyed to adjacent parcel TMP #49-19-250-2. Kalmia Street, which separates the two tax parcels, was vacated in 2024. The site is served by public water and sewer.

Location: Southeastern side of Madison Avenue, opposite its intersection with Kalmia Street.

Zoning: The R-3 Residence District permits single-family detached dwellings on lots of 9,000 square feet or more. The maximum building coverage is 30 percent and the maximum impervious ratio of 35 percent

Present Use: Residential

COMMENTS

The township should be satisfied that the plan meets the conditions of final plan approval. We note the following points regarding the submission:



1. **Granted waivers**—The site plan indicates the following waivers have been granted from the subdivision and land development ordinance (SALDO) by the board of supervisors:

Section 22-405.C.

to not provide existing features within 200 feet of the site; applicant shall provide detail required by township engineer

Section 22-503.3.

to not dedicate of the 60-foot-wide ultimate right-of-way of feet and construct curbing

Section 22-502.D.

to not mill and overlay Madison Avenue; a fee in lieu will be provided

22-523.5.E.

to provide a Landscape Plan not signed by a registered landscape architect

Section 22-523.5.C.

to not provide a 15-foot-wide Class 1 buffer along the property boundary

Section 22-810

to not provide curbing along Madison Avenue; existing asphalt curb and all sidewalks will be restored or replaced

2. **Plan information**—Section 22-406.D.(5) of the SALDO requires that building setback lines be provided. The plan does not show the required building setbacks or building envelope for proposed Lot 2.
3. **Street trees**—Section 22-523.4.K. of the SALDO requires that plant species native to Pennsylvania and hardy to USDA Planting Zone 6b shall be required, in lieu of alternate species. The plan shows three street trees, but the species is not identified. We further note that there are overhead electric facilities along the street frontage. We recommend that a species be selected that will not interfere with the power lines.

This review will be included in the Bucks County Planning Commission board materials for the April 2, 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

23-0274

cc: Gary Bulicki, Homes Offered, LLC (via email)
Gary Tilford, PLS, Charles E. Shoemaker, Inc. (via email)
Eleanor Studley (via email)
Glen Kimball, Esq., O'Connor Kimball LLP (via email)
Craig Kennard, PE, Gilmore & Associates, Township Engineer (via email)
Thomas Scott, AICP, Township Manager (via email)
Mike Walsh, Township Planning Director (via email)
Mike Italia, Township Zoning Officer (via email)

NAME OF USER	USERS ADDRESS
WARMINGER TWP, MUNICIPAL AUTHORITY tim@warmingtonpa.org 215-675-3301	415 GIBSON AVENUE RD 20729 WARMINGER, PA 18974
VERIZON BUSINESS (MC) victor.s.wood@verizon.com 919-414-2762	7000 WESTON PKWY CARY, NC 27513
COMCAST john.guephari@comcast.com 215-785-8762	114 RIDGE ROAD SELLESVILLE, PA 18960
PECO ENERGY COMPANY c/o USIC nikm@pskins.com 484-581-5720	450 S. HENDERSON RD, SUITE B KING OF PRUSSIA, PA 19406
CENTURY LINK resolutions@mln.com 877-366-8344, EXT. 3	1025 ELDORADO BLVD BROOMFIELD, CO. 80021



LOT No. 2	
IMPERVIOUS AREAS:	
WALKS/MISC.	206 S.F.
TOTAL	206 S.F.

	<u>Z.O. SEC. NO.</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>LOT 1</u>	<u>LOT 2</u>
LOT USE	27-601.1. Use 3		Single Family Detached	Single Family Detached	
LOT AREA, Min. w/ Public Sewer	27-602.1.A	9,000 S.F.	25,561 S.F.	13,864 S.F.	11,697 S.F.
LOT WIDTH @ BSDL, Min.	27-602.1.A	75 FT.	165 FT.	90 FT.	75 FT.
LOT WIDTH @ STREET LINE	27-602.1.A	70 FT.	165 FT.	90 FT.	75 FT.
BUILDING COVERAGE, Max.,	27-602.1.B.(1)	30 %	8.6% (2,201 S.F.)	12.5% (1,732 S.F.)	--
FRONT YARD, Min.	27-602.1.C	35 FT.	47.1 FT.	47.1 FT.	35 FT., Min.
SIDE YARD, Min.	27-602.1.D	10 FT.	28.4 FT.	20.0 FT.	10 FT., Min.
REAR YARD, Min.	27-602.1.E	35 FT.	38.0 FT.	38.0 FT.	35 FT., Min.
IMPERVIOUS RATIO, Max.	27-602.1.F	35 %	17.1% (4,378 S.F.)	23.1% (3,200 S.F.)	1.8% (206 S.F.)
PRINCIPAL BUILDING HEIGHT, Max.	27-2017.1.	35 FT.	14.3 FT.	14.3 FT.	--
ACCESSORY STRUCTURES:	27-1786. Use 84				
FRONT SETBACK		NOT PERMITTED			
SIDE & REAR SETBACK, Min.	27-1786.1.C	5 FT.	47.3 FT. (Garage)	--	--
			36.4 FT. (Shed)	--	--
HEIGHT, Max.	27-1786.1.D	20 FT.	10.0 FT. (Garage)	--	--
			6.5 FT. (Shed)	--	--
UNCOVERED PATIOS OR DECKS	27-1786.1.F				
REAR YARD ENCROACHMENT, Max.		10 FT. Max. into Rear Yard	--	--	--
SIDE & REAR SETBACK, Min.		10 FT.	58.2 FT. (Garage)	16.0 FT. (Deck)	--
			36.4 FT. (Shed)	--	--
STRUCTURE SIZE, Max.	27-1786.1.G	500 S.F.	245 S.F. (Garage)	--	--
			122 S.F. (Shed)	--	--

LEGEND

EXISTING

----	200'	CONTOUR LINE
----	354.07	SPOT ELEVATION
-X-X-X-X-X-X-X-X-X-		FENCE LINE
FM		FIRE HYDRANT
PE192		UTILITY POLE
OV		GAS VALVE
W		WATER VALVE
OO		SEWER CLEAN OUT
MCS		WATER CURB STOP
=====		SANITARY SEWER
=====		STORM SEWER
=====		OVERHEAD WIRE
E		UG ELECTRIC CONDUIT
G		GAS LINE
W		WATER LINE
-----		SANITARY SEWER LATERAL
-----		UG COMMUNICATION CABLE
-----		TRAFFIC SIGN
-----		DICIDUOUS TREE
-----		EVERGREEN TREE
-----		SOIL BOUNDARY LINE
DS		ROOF DOWNSPOUT ABOVE GRADE
RDB		ROOF DOWNSPOUT BELOW GRADE



1. All future utilities, if required, shall be installed underground.
2. Concrete monuments shall be set along the proposed subdivision line by a registered land surveyor, and the certification shall be submitted to the Township Engineer confirming that the monuments have been set in accordance with the record plan.
3. The Applicant shall remove existing vegetation within the asphalt gutter along the property frontage and reseal the gutter/edge of roadway to help deter future vegetation growth.
4. The Applicant shall schedule a site meeting and replace all cracked, damaged or deteriorating sidewalk as deemed necessary by the Township Engineer.
5. All areas subjected to demolition of structures and stone driveway where existing impervious surfaces are removed must be restored with a minimum of 12 inches of top soil and stabilized groundcover.
6. Conditional Minor Subdivision Approval was granted by the Warminster Township Board of Supervisors, Resolution No. 2024-12 on the 18th day of July, 2024.
7. The new driveway and apron has been installed on Lot No. 1 by the Applicant prior to recording of this plan.
8. The Applicant shall install four (4) street trees along the frontage ten feet behind the legal right-of-way line.

GARY BULICKI, Managing Partner
Homes Offered, LLC

My Commission Expires

Chairperson	Secretary
-------------	-----------

Warminster Township Engineer

President _____ Secretary _____

BCPC No. A23-0274

Certified this date



GARY A. TILFORD, P.L.S. SU-033144-E (Date)

PROPERTY DATA:

Site Area:
 Title Lines 29,686 S.F. or 0.6815 Acres
 Right-of-Way Lines 25,561 S.F. or 0.5868 Acres
 PARID: 49-019-249
 Address: 397 Madison Avenue
 Owner: Homes Offered, LLC
 Deed Instrument No.: 2023021200
 Zoning District: 'R3' Residential District

DATE	JULY 26, 2023
DWG NO.	WM-1032
JOB NO.	27112
SHEET NO.	1 OF 2



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

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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: March 3, 2025

Subject: BCPC #13058
Sketch Plan of Land Development for Philadelphia Avenue Lots
TMPs #50-35-2, -3
Applicant: WBG Properties, LP
Owner: JB Select Properties; WBG Properties, LP
Plan Dated: December 6, 2024
Last Revised: January 30, 2025
Date Received: February 10, 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 twin dwelling units on an 18,751-square-foot site comprised of two adjoining parcels: TMP# 50-35-2 (9,309 square feet) and TMP# 50-35-3 (9,442 square feet). One unit will be constructed on each of the two adjoining parcels. Public water and sewer will serve the site.

Location: Northeast side of Street Road, at the eastern corner of the intersection of Street Road and Neshaminy Avenue. The site also fronts on Philadelphia Avenue.

Zoning: The R-2 Medium Density Residential District permits Use B3, Two-family semidetached dwelling (twin) by conditional use. A minimum lot area of 15,000 square feet per twin dwelling is required. The district permits a maximum impervious surface ratio of 15 percent.

Present Use: Vacant

COMMENTS

1. **Conditional use**—Section 370-411.C. of the zoning ordinance permits Use B3 Two-family semidetached dwelling (twin) as a conditional use in the R-2 District. The proposal should not be approved until this issue is resolved.



2. **Variances**—The sketch plan indicates that variances from the following sections of the zoning ordinance will be required for the proposed plan:

Section 370-411.E.(1)(a)

to allow minimum net lot areas of 9,309 square feet for TMP #50-35-2 and 9,442 square feet for TMP #50-35-3, whereas a minimum net lot area of 15,000 square feet is required for each semi-detached unit

Section 370-411.E.(1)(c)

to allow impervious surface ratios of 22.7 percent for TMP #50-35-2 and 22.4 percent for TMP #50-35-3, whereas the maximum permitted impervious surface ratio is 15 percent

Section 370-411.E.(1)(e)

to allow minimum front and rear yards of 18 feet and 27.8 feet, respectively, for TMP #50-35-2 and 18 feet and 28.2 feet, respectively, for TMP #50-35-3, whereas the required minimum front and rear yards in the R-1 District are each 35 feet

Section 370-602.A.

to allow two off-street parking spaces per dwelling, whereas a minimum of 2.5 parking spaces per dwelling is required

Section 370-809.C.(2)

to allow minimum setbacks for patios, decks, and porches of 17.9 feet for TMP #50-35-2 and 18.3 feet for TMP #50-35-3, whereas the required minimum is one-half of the required minimum yards of 35 feet (17.5 feet)

The requested variances should be discussed and resolved prior to the board of supervisors acting on the proposal. If variances are granted, we recommend that such variances and conditions be listed on future plans.

3. **Sidewalks**—Section 305-313 of the subdivision and land development ordinance (SALDO) requires that sidewalks be provided along both sides of all streets classified as secondary streets or greater and in developments of five homes or more. Sidewalks may also be required at the discretion of the board of supervisors along residential streets and cul-de-sacs. We recommend that the township determine if sidewalks should be provided.
4. **Street trees**—Section 305-329.E.(5) of the SALDO requires that street trees shall be planted for any subdivision or land development where suitable street trees do not exist, as part of existing streets, sidewalks, pedestrian ways, when they abut or lie within the subdivision or land development. The preliminary plan should show street trees along Neshaminy and Philadelphia Avenues and Street Road.
5. **Buffer planting**—The site abuts Street Road (SR 132), an arterial road, and contains little buffering from the roadway except for several existing trees in the southern corner. We recommend that buffering be provided along the Street Road frontage to mitigate the impacts of noise, light, and dust from passing vehicles on this busy roadway.
6. **Paper street**—The plan and county tax maps show a right-of-way extending southwest from Warrington Avenue, which appears to be a “paper street.” The status of the paper street should be verified by the township. If the paper street is intended to be opened, the township should ensure

the right-of-way is improved to township street standards. If a decision is made to vacate this 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.

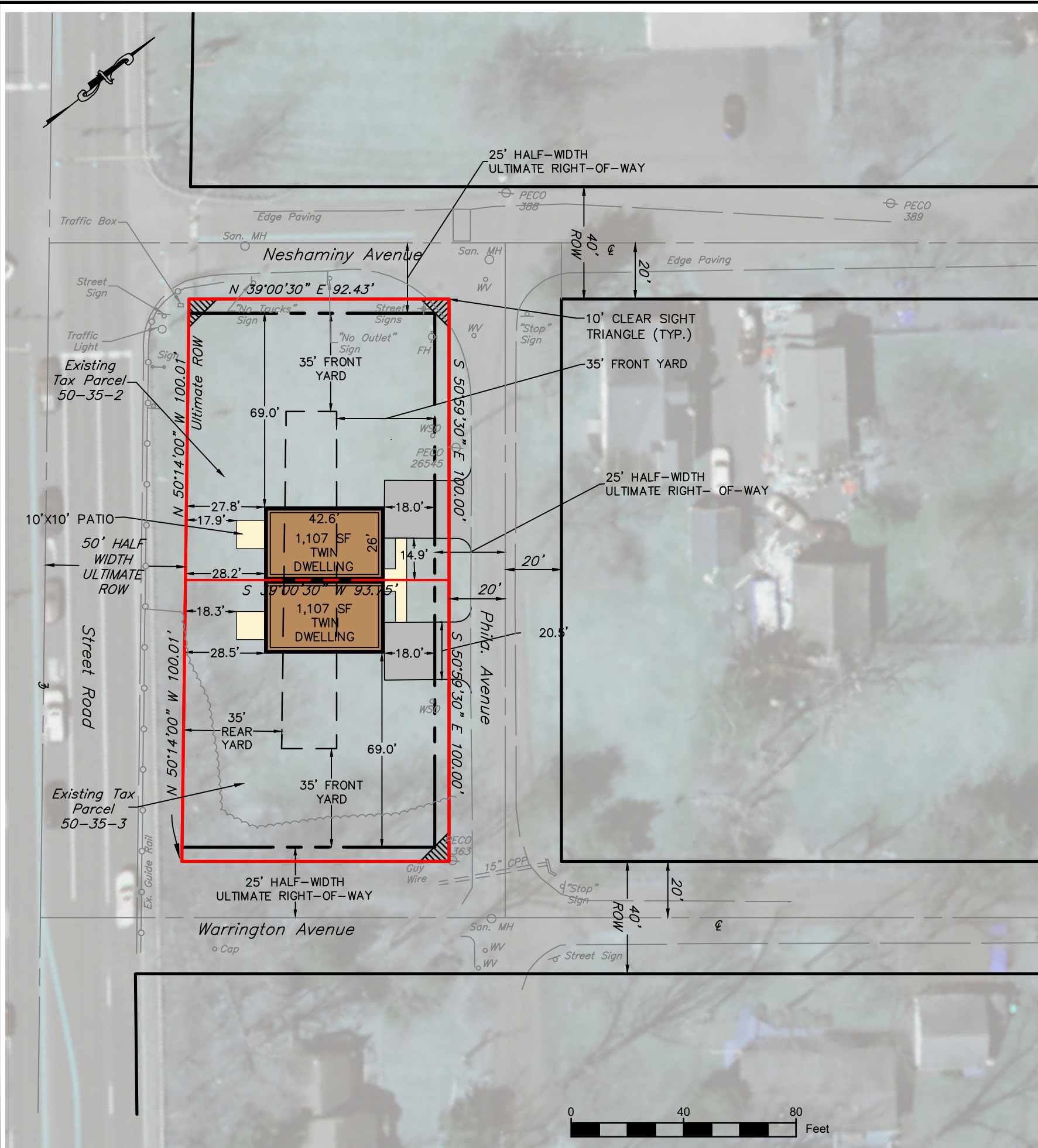
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning 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 April 2, 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
25-0047

cc: Brian Webb, Webb Building Group (via email)
Kristin Holmes, PE, Holmes Cunningham Engineering (via email)
Kellie McGowan, Esq., Obermeyer Rebmann Maxwell & Hippel, LLP (via email)
Allen Mason, PE, Carroll Engineering, Township Engineer (via email)
Angela Benner, Township Manager (via email)
Roy Rieder, Township Planning Director (via email)



WARRINGTON TOWNSHIP ZONING TABLE				
ZONING DISTRICT: R2 Medium-Density Residential				
ITEM	REQUIRED/ PERMITTED	TP# 50-35-2 PROPOSED	TP# 50-35-3 PROPOSED	ORDINANCE SECTION
Conditional Uses	B3 - Two family semidetached (twin)	B3 - Two family semidetached (twin) (CU)	B3 - Two family semidetached (twin) (CU)	§370-411.C
B3 - Two-Family semidetached Detached Dwelling (with Public Utilities)				
Min. Net Lot Area	15,000 SF	9,309 SF (V&NC)	9,442 SF (V&NC)	§370-411.E(1)(a)
Min. Lot Width at Min. Bldg. Setback Line	55 FT	93 FT	95 FT	§370-411.E(1)(b)
Max. Impervious Surface Ratio	15%	22.7% (V)	22.4% (V)	§370-411.E(1)(c)
Max. Building Height	35 FT	<35 FT	<35 FT	§370-411.E(1)(d)
Min. Front Yard	35 FT	18 FT (V)	18 FT (V)	§370-411.E(1)(e)
Min. Side Yard (Each)	15 FT	N/A	N/A	§370-411.E(1)(e)
Min. Side Yard (Total)	35 FT	N/A	N/A	§370-411.E(1)(e)
Min. Rear Yard	35 FT	27.8 FT (V)	28.2 FT (V)	§370-411.E(1)(e)
General Requirements				
Min. Parking/Driveway Setback to Property Lines	5 FT	30.9 FT	30.9 FT	§370-601.P
Min. Parking Spaces per Dwelling	2.5	2 (V)	2 (V)	§370-602.A
Min. Parking Area between garage & street line	18 FT	18 FT	18 FT	§370-602.A(3)
Min. Patio, Deck, Porch Side or Rear Setback	1/2 the required setback	17.9 FT (V)	18.3 FT (V)	§370-809.C(2)
Min. Street Intersection Clear Sight Triangle	10 FT	10 FT	10 FT	§370-811.A
(CU) Conditional Use required				
(V) Variance required; (NC) Existing Nonconformity				
(NC) Existing Nonconformity				

LOT AREA AND COVERAGE TABLE									
Existing Parcel	Gross Lot Area	Right-of-Way Area	Net Lot Area	Easement Areas	Building Area	Building Ratio	On-lot Impervious Excluding Building Area	Future Impervious for Owner	Impervious Ratio
TP #	(SF)	(SF)	(SF)	(SF)	(SF)	%	(SF)	(SF)	%
50-35-2	9,309	937	8,372	0	1,107	13%	545	250	22.7%
50-35-3	9,442	964	8,478	0	1,107	13%	545	250	22.4%

RESOURCE PROTECTION CALCULATIONS				
	Required Protection Ratio	Acres of Land in Resources*	Resource Protection Land Required	Protected Area
Stream, Type I**	100%	0.00	0.00	N/A
Water Body, Type I**	100%	0.00	0.00	N/A
Wetlands	100%	0.00	0.00	N/A
Steep Slopes 8-15%	60%	0.00	0.00	N/A
Steep Slopes 15-25%	70%	0.00	0.00	N/A
Steep Slopes 25%+	85%	0.00	0.00	N/A
Forest (Environmentally Sensitive)	80%	0.00	0.00	N/A
Forest (Other)	50%	0.00	0.00	N/A
* Natural resources shown on this table include all resources (including overlapping resources) located throughout the tract				

OWNER TP 50-035-003
JB SELECT PROPERTIES LLC
1259 EASTON RD SUITE 101
WARRINGTON PA 18976

APPLICANT / OWNER TP
50-035-002
WBG PROPERTIES LP
1259 EASTON RD SUITE 101
WARRINGTON PA 18976

- NOTES:
- THIS PLAN IS BASED ON A SITE PLAN PREPARED BY PROTRACT ENGINEERING DATED OCTOBER 25, 2018.
 - PROJECT INCLUDES DEVELOPMENT OF 2 VACANT PARCELS WITH UTILITIES STUBBED TO EACH PARCEL.
 - SUBJECT PARCELS ARE WITHIN R2 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT.
 - 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. 382 OF 532, COMMUNITY MAP NO. 42017C0382J WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015.
 - NO NEW LOTS ARE PROPOSED AS PART OF THIS PROJECT.

Drawing No.
SK-1

Date
12/6/2024

Scale
1"=40'

Designed
RS

HCE Job #
2035

Sheet
1 of 1

PHILADELPHIA AVE LOTS
TP# 50-035-002 & TP# 50-035-003
WARRINGTON TOWNSHIP, BUCKS COUNTY, PA

SKETCH PLAN WITH TWIN DWELLING

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

REVISIONS

Description
REVISED PER TWP
ENGINEER COMMENTS

Date
1/30/2025

File No.
2035_SK1 w aerial.DWG



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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David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Wrightstown Township Board of Supervisors
Wrightstown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 20, 2025

Subject: BCPC #13003
Preliminary Plan of Subdivision for Stretz/Baldwin Lot Line Adjustment
TMPs #53-1-7-9 and 53-1-7-2
Applicant: Kevin M. & Kristen Stretz
Owner: Kevin M. & Kristen Stretz and James C. Baldwin
Plan Dated: December 23, 2024
Date Received: February 18, 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: Convey 1.55 acres of unimproved land from TMP #53-1-7-2 (Lot 1) to TMP #53-1-7-9 (Lot 2). With the proposed lot line adjustment, Lot 1 will total 2.24 acres and Lot 2 will total approximately 11.48 acres. No improvements for either lot are proposed at this time. Individual on-lot water and sewer serve the site.

Location: Along the southwestern side of Swamp Road, opposite its intersection with Apple Hill Road.

Zoning: The Country Residential 1 (CR1) District permits single-family detached dwellings on lots of at least one acre, having minimum yard setbacks of 60, 40, and 50 feet for front, side, and rear yards, respectively.

The plan notes an existing nonconformity with respect to the minimum side yard for Lot 1. This lot line adjustment neither reduces nor expands the existing nonconformity.

Present Use: Residential

COMMENT

We reviewed the sketch plan submission for this site in October of 2024 (BCPC #13003, dated October 7, 2024).



We recognize that this submission is consistent with major ordinance requirements. We recommend that the plan be approved if it meets all ordinance requirements, as determined through the municipal engineer's review, and if the plan complies with the requirements of other applicable reviewing agencies.

This review will be included in the Bucks County Planning Commission board materials for the April 2, 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.

MMW:emh
25-0001

cc: Kevin M. & Kristen Stretz (via email)
Evan D. Sowers, PE, H&K Group, Inc. (via email)
Cindy VanHise, PE, CKS Engineers, Inc., Township Engineer (via email)
Stacy Crandell, Township Manager (via email)

Bucks County Planning Commission

Planning Module Reviews

February 27, 2025 to March 21, 2025

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
East Rockhill Township	Route 313 Gym & Fitness Center	12-9-188	25-0030	12-9-188	1-09922-247-3s
Haycock Township	Prince Property	14-2-33	25-0035	14-2-33	1-09923-187-3s
Newtown Borough	Patriots	10923-A	25-0040	28-2-33	1-09934-031-3J
Northampton Township	The Estates at Creekside – Lots 9 and 10	9267-B	25-0050	31-4-7-9 and 31-4-7-20	1-09937-425-2
Wrightstown Township	Middletown Grange Fairgrounds Development	12670	25-0031	53-12-57	1-09953-228-2



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 28, 2025

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

RE: Route 313 Gym & Fitness Center Planning Module
PaDEP Code #1-09922-247-3s
BCPC #12-9-188
TMP #12-9-188
East Rockhill Township, Bucks County, PA

Dear Mr. Haklar:

We have received a copy of the planning module¹ regarding the construction of a small flow treatment facility (SFTF) for the proposed Route 313 Gym on a 9.99-acre site. Located southwest of the intersection of Route 313 and North Ridge Road, the site currently sits vacant. Due to soil conditions the best solution is to provide a SFTF for the site that drains into an unnamed tributary of Three Mile Run Creek. New wastewater discharge from the site is projected to 500 GPD.

The *Wastewater Facilities Plan for East Rockhill Township* is the official Act 537 for this portion of East Rockhill Township. The township's ACT 537 plan designates this project area to be served by individual subsurface sewage disposal systems. An analysis conducted by the Bucks County Health Department concluded that a subsurface sewage disposal system was not appropriate for the site. It was determined that an SFTF system should be installed at the site to provide a sewage disposal system for the site that is consistent with the official Act 537 Plan.

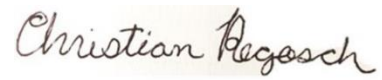
The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3s 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.

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 East Rockhill 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
February 28, 2025
Page 2

Sincerely,

A handwritten signature in dark ink that reads "Christian Regosch". The signature is written in a cursive style with a light beige rectangular background behind it.

Christian Regosch
Senior Planner

CPR:emh
25-0030

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Marianne Morano (via email)
Act 537 file (via email)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09922-247-3s

BCPC #:
12-9-188

**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

Route 313 Gym & Fitness Center

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

1. Date plan received by county planning agency January 31, 2025
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name Bucks County Planning Commission
3. Date review completed by agency February 28, 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: Christian Regosch
Title: Senior Planner
Signature: *Christian Regosch*
Date: February 28, 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

March 13, 2025

Daniel Hudson, PE
Evans Mill Environmental, LLC
PO Box 735
Uwchland PA, 19480-0735

RE: Prince Property Planning Module
PaDEP Code #1-09923-187-3s
BCPC #14-2-33
TMP #14-2-33
Haycock Township, Bucks County, PA

Dear Mr. Hudson:

We have received a copy of the planning module¹ regarding the construction of a small flow treatment facility (SFTF) for a proposed two-bedroom single-family residential home and a detached one-bedroom in-law suite on 1247 Old Bethlehem Road. The annual average daily flow from the proposed treatment facility is expected to be approximately 300 gallons per day.

The *Haycock Township Sewage Facilities Plan* is the official Act 537 Plan for this portion of Haycock Township. The proposal to construct a SFTF to serve the proposed dwelling 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 facilities.

The proposed SFTF is anticipated to consist of a septic tank followed by either a mechanical aerobic treatment tank, or a Coco Biofilter, and an ultraviolet disinfection unit. The facility will discharge to a tributary of the Tohickon Creek. The township and owners have executed a SFTF Operation and Maintenance Agreement to ensure the long-term maintenance of the facility by property owners.

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 3s 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 Haycock 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.



Daniel Hudson, PE

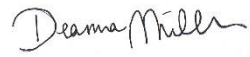
March 13, 2025

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 cursive script that reads "Deanna Miller".

Deanna Miller
Planner/Recycling Coordinator

DM:emh

25-0035

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Christopher Bauer, Secretary/Treasurer (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

Prince Property Planning Module

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

1. Date plan received by county planning agency February 12, 2025

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

Agency name _____

3. Date review completed by agency March 13, 2025

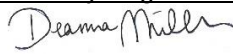
SECTION C. AGENCY REVIEW (See Section C of instructions)

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: Deanna Miller
Title: Planner/Recycling Coordinator
Signature: 
Date: March 13, 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

March 7, 2025

Don Meadows, Director of Environmental Services
Dumack Engineering
1038 Second Street Pike
Richboro, PA 18954

RE: Patriots Planning Module
PaDEP Code #1-09934-031-3J
BCPC #10923-A
TMP #28-2-33
Newtown Borough, Bucks County, PA

Dear Mr. Meadows:

We have received a copy of the planning module¹ regarding the proposal for a subdivision of one lot into three residential lots located on North State Street in the V-1 Village Conservation Zoning District. The proposed development includes the construction of two townhouse dwellings on two of the new lots and renovations of the existing residence on the third lot.

New wastewater flows, totaling 2 EDUs, will flow via the existing gravity-fed public connection owned and serviced by Newtown Bucks County Joint Municipal Authority (NBCJMA) to the Neshaminy Interceptor to be ultimately treated at the Philadelphia Water Department's (PWD) Northeast Water Pollution Control Plant. The development will generate 3 EDUs per day, one of which is already allocated to the site.

The Borough of Newtown, Bucks County, PA Act 537 Plan Special Study (2020) is the official Act 537 Plan for this portion of Newtown Borough. The proposal to connect to the public sanitary sewage system is consistent with the official Act 537 Plan, since this plan indicates that the site is within a public sewer service area.

Component 3. Sewage Collection and Treatment Facilities has sections that are incomplete and do not contain the requisite signatures. These include Section G. Proposed Wastewater Disposal Facilities, Section J. Chapter 94 Consistency Determination, and Section Q. False Swearing Statement.

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 Newtown Borough 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.



Don Meadows

March 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 cursive script that reads "Deanna Miller".

Deanna Miller
Planner

DM:emh
25-0040

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Craig Totaro, Borough 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

110 N State Street – Patriot's Station

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

1. Date plan received by county planning agency February 5, 2025
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency March 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? |
| ☒ | ☐ | 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: Deanna Miller
Title: Planner/Recycling Coordinator
Signature: 
Date: March 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.



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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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

March 10, 2025

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

RE: The Estates at Creekside – Lots 9 and 10 Planning Module
PaDEP Code #1-09937-425-2
BCPC #9267-B
TMPs #31-4-7-9 and 31-4-7-20
Northampton Township, Bucks County, PA

Dear Ms. Bernard:

We have received a copy of the planning module¹ regarding the subdivision of a 2.24-acre parcel into two lots (Lot 9 and Lot 10) and construction of a five-bedroom dwelling on Lot 10 (TMP #31-4-7-20). The site is located along the southern side of Ironworks Circle, southeast of its intersection with Reservoir Road.

The existing single-family dwelling on Lot 9 is served by an elevated sand mound system. The proposed dwelling on Lot 10 will generate wastewater flows, totaling 600 gallons per day (2 EDUs), that will be treated on site by an individual on-lot elevated sand mound system.

The *Northampton Township Sewage Facilities* is the official Act 537 Plan for this portion of Northampton Township. The proposal to construct the individual 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 and individual wells.

Component 2, Individual and Community Onlot Disposal of Sewage, has sections that are incomplete. Section H. Sewage Enforcement Officer Action, does not include the signature, certification number, and the date. Section J, Protection of Rare, Endangered or Threatened Species, does not include applicant or consultant initials. Section Q. Municipal Actions, does not include the Chairperson or Secretary of Governing Body name, signature, and the date.

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 Northampton 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
March 10, 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 2 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, appearing to read 'Lynn Y. Lai', with a stylized flourish at the end.

Lynn Y. Lai, AICP
Planner

LYL:emh
25-0050

Attachment

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



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

1-09937-425-2

BCPC #:

9267-B

**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

The Estates at Creekside – Lots 9 and 10

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

1. Date plan received by county planning agency February 13, 2025

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

Agency name _____

3. Date review completed by agency March 10, 2025

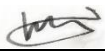
SECTION C. AGENCY REVIEW (See Section C of instructions)

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: Lynn Y. Lai, AICP
Title: Planner
Signature: 
Date: March 10, 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
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Tom Tosti

Evan J. Stone
Executive Director

February 28, 2025

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

RE: Middletown Grange Fairgrounds Development Planning Module
PaDEP Code #1-09953-228-2
BCPC #12670
TMP #53-12-57
Wrightstown Township, Bucks County, PA

Dear Mr. Haklar:

We have received a copy of the planning module¹ regarding the proposed improvements to the Middletown Grange Fairgrounds. The total gross site acreage is 49.12 acres. The project proposes to further develop the existing lot containing outdoor athletic fields, a meeting house structure, snack bar structure, and dining hall by providing restrooms for two existing pole barns that are used as indoor athletic facilities. The existing facilities are served by holding tanks. No soil-based sewage disposal system currently serves the property.

The proposed method of sewage disposal for the indoor athletic facilities is the construction of two 2,000-gallon holding tanks. The projected daily sewage flow is 880 gallons per day or 2.2 EDUs with each building contributing 440 gallons per day.

The *201 Facilities Plan, Township of Wrightstown, 1984* is the official Act 537 Plan for this portion of Wrightstown Township. The proposal to construct two 2,000-gallon holding tanks for sewage disposal systems is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by individual on-lot systems.

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 Wrightstown 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
February 28, 2025
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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', with a stylized flourish at the end.

Jeremy Stoff
Planner

JWS:emh
25-0031

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Cindy VanHise, PE, CKS Engineers, Inc., Township Engineer (via email)
Stacy Crandell, Township Manager (via email)
Act 537 file (via email)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

1-09953-228-2

BCPC #:

12670

**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

Middletown Grange Fairgrounds Development

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

1. Date plan received by county planning agency January 31, 2025

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

Agency name _____

3. Date review completed by agency February 28, 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 28, 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.