BCPC
Bucks County Planning Commission

BOARD MEETING
AGENDA

WEDNESDAY, MAY 7, 2025
2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from April 2, 2025
5. Executive Director's Report
6. Act 247 Reviews for May 7, 2025
7. Old Business
8. New Business
9. 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 May 7, 2025.

BCPC
Bucks County Planning Commission

MINUTES OF MEETING

WEDNESDAY, APRIL 2, 2025

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

MEMBERS PRESENT:	Eleanor M. Breslin; Thomas Jennings; James Keenan; James E. Miller Jr.; David R. Nyman; Edward Tokmajian; Tom Tosti
STAFF PRESENT:	John Capista; Andrew G. Heimark; John S. Ives; David Kimmerly; Michael A. Roedig; Patricia Rosica; Evan J. Stone; Matthew M. Walters; Lisa M. Wolff
SOLICITOR:	Dan Grieser, Esq.
GUESTS:	Shawn Loughlin, Bucks County IT Department

- **CALL TO ORDER**
  Ms. Breslin called the meeting to order at 2:01 PM.

- **PLEDGE OF ALLEGIANCE**
  All rose for the pledge of allegiance, followed by a moment of silence.

- **PUBLIC COMMENT (AGENDA ITEMS)**
  There were no public comments.

- **APPROVAL OF MINUTES FOR THE MEETING, MARCH 5, 2025**
  Upon motion of Mr. Nyman, seconded by Mr. Miller, the motion carried to approve the minutes of the March 5, 2025, meeting as presented.

- **EXECUTIVE DIRECTOR'S REPORT**
  Mr. Stone stated we are looking to fill the open Senior Planner (Housing) position, and we have been approved to hire a summer intern. In addition, we will be mentoring both an APEX student and a high school student interested in the field of planning.

  On March 27, 2025, Mr. Stone participated in a panel discussion sponsored by the Bucks Mont Collaborative and their C3 group. There was a conversation about houses of worship, who own large parcels of land, changing zoning codes to allow development of mixed income and attainable housing units on the land.

  Mr. Stone reported that in March 2025, we received 23 applications, reviewed a total of 149 lots or units and 153,282 square feet of nonresidential land development, collecting $23,311.96 in revenue. Year-to-date we have received 75 applications, reviewed a total of 504 lots or units and 303,998 square feet of nonresidential development, collecting $49,497.87 in revenue. To compare to last year, year-to-date in March 2024 we received a total of 61 applications, reviewed

a total of 285 lots or units and 564,645 square feet of nonresidential development, collecting $36,146.21 in revenue.

- **PRESENTATION: LAND USE DASHBOARD**
  BY JOHN CAPISTA, GIS ANALYST
  Mr. Capista presented and demonstrated the Land Use Dashboard located on our website. The Land Use Dashboard may be found at: https://www.arcgis.com/apps/dashboards/83727ed0eede48cc9ac6699d31434d6a.
  See Attachment A for the pdf version of his presentation.

  The board thanked Mr. Capista for the presentation.

- **ACT 247 REVIEWS**
  Mr. Stone stated that before approval of the reviews, we would like to make two editorial changes to BCPC #22-24-1(P)R — Middletown Township. Mr. Roedig reviewed the changes to be made:

  - Pg 3, Comment A.1 – new comment clarifies the "zoning map" with the township
  - Pg 4, Comment B.1 – added a comment to be more consistent with the Comprehensive Plan

  The reviews of April 2, 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. Tosti. The reviews were approved based on the changes presented for BCPC #22-24-1-(P)R, the remaining reviews were approved as presented.

  Mr. Tokmajian commented on BCPC #22-24-1(P)R — Middletown Township, he commented on the overlay.

  Mr. Tosti commented on BCPC #13049 – Bristol Township, he asked how the modulars on the plan are being used. Mr. Grieser responded that the modular is on county land and it is being used for the county's partner, the Neighborhood First Program.

  Mr. Nyman commented on BCPC #13061 – Bristol Township, he is concerned about the requested waiver to have sidewalks on both sides of the street and a waiver from providing the required turning radius.

- **OLD BUSINESS**
  There was no old business.

- **NEW BUSINESS**
  Mr. Stone stated the first Household Hazardous Waste event is scheduled for this Saturday, April 5, 2025, from 8:30 AM till 2:00 PM, at Bucks County Community College in Newtown, PA.

- **ADJOURNMENT**
  Upon the motion of Mr. Tokmajian, seconded by Mr. Jennings, Ms. Breslin adjourned the meeting at 2:30 PM.

Submitted by:
Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **Staffing** – We have conducted three interviews for the Senior Planner position and continue to advertise to ensure we are reaching the right audience.

- **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 April 1, 2025.

- **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. We are coordinating closely with the Bucks County Conservation District and the project consultant. The county will be reimbursed for our participation and work efforts, and the details of that payment are being finalized.

- **Feasterville Business Association** – On April 2, 2025, I presented an overview of the annual report and Bucks 2040 to the Feasterville Business Association.

- **Workforce and Economic Development** (WED) – On April 8, 2025, I participated in a workshop hosted by WED which brought various agencies and non-profits to the table to discuss our roles and how we can best assist non-profits with development and funding. Attainable housing was a key discussion topic.

- **Hazard Mitigation Plan** (HMP) – Staff and I continue to coordinate with the Michael Baker team, led by Jessica Jahre, to continue our HMP update work. We conducted 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. We also facilitated a countywide stakeholder meeting on April 29, 2025.

- **ACT 167** – On April 10, 2025, staff and I attended and helped to facilitate our 3rd WAPC meeting as a kick-off for the Phase 2 work of the Act 167 plan updates. Our work on the Act 167 Plan can be found here.

- **Doylestown EAC EV Symposium** – On April 23, 2025, I participated in a panel discussion and presented information on EV Charging to an audience of business owners. I specifically discussed our model ordinance and the new Road User Charge Fees (RUC Fee) implemented by PennDOT on April 1, 2025.

- **Lower Bucks Chamber of Commerce Economic Development Conference** – On April 23, 2025, I participated in a panel discussion moderated by the Lower Bucks Chamber of Commerce for their annual Economic Development Conference. I provided an overview of our annual report as well as a commentary on the state of economic development in the county.

- **Delaware Valley Regional Planning Commission** (DVRPC) – Attended the DVRPC Board meeting.
- **Legislative Updates** – (report at meeting)
- **Revenue Log** – (report at meeting)

ACTIVITY REPORT

Community Planning

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

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

- **Agricultural Land Preservation Board**
- **Quakertown Area Planning Committee**
- **Milford Township Planning Commission**

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

New Britain Township — Continued working on an update of the open space plan.

Nockamixon Township Comprehensive Plan – Continued working with the township's planning commission to develop its comprehensive plan update.

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

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, 2024, and 2025 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**
- Kashner Farm (18 +- acres) in **Bedminster Township**
- Lokay Farm (57 +- acres) in **Bedminster Township**

Review Activity

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

19	Subdivision and Land Development Proposals
2	Sketch Plans
5	Municipal Plans and Ordinances
7	Sewage Facility Planning Modules
1	Traffic Impact Studies

Geographic Information Systems (GIS)

The GIS staff attended the following meetings and conferences:

- Pennsylvania State GIS Conference
- County GIS Professionals Association of Pennsylvania Round Table

Parcel & Floodplain Viewer – Staff is working to revamp the Parcel & Floodplain Viewer web map and migrating to the new map experience application. Some updates to the map may include grouping layers by category and additional functionality available in the new Experience Builder.

County Owned Building Application – Staff is working with the Sustainability section to develop a county-owned building GIS application. The county is developing building benchmarking, and an accurate inventory of county-owned buildings is essential to that process.

Lake Luxembourg Conservation Pool Restoration Project – The Bucks County Conservation District, in collaboration with the Bucks County Planning Commission and Princeton Hydro, has launched the Lake Luxembourg Conservation Pool Restoration Project StoryMap. This StoryMap highlights the story of the watershed, past projects in the Core Creek Watershed, Restoration of the Lake Luxembourg Conservation Pool, and the Future of the Core Creek Watershed.

Sustainability

The sustainability staff attended the following meetings:

- National Renewable Energy Laboratory — Community to Clean Energy meeting (NREL C2C), hosted by DVRPC
- Hosted the County of Bucks Ready for 100 Committee
- Energy Efficiency Conservation Block Grant reporting requirements, hosted by U.S Department of Energy

- Staff met with GIS to assess the quality and accuracy of the county-owned and leased property list
- Staff attended the Sustainable Energy Partnership of Southeast Pennsylvania Info Session held by DVRPC as a prelude to the upcoming SEP Board Meeting

Transportation and Trails

The transportation and trails staff attended the following meetings:

- DVRPC Regional Technical Committee
- DVRPC Board
- DVRPC Long Range Plan
- DVRPC Goods Movement Task Force
- DVRPC FHWA Functional Classification
- US Route 1 RC3 Improvements
- Quakertown Area Planning Committee
- Langhorne Yardley Road Improvements
- TMA Bucks Board of Directors
- Doylestown Bike and Hike Committee
- Neshaminy Greenway Trail Core Creek Preconstruction
- Neshaminy Greenway Trail Core Creek Biweekly Progress
- Springfield Township Scenic Roads
- Nockamixon Township Comprehensive Plan
- Regional Vision Zero Plan
- D & L Crossing Study
- Project status meetings for Phase II of the Newtown Rail Trail and Neshaminy Greenway Trail-Phase I

Coordinated with the DVRPC staff regarding the 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, coordinated with the DVRPC on submission requirements, coordinated with Aqua America on the easement, and conducted a 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. Conducted a meeting with the BCCD for the NPDES Permit renewal.

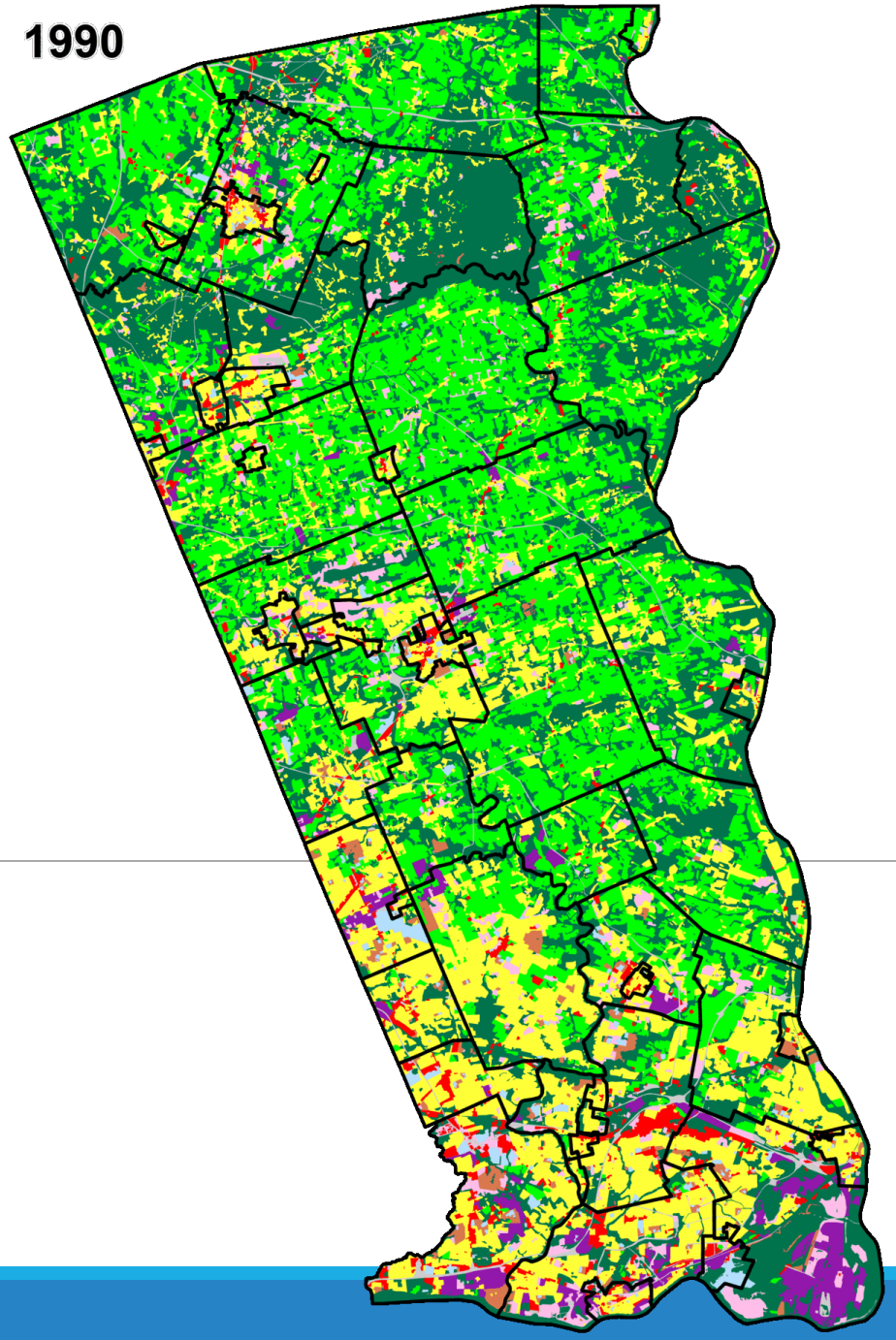
Neshaminy Greenway Trail Core Creek - Phase III – Provided project management and participated in the PennDOT preconstruction and progress meetings.

Levittown Trail – Coordinated with the DVRPC and consultant.

Upper Bucks Rail Trail – Phase II – Commissioners have selected Michael Baker, and we have begun coordinating the contract execution.

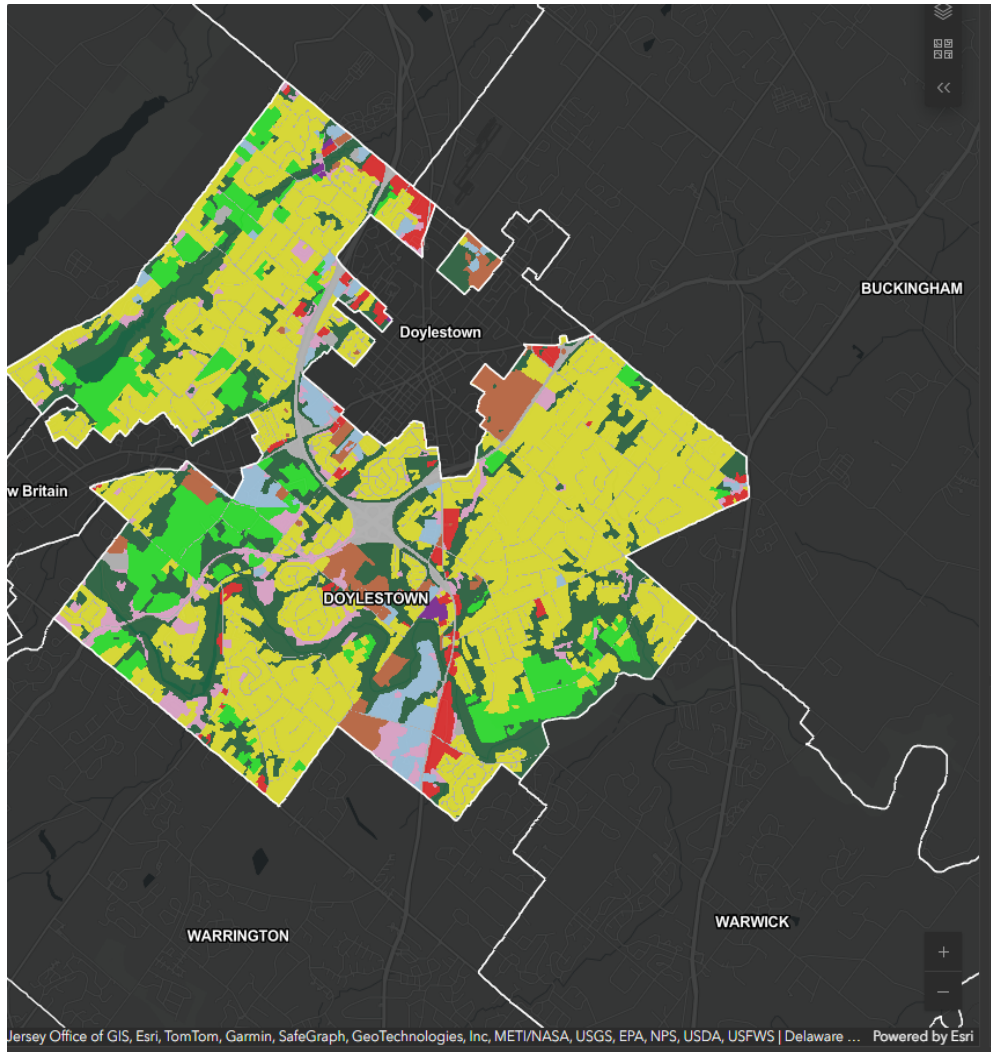
Land Use Dashboard

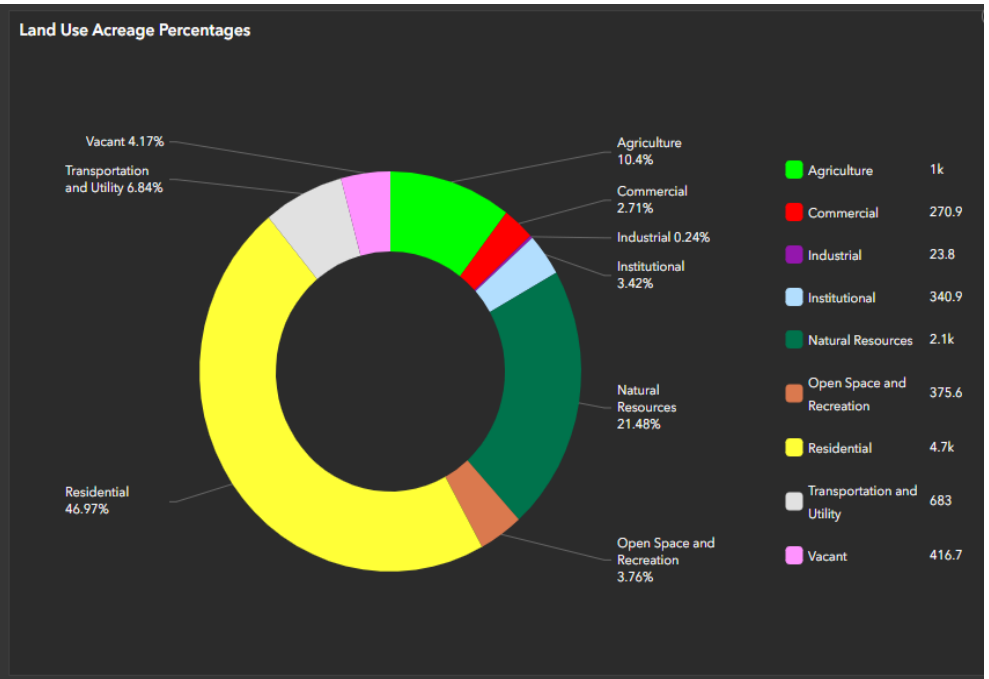
BUCKS COUNTY, PA

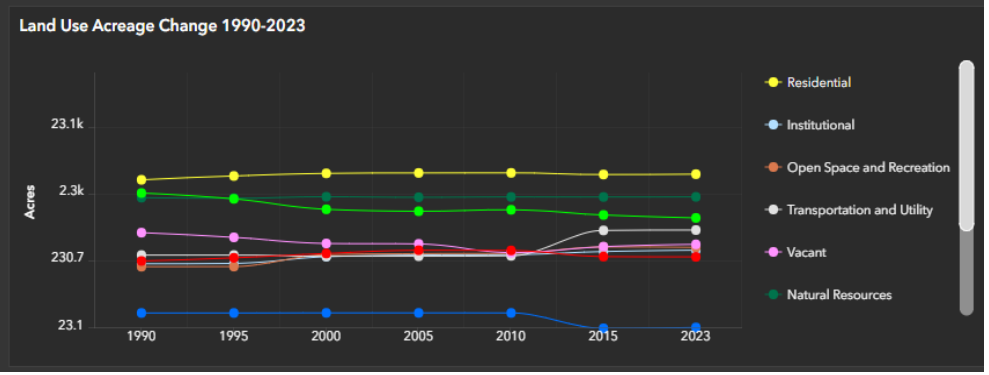


Land Use Dashboard

- Includes land use data from DVRPC from 1990-2023
- Users can filter the map and charts by municipality or year
- Pie chart breaks down land use type acreages for selected municipality/year
- Line graph shows acreage change over time for each land use







Bucks County Planning Commission

Municipal Reviews

May 7, 2025

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Dublin Borough	10-24-2R	25-0099	Borough Council	-	Zoning Ordinance Amendment: Outdoor Dining
Dublin Borough	10-25-1	25-0098	Borough Council	-	Zoning Ordinance Amendment: Conditional Use Application Requirements
Ivyland Borough	17-25-1	25-0116	Borough Council	-	Zoning Ordinance Amendment: Keeping of Domesticated Chickens
New Britain Township	26-25-3(P)	25-0104	Board of Supervisors	26-4-91	Private Zoning Map Change: WS to C/R
Springfield Township	42-25-1	25-0121	Board of Supervisors	-	Zoning Ordinance Amendment: Accessory Dwelling Units

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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: Dublin Borough Council
Dublin Borough Planning Commission

From: Bucks County Planning Commission

Date: May 7, 2025

Subject: BCPC #10-24-2R
Proposal to Amend the Zoning Ordinance—Outdoor Dining
Applicant: Borough Council
Date Received: April 1, 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 May 7, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to provide additional use regulations for outdoor dining. The BCPC previously reviewed an amendment to permit outdoor dining on August 7, 2024 (BCPC #10-24-2).

Proposed Zoning: Section 27-505.(F13) Outdoor Dining is amended to revise subsection (g) to add surface and flooring standards, add new subsection (n) to limit the number of outdoor dining seats to 25 percent of the total number of indoor seats, and add new subsection (o) to prohibit amplified sound.

Existing Zoning: Section 27-505.(F13) permits outdoor dining as an accessory conditional use within the PVD Planned Village, IND Industrial, TC-1 Town Center, and TC-2 Town Center zoning districts and provides regulations such as hours of operation, lighting, parking standards, locational standards, buffers, and similar regulations. Section 27-603.6. of the borough zoning ordinance establishes noise standards for the TC and IND districts.

COMMENT

We reviewed a zoning ordinance amendment to permit outdoor dining as a conditional accessory use in August 2024 (BCPC #10-24-2). This amendment was subsequently adopted. We have the following comment for the newly proposed amendment:

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

Amplified sound—The proposed amendment specifically prohibits amplified sounds. Acoustic or unamplified sound may also create a nuisance. We recommend that sound, amplified or not, also be addressed by decibel rating limits, such as those found in Section 27-603.6. of the zoning ordinance.

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

DCZ:emh
25-0099

cc: Colleen Pursell, Borough Manager (via email)
Scott MacNair, Esq., Clemons, Richter & Reiss, PC, Borough Solicitor (via email)
Vicki Kushto, Esq., Clemons, Richter & Reiss, PC (via email)

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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Dublin Borough Council
Dublin Borough Planning Commission

From: Bucks County Planning Commission

Date: May 7, 2025

Subject: BCPC #10-25-1
Proposal to Amend the Zoning Ordinance—Conditional Use Application Requirements
Applicant: Borough Council
Date Received: April 1, 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 May 7, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance regarding application requirements for conditional uses.

Proposed Zoning Provisions: Amend Section 27-1003.3., Application Requirements for Conditional Uses, to require that an applicant pay for the costs of a conditional use hearing. These costs shall include compensation for the secretary and members of the zoning hearing board, notice and advertising costs, administrative costs, and half of the stenographer fee.

Existing Zoning Provisions: Section 27-1003.3. requires that the applicant pay for the costs of a conditional use hearing. These costs shall include, but not be limited to: the solicitor's fee and other related legal costs, advertising costs, borough office administration costs, stenographer's fee, and all other hearing costs.

COMMENT

We offer the following comment for the borough council when considering this proposal:

Zoning hearing board reference—Proposed Section 1003.3.A. refers to compensation for members of the zoning hearing board for conditional use hearings. Section 909.1.(b)(3) of the Pennsylvania Municipalities

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Planning Code grants exclusive jurisdiction to the governing body to hear and render final decisions for jurisdiction of conditional uses. We recommend that Section 1003.3.A. delete the reference to the zoning hearing board.

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

DCZ:emh
25-0098

cc: Colleen Pursell, Borough Manager (via email)
Scott MacNair, Esq., Clemons, Richter & Reiss, PC, Borough Solicitor (via email)
Vicki Kushto, Esq., Clemons, Richter & Reiss, PC (via email)

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Tom Tosti
Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Ivyland Borough Council
Ivyland Borough Planning Commission

From: Bucks County Planning Commission

Date: May 7, 2025

Subject: BCPC #17-25-1
Proposal to Amend the Zoning Ordinance—Keeping of Domesticated Chickens
Applicant: Borough Council
Date Received: April 16, 2025
Hearing Date: June 11, 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 May 7, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to add definitions and use regulations for the keeping of domesticated chickens.

Proposed Zoning Provisions:

The following terms will be added to Section 202, Definitions:

- Domesticated chicken – A subspecies of the species *Gallus domesticus*.
- Chicken run or pen – A fenced or other type of enclosure, which may be a fenced or enclosed yard or portion thereof, that is mostly open to the elements, for the purpose of allowing chickens to leave the henhouse or coop while remaining in a predator-safe environment. The chicken run or pen is typically attached to the henhouse or chicken coop.
- Henhouse or chicken coop – A structure providing shelter for chickens which is completely enclosed.

COUNTY COMMISSIONERS:
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Section 27-506, Table of Uses and Regulations, will be amended to allow domesticated chickens as accessory use on lots with single-family detached dwellings in residential zoning districts (R-1, R-2, R-3, and R-4), subject to the following additional regulations:

- No more than eight chickens will be permitted on a lot with a single-family dwelling.
- No poultry other than female domesticated chickens shall be permitted at any time on any property. No roosters shall be permitted at any time on any property.
- Chickens shall be kept for non-commercial purposes only.
- Each lot shall have a henhouse or chicken coop, and a chicken run or pen. Chickens shall not be permitted to roam freely outside of these structures.
- There shall be no slaughtering of chickens on the property.
- Upkeep and sanitary conditions must be maintained.

COMMENTS

We offer the following comments for the borough council when considering this proposal:

1. **Feed**—We recommend that a use regulation be added that requires all feed be kept in a vermin-proof, airtight container.

2. **Chicken run or pen and henhouse or chicken coop**

    a. **Habitable space**—We recommend that a requirement be added to ensure that the structure is thoroughly ventilated, kept clean, and of sufficient size to admit free movement of chickens.

    b. **Size**—We recommend that a minimum size requirement for the structure be included, such as a minimum of 5 square feet of space for each chicken in the henhouse or chicken coop, as well as a minimum of 10 square feet of space for each chicken within the chicken run or pen.

    c. **Duration**—We recommend that a provision be added that prevents unused structures from becoming blighted. For example, a henhouse or coop or a chicken run or pen that is not occupied for a period of two years shall be removed.

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

MMW:tmr
25-0116

cc: Mark Freed, Esq., Curtin & Heefner, LLP, Borough Solicitor (via email)
Janet Pacchioli, Borough Secretary and Treasurer (via email)

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Executive Director

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: May 7, 2025

Subject: BCPC #26-25-3(P)
Private Request for Zoning Map Change
TMP #26-4-91
Owner: County of Bucks
Applicant: Dan Grieser, c/o County of Bucks
Date Received: April 3, 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 May 7, 2025.

GENERAL INFORMATION

Requested Action: Amend the New Britain Township Zoning Map to rezone TMP #26-4-91 from WS Watershed District to C/R Conservation and Recreation District.

Location and Size of Tract: The 2.62-acre parcel is located south of the intersection of North Chapman Road and New Galena Road.

Existing Zoning Provisions: The WS Watershed District permits public recreational facilities on a minimum lot area of 5 acres with a minimum lot width of 250 feet.

Proposed Zoning Provisions: The C/R Conservation and Recreation District permits public recreational facilities on a minimum lot area of 2 acres with a minimum lot width of 150 feet.

COMMENTS

1. **Comprehensive plan—**Map #5 Land Use Map of the *New Britain Township Comprehensive Plan* (2016) shows the parcel as Watershed District. The comprehensive plan states that the Watershed District

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consists of valuable natural resources such as woodlands, agricultural soils, floodplains, wetlands, aquifer recharge areas, and areas of steep slopes. The Watershed District includes Lake Galena, a popular recreational area, and the source of public water supply to the Forest Park Water Treatment Plant, located downstream of Lake Galena near the confluence of North Branch Neshaminy Creek and Pine Run. The proposed zoning map change is consistent with the comprehensive plan.

2. **Surrounding zoning and land use**—The proposed rezoning from WS Watershed District to C/R Conservation and Recreation District is compatible with the surrounding zoning. The permitted land uses in the proposed C/R Conservation and Recreation District are compatible with the surrounding land uses.

We recommend that the board of supervisors consider adopting the zoning map amendment as proposed, as it appears to be consistent with the requirements of the Pennsylvania Municipalities Planning Code and the land use policies of the municipal comprehensive plan and zoning ordinance.

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

MAR:tmr
25-0104

cc: Dan D. Grieser, Esq., Deputy County Solicitor (via email)
Bernard Griggs, Director of General Services, County of Bucks (via email)
Angela Nagle, Executive Director, Parks and Recreation, County of Bucks (via email)
John McLaughlin, Asset Manager, General Services, County of Bucks (via email)
Dan Fox, Township Manager (via email)
Craig Kennard, Township Engineer, Gilmore & Associates, Inc. (via email)
Scott Holbert, Township Solicitor, Flagler & Associates, PC (via email)

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PERTINENT INFORMATION

Site Characteristics, Natural Features: The site is wooded with a single-family dwelling

Existing Land Use: Single-family detached dwelling

Surrounding Land Use:

North: Single-family detached dwelling
East: Park and recreation
South: Single-family detached dwelling
West: Single-family detached dwelling

Surrounding Zoning:

North: WS Watershed District
East: WS Watershed District
South: C/R Conservation and Recreation District
West: C/R Conservation and Recreation District

Municipal Comprehensive Plan: Map #5 Land Use Map of the *New Britain Township Comprehensive Plan* (2016) shows the parcel as Watershed District.

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

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Richard Donovan, *Vice Chair*
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Tom Tosti
Evan J. Stone
Executive Director

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MEMORANDUM

To: Springfield Township Board of Supervisors
Springfield Township Planning Commission

From: Bucks County Planning Commission

Date: May 7, 2025

Subject: BCPC #42-25-1
Proposal to Amend the Zoning Ordinance—Accessory Dwelling Units
Applicant: Springfield Township Board of Supervisors
Date Received: April 24, 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 May 7, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to include updated provisions for use H-1 Accessory Dwelling Unit.

Proposed Zoning Ordinance Provisions:

Amend Section 404.H.(1) to replace the existing regulations for accessory apartments with an accessory dwelling unit (ADU) use with the following updated provisions:

- Add a purpose and intent to the ADU as follows: provide sufficient proximity to caregivers; provide accommodations for elderly family members; provide a source of income for owners, accommodate guests; increase housing diversity; and provide increased housing supply for older homeowners, single parents, young home buyers, and renters.
- ADUs shall not be restricted by types of residents or rental types.
- ADUs may only be sold separately from the principal residence if it is subdivided in conformance will all Springfield Township subdivision requirements.
- Internal or attached ADUs may be incorporated within or to an existing or proposed principal dwelling.
- ADUs may be constructed or installed by right on any lot meeting the minimum lot size for a single-family dwelling or townhouse in the respective zoning district or on lots with existing

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

nonconformities, provided the ADU would not increase the nonconformity of the residential use.

- ADUs shall be allowed in the HC and PI zoning districts only for residences that are in existence as of the date of adoption of this ordinance.
- ADUs may constitute up to 30 percent of the gross square feet of the principal residence or 800 square feet, whichever is greater.
- New, free-standing ADUs constructed must be situated within the building envelope.
- ADUs detached from the primary dwelling, or is in addition to that dwelling, shall have a permanent foundation.
- Applicants may choose to use shared or separate utility meters for the ADU and primary dwelling.
- Any ADU built within the footprint of an existing, legal accessory structure is considered not to have changed the existing lot coverage or impervious surface area.
- The maximum height of an attached ADU is the height of the primary residence.
- The applicant shall provide written documentation to the township from the Bucks County Health Department that the existing septic system or other sewage disposal system will be adequate to safely treat and dispose of additional wastewater generated by the residents of an internal ADU. Any ADU with its own kitchen and/or laundry facilities may require installation of a separate wastewater system to meet Health Department requirements.
- ADUs shall be registered with the Springfield Township zoning department.

Remove reference of H-1 Accessory Apartment and replace with H-1 Accessory Dwelling Unit for all District Regulations in Sections 601 – 608.

Amend Appendix A – Uses by Zoning District Summary to include Use H-1 Accessory Dwelling Unit as a permitted use in the WS, AD, RP, RR, DD, VC and VR Districts, and a non-permitted use in the HC and PI Districts.

COMMENTS

We recognize that the proposal is consistent with the comprehensive plan and municipal ordinances; however, we recommend that the township address the following:

1. **Editorial**—Sections 02 through 09 of the amendment refer to various sections of the district regulations in the zoning ordinance (Sections 601 – 608 of the zoning ordinance) to replace references to Use H-1 Accessory Apartment with the updated Use H-1 Accessory Dwelling Unit. Many of sections numbers identified in the amendment do not refer to Use H-1. The township should ensure the proper sections of the zoning ordinance are being updated.

2. **Consistency of text and table**—Section 404.H.(1)g)vii. of the proposed ordinance amendment states that ADUs are not permitted in the HC and PI zoning districts except if the residence exists prior to the date of adoption of the amendment. However, the proposed amendment to the Zoning District Summary Table in Section 10 indicates that ADUs are not permitted in the HC and PI. We recommend that the table be modified to indicate that ADUs are permitted in those zoning districts if the residence is existing at the time of adoption of the 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.

DM:emh
25-0121

cc: Scott A. MacNair, Esq., Clemons Richter & Reiss (via email)
Rich Pursell, Township Manager (via email)

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Bucks County Planning Commission

Subdivision and Land Development Reviews

March 27, 2025 to April 25, 2025

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bedminster Township	11359-A	25-0094	1-19-16-2	Appletree Investors, LP	P	Industrial Land Development: 12,834 square feet
Bristol Township	12187-A	25-0085	5-13-95, -96	Charles W. Seeberger	S	Lot Line Adjustment; Commercial Land Development: 3,360 square feet
Bristol Township	13069	25-0074	5-75-257, -257-1, -257-3	John Beck	P	Lot Line Adjustments
Bristol Township	13076	25-0088	5-71-110	Troy Brennan, New Horizons Property Management	P	7 Single-family lots
Falls Township	13059	25-0049	13-35-30 & -31	Laundry Properties, LLC	P	Commercial Land Development: 14,221 square feet; Mixed Use Development: 4 Multifamily dwellings and 2,233 square feet commercial space
Hilltown Township	13075	25-0083	15-22-5, -6, -6-1	Keller Investment Group	P	Industrial Land Development: 16,147 square feet
Lower Makefield Township	12780-A	25-0095	20-42-109	Lucille and Albert Giagnacova	P	2 Single-family lots; 1 lot for 2 semi-detached units
Milford Township	10037-B	25-0055	23-15-36, -37, -39	D. R. Horton	P	104 Single-family lots
New Britain Borough	13064	25-0064	25-1-25	Cavendish Acquisitions, LP	P	18 Attached dwelling units
New Hope Borough	12734	25-0091	27-7-2	Gacek and Gacek, LLC	RP	4 Semi-detached units
Newtown Township	11429	25-0081	29-10-128	Johnson, Kendall & Johnson, Inc.	P	Office Land Development: 7,500 square feet
Newtown Township	12826	24-0084	29-16-2 and 29-7-22	Brandmar, LLC	P	Commercial Land Development: 3,218 square feet

Nockamixon Township	13072	25-0079	30-11-48; -50	David Wolfinger	P	Lot Line Adjustment
Nockamixon Township	13074	25-0082	30-4-64-3	Dennis M. and Deborah A. Litzenberger	P	2 Single-family lots
Quakertown Borough	13060	25-0052	35-3-8	Meadowbrook Realty, LLC	P	Commercial Land Development: 1,922 square feet
Richland Township	10201-C	25-0097	36-5-123-15 and 36-5-118	Stainless Steel Associates, LP	P	Lot Line Adjustment
Upper Makefield Township	13070	25-0076	53-8-3-1	Mike Hammer & Sherri Wiest-Hammer	F	2 Single-family lots
Warminster Township	13053	25-0039	49-24-27	Glen at Bucks Owner A, LLC and Glen at Bucks Owner B, LLC	P	Commercial Land Development: 5,000 square feet
Warrington Township	12790-A	25-0100	50-32-45, -46	Halle Properties, LLC	S	Commercial Land Development: 7,020 square feet
West Rockhill Township	13068	25-0032	52-10-139 and 52-10-141	Glenn Moyer	P	Lot Line Adjustment
Wrightstown Township	13073	25-0075	53-12-48	Steven Tilsner	P	2 Single-family lots

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Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 15, 2025

Subject: BCPC #11359-A
Preliminary Plan of Land Development for 5161 Applebutter Road
TMP #1-19-16-2
Applicant: Appletree Investors, LP
Owner: Same
Plan Dated: March 5, 2025
Date Received: March 25, 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

Proposal: Construct a 12,834-square-foot expansion to an existing manufacturing building on a 10.25-acre site. The site will continue to be served by public water and sewer.

Location: North of the intersection of Applebutter Road and Appletree Lane.

Zoning: The I Industrial District permits Use I1 Manufacturing by right on a minimum lot size of 2 acres. The permitted maximum building area and impervious surface ratio are 20 and 55 percent, respectively.

Present Use: Manufacturing

COMMENTS

We reviewed a preliminary plan submission for this site in August of 2007 (BCPC #11359, dated August 6, 2007). We want to reiterate and add comments that should be considered prior to approval:

1. **Plan submission requirements**—The plans should be revised to comply with the following requirements of Section 403.3 of the subdivision and land development ordinance (SALDO):

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

a. **Public utilities**—Section 403.3.N. requires a statement identifying existing and proposed methods of sewage disposal and water service.

b. **Maintenance responsibilities**—Section 403.3.O. requires statements regarding maintenance responsibilities of permanent stormwater management control facilities, swales, drainageways, and open space areas.

c. **Existing features**—Section 403.4 requires a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site to be shown on the existing features plan.

d. **Contour lines**—Section 403.4.F. requires contour lines to be shown on the existing features plan.

e. **Vegetation**—Section 403.4.I. requires all wooded areas, large trees over 6 inches in caliper standing alone, and areas of scrub growth with an understory height of at least 4 feet be delineated on the existing features plan.

f. **Site capacity calculations**—Section 403.4.P. requires the site capacity calculations be shown on the existing features plan.

g. **Site improvements plan**—Section 403.6 requires a site improvement plan to be submitted.

h. **Recreation, landscaping, and lighting plan**—Section 403.10 requires a recreation, landscaping, and lighting plan to be submitted.

i. **Environmental impact assessment**—Section 411.1.A. requires an environmental impact assessment to be submitted.

2. **Sidewalks**—Section 513.1 of the SALDO requires sidewalks along both sides of all existing streets. The applicant should revise the plans to show sidewalks on Appletree Lane and Applebutter Road to comply with this requirement.

3. **Bike path**—Section 529.B. of the SALDO requires all new land developments to establish bike paths along or through the site. Also, the Parks, Recreation, and Open Space Map in the *2008 Bedminster Township Comprehensive Plan* shows a proposed Applebutter Trail along Applebutter Road. We recommend the township work with the applicant to install an 8-foot-wide bike path along the Applebutter Road frontage.

4. **Afforestation**—Section 531.1.A.(2) of the SALDO requires sites in the I District having less than 15 percent of its base site area covered by woodlands be afforested up to at least 15 percent of the base site area. The plans should indicate compliance with this requirement.

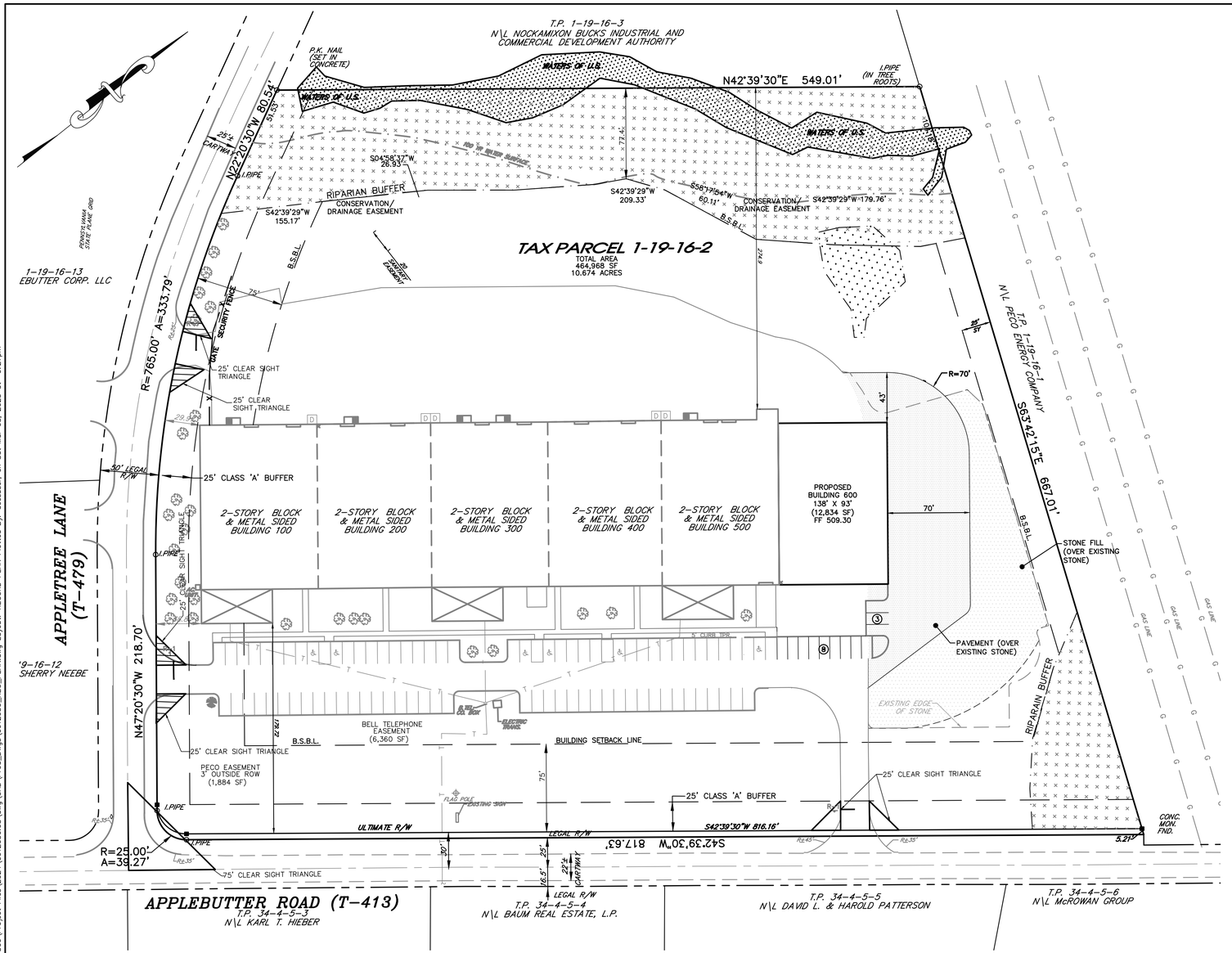
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the May 7, 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.

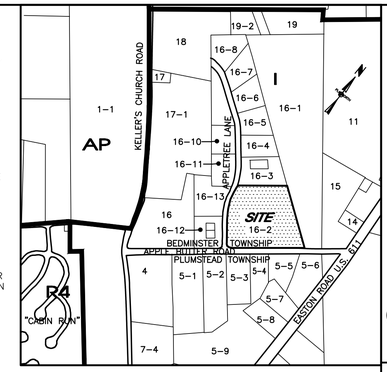
LR:emh
25-0094

cc: Appletree Investors, LP (via email)
Josh Gross, PE, Gilmore and Associates, Inc. (via email)
Curtis Genner, PE, Wynn Associates, Inc., Township Engineer (via email)
Richard H. Schilling, Township Manager (via email)
Patricia S. McVaugh, Township Administrative Assistant (via email)
Stacey Mulholland, Plumstead Township Manager (via email)



GENERAL NOTES:

1. THE BOUNDARY & TOPOGRAPHY AS SHOWN IS BASED ON:
   A. FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN JANUARY OF 1999 & FEBRUARY OF 2007.
   B. PLAN TITLED, "FINAL RECORD PLAN, PENN ENGINEERING TRACT," PREPARED BY GILMORE & ASSOCIATES, INC., DATED OCTOBER 6, 2006, LAST REVISED OCTOBER 16, 2007.
   C. ADDITIONAL TOPOGRAPHY FROM 2024 AERIAL MAPPING (NEARMAP) OBTAINED FROM BUCKS COUNTY GIS WEB SITE.
2. THIS PLAN HAS BEEN PREPARED ON THE BASIS OF SURVEYS PERFORMED BY GILMORE & ASSOCIATES, INC. ONLY THE VISIBLE LOCATIONS SHOWN SHALL BE CONSIDERED TRUE AND ACCURATE. NO DIGGING OR EXCAVATIONS WERE DONE IN THE PREPARATION OF THIS PLAN. THEREFORE, ALL UNDERGROUND UTILITIES SHOWN OR DEPICTED SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES AND/OR FACILITIES NOT SHOWN HEREON. ALL DESIGNERS AND CONTRACTORS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED HEREON ARE CAUTIONED TOO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 38, HOUSE BILL 1735, ENTITLED "EXCAVATION AND DEMOLITION WORK – PROTECTION OF UNDERGROUND UTILITIES", (REPLACES PENNSYLVANIA ACT 287, HOUSE BILL 2543). A PA ONE CALL SERIAL NUMBER 2551597 HAS BEEN OBTAINED BY GILMORE & ASSOCIATES, INC. FOR DESIGN PURPOSES ONLY.
3. BENCHMARK: SANITARY SEWER MANHOLE AT THE CENTERLINE OF APPLEBUTTER ROAD AND THE CENTERLINE OF THE EXISTING DRIVEWAY TO THE SITE. MANHOLE RIM ELEVATION = 512.21
4. WETLAND AND WATERS OF THE COMMONWEALTH AS SHOWN ON THIS PLAN DELINEATED BY BY DEL VAL SOILS IN FEBRUARY 2007.
5. THE DEED BOOK IS 1831 & PAGE NUMBER IS 0238 FOR THIS PROPERTY.
6. THE RIPARIAN BUFFER IS TAKEN 75 FEET FROM THE DEFINED EDGE OF THE WATERCOURSE AT BANKFULL FLOW.



LOCATION MAP

SCALE: 1" = 800'

800' 0' 800' 1600'
SCALE IN FEET

Sheet List Table

Sheet Number	Sheet Title
1	RECORD PLAN
2	EXISTING FEATURES PLAN
3	EXISTING FEATURES (AERIAL PHOTO)
4	EROSION AND SEDIMENTATION CONTROL PLAN
5	GRADING AND UTILITY PLAN
6	STORM PROFILES
7	CONSTRUCTION DETAILS
8	CONSTRUCTION DETAILS
9	E&S DETAILS
10	E&S DETAILS

SITE CAPACITY CALCULATIONS

1) BASE SITE AREA:

GROSS SITE AREA:	10.674 AC
MINUS ULTIMATE ROW:	-0.097 AC
MINUS EXISTING EASEMENTS:	-0.513 AC
BASE SITE AREA:	10.064 AC

2) PROTECTED SITE AREA:

RESOURCE	PROTECTION	ACRES	PROTECTED
WATERCOURSE	1.00	0.226	0.226
FLOOD PLAIN	1.00	0.595	0.595
FLOOD PLAIN SOILS	1.00	0.134	0.134
WETLANDS	1.00	0.000	0.000
LAKES & PONDS	1.00	0.000	0.000
RIPARIAN BUFFER	1.00	0.717	0.717
NATURAL RESOURCES WITH TOTAL PROTECTION (NRTP)			1.672

RESOURCE	PROTECTION	ACRES	PROTECTED
WETLAND MARGIN	0.80	0.000	0.000
LAKES & POND SHORLINE	0.70	0.000	0.000
STEEP SLOPES (25% OR MORE)	0.85	0.000	0.000
STEEP SLOPES (15 TO 25%)	0.70	0.000	0.000
WOODLAND - ENVIRON.	0.80	0.704	0.563
WOODLAND - OTHER	0.50	0.694	0.347
NATURAL RESOURCES WITH PARTIAL PROTECTION (NRTP)			0.910
TOTAL PROTECTED SITE AREA:			2.582 AC

3) NET BUILDABLE SITE AREA: (BSA MINUS NRTP) 8.392 AC
4) BUILDABLE AREA: (BSA MINUS PROTECTED SITE AREA) 7.482 AC
5) MAX. IMPERVIOUS SURFACE: BSA × IMPERVIOUS RATIO (55%) 5.535 AC
6) SITE CAPACITY SUMMARY:

BASE SITE AREA:	10.064 AC
PROTECTED SITE AREA:	2.582 AC
NET BUILDABLE SITE AREA:	8.392 AC
BUILDABLE AREA:	7.482 AC
MAXIMUM SITE IMPERVIOUS SURFACE:	5.535 AC

ZONING DATA

EXISTING/PROPOSED PRIMARY USE: I1 - MANUFACTURING
(PER BEDMINSTER TOWNSHIP ZONING ORDINANCE, SECTION 404-A.)

DIMENSIONAL REQUIREMENTS:	REQUIRED/ PERMITTED	EXISTING	PROPOSED	NOTES
MINIMUM TRACT SIZE:	2.0 AC	10.064 AC	10.064 AC	
MIN. LOT WIDTH AT BSBL:	200 FT	820.6 FT	820.6 FT	
MIN. FRONT YARD DEPTH:	75 FT	30.0 FT	30.0 FT	EXISTING NON-CONFORMITY
MIN. SIDE YARD WIDTH:	25 FT	194.9 FT	109.1 FT	
MIN. REAR YARD DEPTH:	50 FT	274.9 FT	185.4 FT	RESTRICTED BY RIPARIAN BUFFER
MAX. BUILDING HEIGHT:	35 FT	<35 FT	<35 FT	
IMPERVIOUS COVER (1)(2)	5.512 AC	5.19 AC	5.28 AC	
IMPERVIOUS SURFACE RATIO	55%	51.54%	52.47%	
PROPOSED BUILDING AREA			12,834 SF	
BUILDING COVERAGE (2)		74,842 SF	87,676 SF	
MAXIMUM BUILDING COVERAGE	20% (87,678 SF)	17.1%	20.0%	
OFF-STREET PARKING	84	147 (3)	91 (4)	SEE PARKING TABULATION
OFF-STREET LOADING	3	10	10	

(1) MAXIMUM PERMITTED IMPERVIOUS COVER DETERMINED BY SITE CAPACITY CALCULATIONS, THIS PLAN SHEET.
(2) EXISTING BUILDING AREA DOES NOT INCLUDE 8,974 SF PROPOSED ON PRIOR RECORD PLAN BUT NEVER CONSTRUCTED.
(3) INCLUDES 67 RESERVE PARKING SPACES NOT CONSTRUCTED.
(4) 67 RESERVE PARKING SPACES REMOVED ON THIS PLAN AND 11 PROPOSED SPACES ADDED.

IMPERVIOUS TABULATION

EXISTING IMPERVIOUS	**5.187 AC**
PROPOSED IMPERVIOUS	
PROPOSED ADDED IMPERVIOUS AREA THIS PLAN (BUILDING)	0.045 AC (1,960 SF)
PROPOSED ADDED IMPERVIOUS AREA THIS PLAN (PAVING)	0.049 AC (2,134 SF)
TOTAL PROPOSED IMPERVIOUS	0.094 AC (4,095 SF)
TOTAL PROPOSED IMPERVIOUS	**5.281 AC**

PARKING REQUIREMENTS

PARKING REQUIREMENT: 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT PLUS ONE SPACE FOR EACH COMPANY VEHICLE NORMALLY STORED ON THE PREMISES.

	PROJECTED EMPLOYEES	PROJECT VEHICLES STORED
EXISTING BUILDING 100	10-14	2
EXISTING BUILDING 200	10-14	2
EXISTING BUILDING 300	10-14	2
EXISTING BUILDING 400	10-14	2
EXISTING BUILDING 500	10-14	2
PROPOSED BUILDING 600	10-14	2
TOTAL REQUIRED	**60-84**	**12**

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925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. 20250661133

LOCATIONS 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 THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

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

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

LEGEND

- WATERS OF U.S.
- RIPARIAN BUFFER
- EXISTING TREE LINE
- EXISTING STORM SEWER INLET/PIPE
- G EXISTING GAS LINE
- T EXISTING TELECOM LINE
- S EXISTING SANITARY LINE
- D 8'X8' DUMPSTER PAD

50 0 50 100
SCALE IN FEET
1"=50'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
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NOT APPROVED FOR CONSTRUCTION

REV.	DESCRIPTION	DATE	BY

5161 APPLEBUTTER ROAD BUILDING 600 ADDITION

BEDMINSTER TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 06-12050.08

OWNERS INFO: WORTH & COMPANY 6263 KELLERS CHURCH ROAD PIPERSVILLE, PA 18947 (267) 362-1100

MUNICIPAL FILE No.: -----

TAX MAP PARCEL No.: 1-19-16-2

TOTAL AREA:	TOTAL LOTS:
10.674 AC.	----
DATE: 3/5/2025	SCALE: 1"=50'
DRAWN BY: JKG	CHECKED BY: JEG

SHEET NO.: 1 OF 10

C:\DARoot\Jobs\144e8deb1ceb41da048bc6b61b50d609\adskfiles\b.bc01ee1-972f-467e-abee-012f6d941506\Project Files\2024\06120050.08\dwg\CAD\Prod_Dwgs\06120050_REC_PLAN.dwg Layout: RECORD PLAN Plotted By: acesuser, on Sat Mar 08, 2025 at 9:27pm

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

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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: April 10, 2025

Subject: BCPC #12187-A
Sketch Plan of Lot Line Change and Land Development for Seeberger
TMPs #5-13-95, -96
Applicant: Charles W. Seeberger
Owner: Same
Plan Dated: October 11, 2024
Last Revised: December 2, 2024
Date Received: March 12, 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: Relocate an existing lot line between two parcels. TMP #5-13-95 (Lot 1) will decrease in size from 30,000 to 17,500 square feet and TMP #5-13-96 (Lot 2) will increase in size from 5,000 to 17,500 square feet. The plan shows the proposed construction of a 3,360-square-foot contractor's shop and storage building along with related site improvements for stormwater management, parking, and utilities on Lot 2. Lot 1 contains an existing commercial building. Public water and sewer facilities serve the site.

Location: Western corner of the intersection of U.S. Route 13 and Franklin Avenue. The site has frontage on U.S. Route 13, Franklin Avenue, and Buchanan Street.

Zoning: The C Commercial District permits a variety of commercial uses, including auto repair and auto-related uses and contracting on a minimum lot area of 5,000 square feet with a minimum lot width of 50 feet. The maximum building area and impervious surface ratios are 35 and 70 percent, respectively.

According to information included with the plan, the Bristol Township Zoning Hearing Board granted variances from the following sections of the zoning ordinance on March 13, 2017:

Section 205-36
from the use requirement in the C Commercial District

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

Section 205-37.D.
from the requirement of maximum impervious surface ratio to allow 89.49 percent instead of the required 70 percent in the C District

Section 205-37.D.
from the area and dimensional requirements in the C District

Section 205-107
from submitting site capacity calculations

Section 205-109
from the buffer requirements as the rear commercial property will encroach approximately 8 to 9 feet into the proposed buffer of the front residential properties located on Buchanan Street

Section 205-120.A.
from the off-street parking standards

Section 205-130.A.
from the special setback provisions

Present Use: Automobile detail shop

COMMENTS

1. **Impacts to nearby residential area**—Section 177-55.I. of the subdivision and land development ordinance (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.

   We 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 adequate screening should all be carefully considered given the development's proximity to residences.

2. **Parking lot**

   a. **Circulation**—Sheet 2 identifies a proposed dumpster area along the southern side of the proposed building. Future plans should provide a truck turning plan to indicate how garbage trucks will be able to access the refuse collection station.

   b. **Curbing**—Sections 177-41.C. and 177-41.K. of the SALDO require that all internal parking lots permitting parking other than parallel shall be physically separated from the street and confined by curbing. Future plans should indicate compliance with this requirement.

3. **Sidewalks and street curbs**—Sections 177-35.A. and 177-43.A. of the SALDO require sidewalks along streets except when, in the opinion of council with the advice from the township engineer and planning commission, they are unnecessary for public safety and convenience. Sections 177-35.A. and 177-45.A. of the SALDO require curbing along one side of all abutting streets unless council, with advice from the township engineer, determines they are not essential for drainage purposes and public safety. Township officials should determine if sidewalks and curbing should be provided on the site along bordering streets.

4. **Refuse collection station**—Section 177-55.K.(2) of the SALDO requires refuse collection stations to be screened and landscaped. Future plans should show the collection station along with the required screening and landscaping.

5. **Fire lanes**—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. Future plans should identify the required fire lane.

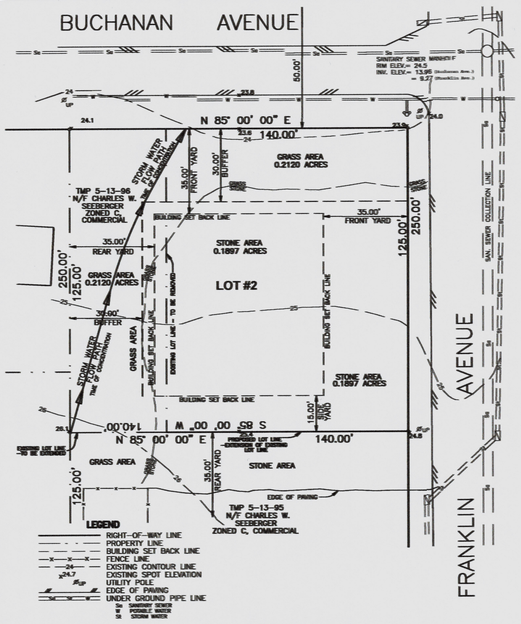
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the May 7, 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.

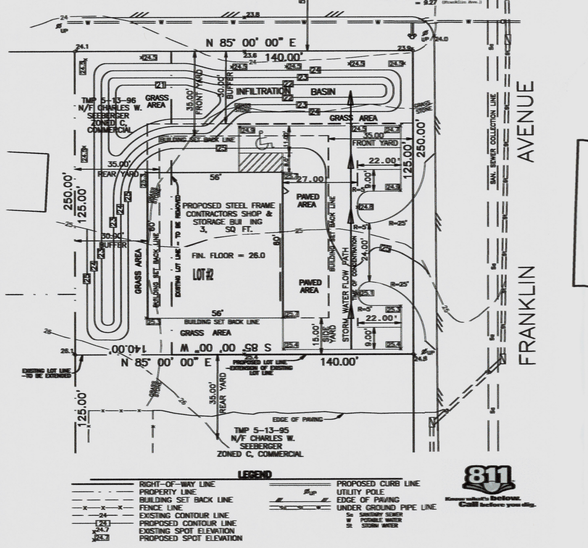
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LMW:emh
25-0085

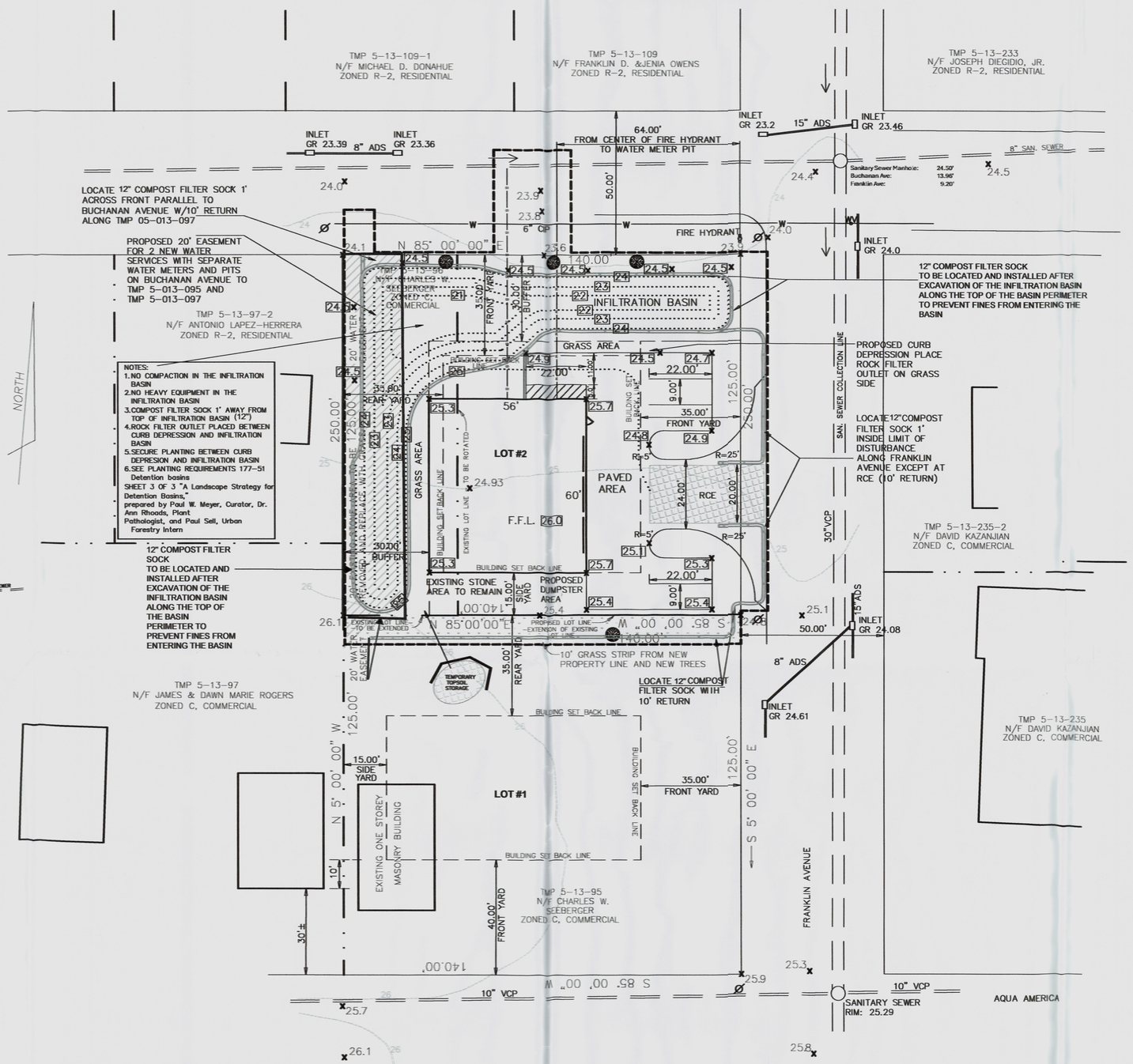
cc: Charles W. Seeberger (via email)
PLS Land Surveyors & Consulting, LLC (via email)
Donaldson M. Simons II, Simons Construction (via email)
Ted Z. Wilson, PE, PLS (via email)
Christopher H. Steward, Wood and Floge (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
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)

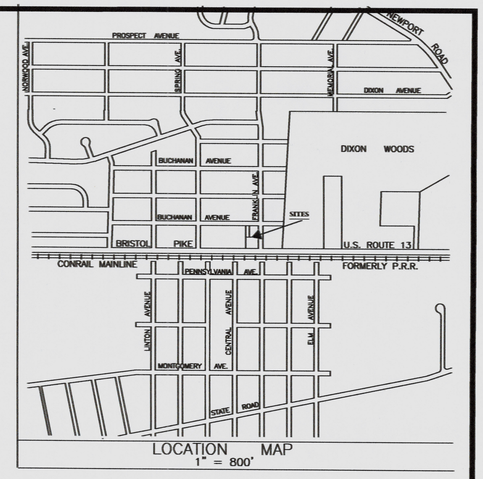


EXISTING CONDITION
AREA OF PROPOSED CONSTRUCTION
NOVEMBER 2024 1" = 30'



PROPOSED CONDITION
AREA OF PROPOSED CONSTRUCTION
NOVEMBER 2024 1" = 30'





LOCATION MAP
1" = 800'

SYMBOLS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- UNDERGROUND PIPE LINE
- CONCRETE CURB
- EXISTING ELEVATION CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED ELEVATION
- COMPOST FILTER SOCK, 12"
- RCE ROCK CONSTRUCTION ENTRANCE
- PROPOSED TREE
- UTILITY POLE
- EXISTING WATERLINE
- EXISTING STORMWATER LINE W/ INLETS
- LIMIT OF DISTURBANCE
- FIRE HYDRANT
- WATER SERVICE
- SEWER SERVICE

REVISIONS			
NO.	DESCRIPTION		DATE
1	GRADING & BASIN TZW		11/15/24
2	DETAILS & NOTES DMS II		11/18/24
3	NOTES	AB	11/23/2024
4	PRE / POST SITE PLANS	TZW	12/03/2024

GRADING SOIL EROSION PLAN, EXISTING FEATURES PLAN, AND PROPOSED SITE PLAN

2/24/25

ENVIRONMENTAL ALTERNATIVES SOLUTIONS, Inc.
1224 Bristol Pike, Bensalem, Pa. 19020-5604
dsimons.easi@gmail.com 609.310.3761
TED Z. WILSON
PE 037531-E
SU 026120-E

PA One Call
Pennsylvania One Call System, Inc.
925 Irwin Run Road
West Mifflin, PA 15122

DRAWN BY	AB
CHECKED BY	TZW
APPROVED BY	
DATE	10/11/2024
SCALE	SHOWN
DRAWING NO.	
SHEET	3 OF 3

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: April 9, 2025

Subject: BCPC #13069
Preliminary Plan of Lot Line Change for John's Auto Body
TMPs #5-75-257, -257-1, -257-3
Applicant: John Beck
Owner: Same
Plan Dated: November 28, 2024
Last Revised: February 17, 2025
Date Received: March 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: Adjust the lot lines between three parcels to correct existing deficiencies in the lot configuration. Correspondence submitted with the plan indicates an exit ramp from Route 13 to Haines Road that had been located between TMPs #5-75-257-1 and 5-75-257-3 was vacated in 2017 with the vacated ramp land area returned to the adjacent lots. The proposal will result in the following changes in lot areas: TMP #5-75-257 will decrease from 38,042.90 to 25,818.70 square feet; TMP #5-75-257-1 will increase from 24,503.20 to 48,711.90 square feet; and TMP #5-75-257-3 will decrease from 55,594.60 to 43,487.10 square feet. The correspondence indicates that no new improvements are proposed for the site, and the existing auto repair uses will remain the same. The site is served by public water and sewer.

Location: Northwest side of Bristol Pike (Route 13), at the northern corner of the intersection of Haines Road and Bristol Pike. The Pennsylvania Canal borders the site to the northwest.

Zoning: The C Commercial District permits auto repair shops on a minimum lot area of 5,000 square feet with a minimum lot width of 50 feet. The permitted maximum building coverage and impervious surface coverage are 35 and 70 percent, respectively.

The zoning hearing board granted variances from the following sections of the zoning ordinance on February 10, 2025:

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

TMP #5-75-257
Section 205-37.D.
to allow a maximum impervious surface ratio of 90.2 percent where 70 percent is permitted

Section 205-37.E.(3)
to allow a minimum rear yard setback of 27.6 feet where 35 feet is required

Section 205-120.A.(36)
to allow 25 parking spaces where 56 is required

TMP #5-75-257-1
Section 205-130.A.
to allow a minimum front yard setback of 78 feet where a special setback of 120 feet is required for Route 13

Section 205-130.A.
to allow a minimum front yard setback of 77.9 feet where a special setback of 80 feet is required for Haines Road

Section 205-120.A.(36)
to allow 14 parking spaces where 36 is required

TMP #5-75-257-3
Section 205-37.D.
to allow a maximum impervious surface ratio of 80.5 percent where 70 percent is required

Section 205-37.E.(3)
to allow a minimum rear yard setback of 10.7 feet where 15 feet is required

Section 205-130.A.
to allow a minimum front yard setback of 101.5 feet where a special setback of 120 feet is required for Route 13

Section 205-120.A.(36)
to allow 14 parking spaces where 115 spaces are required

Present Use: Auto repair

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 177-42.B.
   to not provide a lighting plan; the application indicates no changes are proposed to the existing use or property and the existing lighting is to remain

   Sections 177-43.A. & 177-66
   to not provide sidewalks on all abutting streets; the application indicates that sidewalks do not currently exist on the properties or adjacent properties along Route 13

Sections 177-44 & 177-64
to not provide streetlights; the application indicates that streetlights exist along Route 13 and at the intersection of Route 13 and Haines Road

Section 177-51.A.
to not provide street trees; the application indicates it is not practical to install street trees because of the presence of utilities and the need for clear sight distances

Section 177-51.B.
to not provide a buffer; the application indicates the rear of the properties abuts the Delaware Canal, there is not sufficient space behind two of the buildings for a buffer area, and adding a buffer to the rear of TMP #5-75-257-1, located at the corner of Haines Road, could impact the sight distances for TMP #5-75-228

Section 177-91
to allow a scale of 1-inch equals 40 feet; the application indicates that, for clarity, a larger scale is proposed

The final plan should note all granted waivers.

2. **Easement**s—The relocated lot lines are shown crossing through parking areas that appear to be shared between the parcels. While all three parcels are currently under the same ownership, we recommend consideration be given to incorporating easements for access and parking in the event ownership of any of the parcels change.

This review will be included in the Bucks County Planning Commission board materials for the May 7, 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
25-0074

cc: John Beck (via email)
Brian W. Binney, PLS, Pennoni Associates, Inc. (via email)
Michael Meginniss, Esq., Begley Carlin & Mandio (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)

TO ALL WHOM THESE PRESENTS MAY COME, I, (WE) _____
SENDING GREETINGS. KNOW YE THAT I (WE) HAVE LAID OUT UPON MY (OUR) LANDS, SITUATE IN THE TOWNSHIP OF BRISTOL, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, INTENDED TO BE FORTHWITH RECORDED. WITNESS MY (OUR) HAND AND SEAL THIS _____DAY OF_____20___.

_____ _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS:

ON THE_____DAY OF_____20___, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC FOR THE COMMONWEALTH, PERSONALLY APPEARED _____WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN HEREON, SITUATE IN THE TOWNSHIP OF BRISTOL, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS THIS PLAN BE RECORDED ACCORDING TO LAW.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

APPROVED BY THE BRISTOL TOWNSHIP PLANNING COMMISSION THIS_____DAY OF_____20___.

_____ _____
CHAIRMAN SECRETARY

REVIEWED BY THE BRISTOL TOWNSHIP ENGINEER ON THIS_____DAY OF_____20___.

_____
TOWNSHIP ENGINEER

APPROVED BY THE BRISTOL TOWNSHIP COUNCIL ON THIS_____DAY OF_____20___.

_____ _____
PRESIDENT SECRETARY

BUCKS COUNTY PLANNING COMMISSION

BCPC No. _____

RECORDED IN THE OFFICE THE RECORDER OF DEEDS AT DOYLESTOWN, PENNSYLVANIA IN THE PLAN BOOK_____PAGE_____ON THE _____ DAY OF_____20___.

BY _____

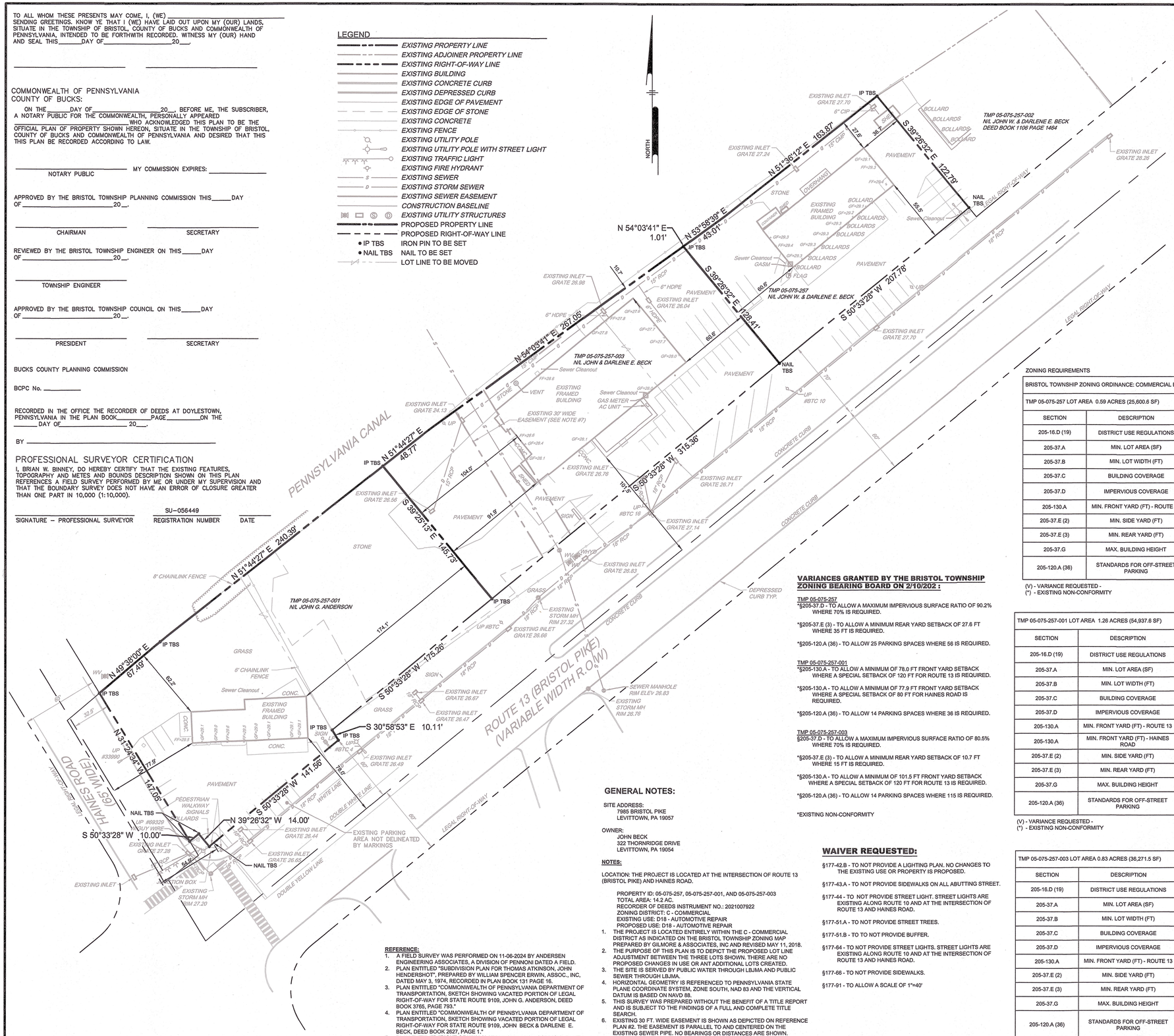
PROFESSIONAL SURVEYOR CERTIFICATION

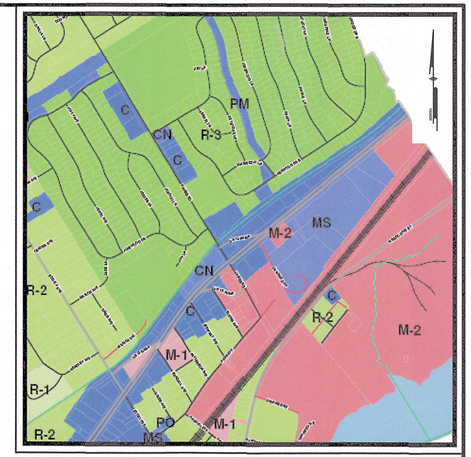
I, BRIAN W. BINNEY, DO HEREBY CERTIFY THAT THE EXISTING FEATURES, TOPOGRAPHY AND METES AND BOUNDS DESCRIPTION SHOWN ON THIS PLAN REFERENCES A FIELD SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND THAT THE BOUNDARY SURVEY DOES NOT HAVE AN ERROR OF CLOSURE GREATER THAN ONE PART IN 10,000 (1:10,000).

_____ SU-056449 _____
SIGNATURE – PROFESSIONAL SURVEYOR REGISTRATION NUMBER DATE

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJOINER PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING BUILDING
- EXISTING CONCRETE CURB
- EXISTING DEPRESSED CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF STONE
- EXISTING CONCRETE
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE WITH STREET LIGHT
- EXISTING TRAFFIC LIGHT
- EXISTING FIRE HYDRANT
- EXISTING SEWER
- EXISTING STORM SEWER
- EXISTING SEWER EASEMENT
- CONSTRUCTION BASELINE
- EXISTING UTILITY STRUCTURES
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- IP TBS IRON PIN TO BE SET
- NAIL TBS NAIL TO BE SET
- LOT LINE TO BE MOVED





LOCATION MAP
Scale: 1" = 800'

VARIANCES GRANTED BY THE BRISTOL TOWNSHIP ZONING BEARING BOARD ON 2/10/202 :

TMP 05-075-257
*§205-37.D - TO ALLOW A MAXIMUM IMPERVIOUS SURFACE RATIO OF 90.2% WHERE 70% IS REQUIRED.

*§205-37.E (3) - TO ALLOW A MINIMUM REAR YARD SETBACK OF 27.6 FT WHERE 35 FT IS REQUIRED.

*§205-120.A (36) - TO ALLOW 25 PARKING SPACES WHERE 56 IS REQUIRED.

TMP 05-075-257-001
*§205-130.A - TO ALLOW A MINIMUM OF 78.0 FT FRONT YARD SETBACK WHERE A SPECIAL SETBACK OF 120 FT FOR ROUTE 13 IS REQUIRED.

*§205-130.A - TO ALLOW A MINIMUM OF 77.9 FT FRONT YARD SETBACK WHERE A SPECIAL SETBACK OF 80 FT FOR HAINES ROAD IS REQUIRED.

*§205-120.A (36) - TO ALLOW 14 PARKING SPACES WHERE 36 IS REQUIRED.

TMP 05-075-257-003
§205-37.D - TO ALLOW A MAXIMUM IMPERVIOUS SURFACE RATIO OF 80.5% WHERE 70% IS REQUIRED.

*§205-37.E (3) - TO ALLOW A MINIMUM REAR YARD SETBACK OF 10.7 FT WHERE 15 FT IS REQUIRED.

*§205-130.A - TO ALLOW A MINIMUM OF 101.5 FT FRONT YARD SETBACK WHERE A SPECIAL SETBACK OF 120 FT FOR ROUTE 13 IS REQUIRED.

*§205-120.A (36) - TO ALLOW 14 PARKING SPACES WHERE 115 IS REQUIRED.

*EXISTING NON-CONFORMITY

GENERAL NOTES:

SITE ADDRESS:
7985 BRISTOL PIKE
LEVITTOWN, PA 19057

OWNER:
JOHN BECK
322 THORNRIDGE DRIVE
LEVITTOWN, PA 19054

NOTES:

LOCATION: THE PROJECT IS LOCATED AT THE INTERSECTION OF ROUTE 13 (BRISTOL PIKE) AND HAINES ROAD.

PROPERTY ID: 05-075-257, 05-075-257-001, AND 05-075-257-003
TOTAL AREA: 14.2 AC.
RECORDER OF DEEDS INSTRUMENT NO.: 2021007922
ZONING DISTRICT: C - COMMERCIAL
EXISTING USE: D18 - AUTOMOTIVE REPAIR
PROPOSED USE: D18 - AUTOMOTIVE REPAIR

1. THE PROJECT IS LOCATED ENTIRELY WITHIN THE C - COMMERCIAL DISTRICT AS INDICATED ON THE BRISTOL TOWNSHIP ZONING MAP PREPARED BY GILMORE & ASSOCIATES, INC AND REVISED MAY 11, 2018.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LOT LINE ADJUSTMENT BETWEEN THE THREE LOTS SHOWN. THERE ARE NO PROPOSED CHANGES IN USE OR ANT ADDITIONAL LOTS CREATED.
3. THE SITE IS SERVED BY PUBLIC WATER THROUGH LBJMA AND PUBLIC SEWER THROUGH LBJMA.
4. HORIZONTAL GEOMETRY IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, ZONE SOUTH, NAD 83 AND THE VERTICAL DATUM IS BASED ON NAVD 88.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS OF A FULL AND COMPLETE TITLE SEARCH.
6. EXISTING 30 FT. WIDE EASEMENT IS SHOWN AS DEPICTED ON REFERENCE PLAN #2. THE EASEMENT IS PARALLEL TO AND CENTERED ON THE EXISTING SEWER PIPE. NO BEARINGS OR DISTANCES ARE SHOWN.

FLOOD ZONE INFORMATION:
BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA (05-075-257, 05-075-257-001, AND 05-075-257-003) IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 42017C0464K, WHICH BEARS AND EFFECTIVE DATE OF MARCH 21, 2017.

WAIVER REQUESTED:

§177-42.B - TO NOT PROVIDE A LIGHTING PLAN. NO CHANGES TO THE EXISTING USE OR PROPERTY IS PROPOSED.

§177-43.A - TO NOT PROVIDE SIDEWALKS ON ALL ABUTTING STREET.

§177-44 - TO NOT PROVIDE STREET LIGHT. STREET LIGHTS ARE EXISTING ALONG ROUTE 10 AND AT THE INTERSECTION OF ROUTE 13 AND HAINES ROAD.

§177-51.A - TO NOT PROVIDE STREET TREES.

§177-51.B - TO TO NOT PROVIDE BUFFER.

§177-64 - TO NOT PROVIDE STREET LIGHTS. STREET LIGHTS ARE EXISTING ALONG ROUTE 10 AND AT THE INTERSECTION OF ROUTE 13 AND HAINES ROAD.

§177-66 - TO NOT PROVIDE SIDEWALKS.

§177-91 - TO ALLOW A SCALE OF 1"=40'

0 40' 80'

REFERENCE:
1. A FIELD SURVEY WAS PERFORMED ON 11-06-2024 BY ANDERSEN ENGINEERING ASSOCIATES, A DIVISION OF PENNONI DATED A FIELD.
2. PLAN ENTITLED "SUBDIVISION PLAN FOR THOMAS ATKINSON, JOHN HENDERSHOT", PREPARED BY WILLIAM SPENCER ERWIN, ASSOC., INC, DATED MAY 3, 1974, RECORDED IN PLAN BOOK 131 PAGE 16.
3. PLAN ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, SKETCH SHOWING VACATED PORTION OF LEGAL RIGHT-OF-WAY FOR STATE ROUTE 9109, JOHN G. ANDERSON, DEED BOOK 3765, PAGE 793."
4. PLAN ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, SKETCH SHOWING VACATED PORTION OF LEGAL RIGHT-OF-WAY FOR STATE ROUTE 9109, JOHN BECK & DARLENE E. BECK, DEED BOOK 2627, PAGE 1."
5. PLAN ENTITLED "RIGHT-OF-WAY CLAIM INFORMATION COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, ST RTE 0013, SECTION M04 R/W, PARCEL NO 121, SHEET NO 30-31, DEED BOOK 3765 PAGE 793, DATED 11/25/2003."
6. PLAN ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS, DRAWINGS AUTHORIZING CONDEMNATION OF RIGHT-OF-WAY, LEG. ROUTE 150 SECTION NO. 14 R/W, IN BUCKS COUNTY, FROM STA 455+86.00 TO STA 556+33.00."

ZONING REQUIREMENTS

BRISTOL TOWNSHIP ZONING ORDINANCE: COMMERCIAL DISTRICT (C)

TMP 05-075-257 LOT AREA 0.59 ACRES (25,600.6 SF)

SECTION	DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED
205-16.D (19)	DISTRICT USE REGULATIONS	D18 - AUTOMOBILE REPAIR - NON-PERMITTED USE	AUTOMOBILE REPAIR	AUTOMOBILE REPAIR
205-37.A	MIN. LOT AREA (SF)	5,000 SF	38,042.9 SF	25,818.7 SF
205-37.B	MIN. LOT WIDTH (FT)	50 FT	300.00 FT	207.78 FT
205-37.C	BUILDING COVERAGE	35.0%	19.0% (7,217.8 SF)	19.3% (4,996.4 SF)
205-37.D	IMPERVIOUS COVERAGE	70.0%	93.3% (35,502.8 SF)*	90.2% (23,416.8 SF)* (V)
205-130.A	MIN. FRONT YARD (FT) - ROUTE 13	120 FT	125.5 FT	125.5 FT
205-37.E (2)	MIN. SIDE YARD (FT)	15 FT	36.7 FT	36.7 FT
205-37.E (3)	MIN. REAR YARD (FT)	35 FT	10.7 FT*	27.6 FT* (V)
205-37.G	MAX. BUILDING HEIGHT	50 FT	< 35 FT	< 35 FT
205-120.A (36)	STANDARDS FOR OFF-STREET PARKING	ONE OFF-STREET PARKING SPACE FOR EACH 100 SQUARE FEET OF GROSS FLOOR AREA, PLUS ONE SPACE FOR EACH EMPLOYEE	43 SPACES PROVIDED* (67+11=78 REQUIRED)	25 SPACES (V) (45+11=56 REQUIRED)

(V) - VARIANCE REQUESTED -
(*) - EXISTING NON-CONFORMITY

TMP 05-075-257-001 LOT AREA 1.26 ACRES (54,937.6 SF)

SECTION	DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED
205-16.D (19)	DISTRICT USE REGULATIONS	D18 AUTOMOBILE REPAIR - NON-PERMITTED USE	AUTOMOBILE REPAIR	AUTOMOBILE REPAIR
205-37.A	MIN. LOT AREA (SF)	5,000 SF	24,503.2 SF	48,711.9 SF
205-37.B	MIN. LOT WIDTH (FT)	50 FT	398.41 FT	147.05 FT
205-37.C	BUILDING COVERAGE	35.0%	12.5% (3,053.1 SF)	6.3% (3,053.1 SF)
205-37.D	IMPERVIOUS COVERAGE	70.0%	50.1% (12,288.2 SF)	27.3% (13,344.3 SF)
205-130.A	MIN. FRONT YARD (FT) - ROUTE 13	120 FT	78.0 FT*	78.0 FT (V)
205-130.A	MIN. FRONT YARD (FT) - HAINES ROAD	80 FT	77.9 FT*	77.9 FT* (V)
205-37.E (2)	MIN. SIDE YARD (FT)	15 FT	4.2 FT*	62.2 FT
205-37.E (3)	MIN. REAR YARD (FT)	35 FT	62.2 FT	174.1 FT
205-37.G	MAX. BUILDING HEIGHT	50 FT	< 35 FT	< 35 FT
205-120.A (36)	STANDARDS FOR OFF-STREET PARKING	ONE OFF-STREET PARKING SPACE FOR EACH 100 SQUARE FEET OF GROSS FLOOR AREA, PLUS ONE SPACE FOR EACH EMPLOYEE	14 SPACES PROVIDED* (31+5=36 REQUIRED)	14 SPACES PROVIDED* (V) (31+5=36 REQUIRED)

(V) - VARIANCE REQUESTED -
(*) - EXISTING NON-CONFORMITY

TMP 05-075-257-003 LOT AREA 0.83 ACRES (36,271.5 SF)

SECTION	DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED
205-16.D (19)	DISTRICT USE REGULATIONS	D18 - AUTOMOBILE REPAIR - NON-PERMITTED USE	AUTOMOBILE REPAIR	AUTOMOBILE REPAIR
205-37.A	MIN. LOT AREA (SF)	5,000 SF	55,594.6 SF	43,487.1 SF
205-37.B	MIN. LOT WIDTH (FT)	50 FT	398.41 FT	315.36 FT.
205-37.C	BUILDING COVERAGE	35.0%	18.3% (10,150.1 SF)	28.4% (12,371.4 SF)
205-37.D	IMPERVIOUS COVERAGE	70.0%	43.1% (23,955.9 SF)	80.5% (35,001.1 SF) (V)
205-130.A	MIN. FRONT YARD (FT) - ROUTE 13	120 FT	101.5 FT*	101.5 FT * (V)
205-37.E (2)	MIN. SIDE YARD (FT)	15 FT	0 FT*	60.6 FT
205-37.E (3)	MIN. REAR YARD (FT)	35 FT	12.7 FT*	10.7 FT.* (V)
205-37.G	MAX. BUILDING HEIGHT	50 FT	< 35 FT	< 35 FT
205-120.A (36)	STANDARDS FOR OFF-STREET PARKING	ONE OFF-STREET PARKING SPACE FOR EACH 100 SQUARE FEET OF GROSS FLOOR AREA, PLUS ONE SPACE FOR EACH EMPLOYEE (13 +5 = 18 SPACES)	9 SPACES PROVIDED* (98+5=103 REQUIRED)	14 SPACES PROVIDED* (V) (110+5=115 REQUIRED)

(V) - VARIANCE REQUESTED -
(*) - EXISTING NON-CONFORMITY

PRELIMINARY NOT TO BE RECORDED

Pennoni
PENNONI ASSOCIATES INC.
150 Ridge Road, Suite 2
Sellersville, PA 18960
T 215-257-5711 F 215-257-5766

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF PENNSYLVANIA — BRIAN W. BINNEY — SURVEYOR NO. SU056449 — PROFESSIONAL LAND — 2/25/25

JOHN'S AUTO BODY
7985 ROUTE 13
LEVITTOWN, PA 19057

JOHN BECK
7985 ROUTE 13
LEVITTOWN, PA 19057

PROPOSED LOT LINE CHANGE PLAN

NO.	DATE	REVISIONS	BY
2	2/17/2025	VARIANCES RECEIVED	TLC
1	12/27/2024	REVISED BUILDING TIE	TLC

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JOAUB24001
DATE	2024-11-28
DRAWING SCALE	1"=40'
DRAWN BY	TLC
APPROVED BY	BWB

CS1001

SHEET 1 OF 2

U:\Accounts\JOAUB\JOAUB24001 - 7985 Route 13\DESIGN_SHEETS\CS1001.dwg PLOTTED: 2/25/2025 10:19 AM BY: Tina Carter PLOTSTYLE: Pennoni NCS.stb

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: April 11, 2025

Subject: BCPC #13076
Preliminary Plan of Subdivision for Norman Avenue
TMP #5-71-110
Applicant: Troy Brennan, New Horizons Property Management
Owner: Same
Plan Dated: November 22, 2024
Date Received: March 13, 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 1.861-acre site into seven residential lots ranging in size from 5,017.80 to 7,305.80 square feet, and an 18,194.29-square-foot lot to accommodate stormwater management facilities. A single-family detached dwelling is intended to be constructed on each of Lots 1 through 7. An existing dwelling will be removed. Public water and sewer are proposed to serve the development.

Location: North side of Norman Avenue, between Edgely Road and Junewood Drive.

Zoning: The M-1 Light Manufacturing District permits primarily industrial-type uses on a minimum lot area of 10,000 square feet with a maximum permitted building area and impervious surface ratio of 35 and 65 percent, respectively.

Residential uses are not permitted in the M-1 District. The application indicates that a rezoning request is concurrent with this subdivision.

Present Use: Residential

COMMENTS

The proposed subdivision is in the M-1 Light Manufacturing District which does not permit residential uses. The plan indicates that a zoning amendment will be requested to rezone the parcel from the existing

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

M-1 Light Manufacturing District to the R-3 Residence District to allow the proposed residential development. Area and dimensional requirements for the R-3 District are provided in the zoning information chart listed on the plan. The following comments are based on the regulations for the R-3 District. This is not meant to be a recommendation to rezone the site, but rather to provide comments based on information provided on the submitted plan.

1. **Zoning**—Note #40 on Plan Sheet 1 states that this project proposes to rezone the existing parcel from the M-1 Light Manufacturing District to the R-3 Residence District, and that the property must receive the rezoning approval prior to the subdivision project approval. The application form submitted with the plan indicates that the application will have to rezone the property which will be handled at the council meeting.

   Our office has not received an official submission proposal to review a rezoning of the site. Sections 609 and 610 of the Pennsylvania Municipalities Planning Code (PaMPC) outline the process for amending the zoning ordinance and the zoning map including public notice and a public hearing. We recommend that the township ensure that the procedures of the PaMPC are followed prior to approval of the project.

   Further, Section 205-199 of the zoning ordinance states that when a private petition for a change in zoning is filed, various impact studies are required (e.g., environmental, transportation, and services). Therefore, the required impact statements should be provided with any request for a zoning change. We recommend that no action be taken on this application until zoning issues have been resolved.

2. **Requested variances**—The site plan indicates that the applicant is requesting variances from the following zoning ordinance requirements:

   Section 205-109.B.
   to not require a 30-foot-wide buffer along the north and west property lines where the existing adjacent use is industrial

   Section 205.57.F.
   to not require a minimum distance of 100 feet between the M-1 District from any residential district or use

   The plan should not be approved until all zoning issues have been addressed.

3. **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 approval; the application indicates a simultaneous submission of both preliminary and final land development is presented

   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 the plan scale provided is 1-inch equals 30 feet for clarity of the plan set

   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 project 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

Section 177-48.D.(3)
to permit grading within 5 feet of the property line

Section 177-51.A.
from installing only a portion of the required street trees; the application indicates this is due to utility and grading conflicts

Section 177-49.A.
from providing a minimum width of 20 feet for stormwater easements; the application indicates the proposed easement around the stormwater stone cutoff trench will be 10 feet wide which is ample room for maintenance to occur since the storm sewers are not deep

The applicant has not provided the reasons for all 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 each waiver is based and the minimum modifications necessary. The final plan should note all granted waivers.

We recommend that council not waive Section 177-51.A. of the SALDO and require the total number of street trees to be planted. According to the Landscape Compliance Calculations on Sheet 15, a total of 22 street trees is required for the proposed cul-de-sac. However, only 14 street trees are proposed, which is slightly more than half the amount required. Street trees provide shade, help to buffer roadway noises, and help soften the appearance of roadway asphalt.

4. **Removal of site vegetation**—Sheet 19 includes an aerial photograph (undated) that shows woodlands on a majority of the site; however, the existing features plan and site capacity calculations do not indicate the presence of any woodlands. In comparing aerial photographs from recent years, it appears a majority of the site was wooded as recently as September of 2023 but completely cleared of trees by October of 2024. We strongly recommend that all required street trees be provided. Further, mitigation of any potential impacts to neighboring residents due to the recent removal of the tree cover on the development site, such as increased stormwater runoff, should be assured.

5. **Street standards**

   a. **Length of cul-de-sac**—Section 177-39.A. of the SALDO states that a permanent or temporary cul-de-sac shall not exceed 500 feet in length, unless council, with advice from the planning commission, determines that the tract warrants a longer cul-de-sac. According to the landscape compliance chart on Sheet 15, the proposed cul-de-sac, Road A, has a length of 882 feet.

   b. **Cul-de-sac radius right-of-wa**y—Section 177-39.C. of the SALDO requires culs-de-sac to have a turnaround with a minimum outside radius of 60 feet for the right-of-way. The turnaround of the proposed cul-de-sac is shown with a right-of-way radius of 55 feet.

6. **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.

7. **Lot shape**—Section 177-47.H. of the SALDO states that lots excessively irregular in shape are to be avoided. Proposed Lot 7 includes a narrow strip of land along the proposed road to Norman Road. Township officials should determine if the shape of this lot is acceptable.

8. **Sidewalks**—The proposed sidewalk along the development's interior road terminates slightly past the road's intersection with Norman Avenue. We recommend the sidewalk be constructed along Norman Drive to the site's boundaries with the adjacent parcels on both sides of the development.

9. **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. **Stormwater basins**—We recommend that the basins 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.[1]

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 subdivision.

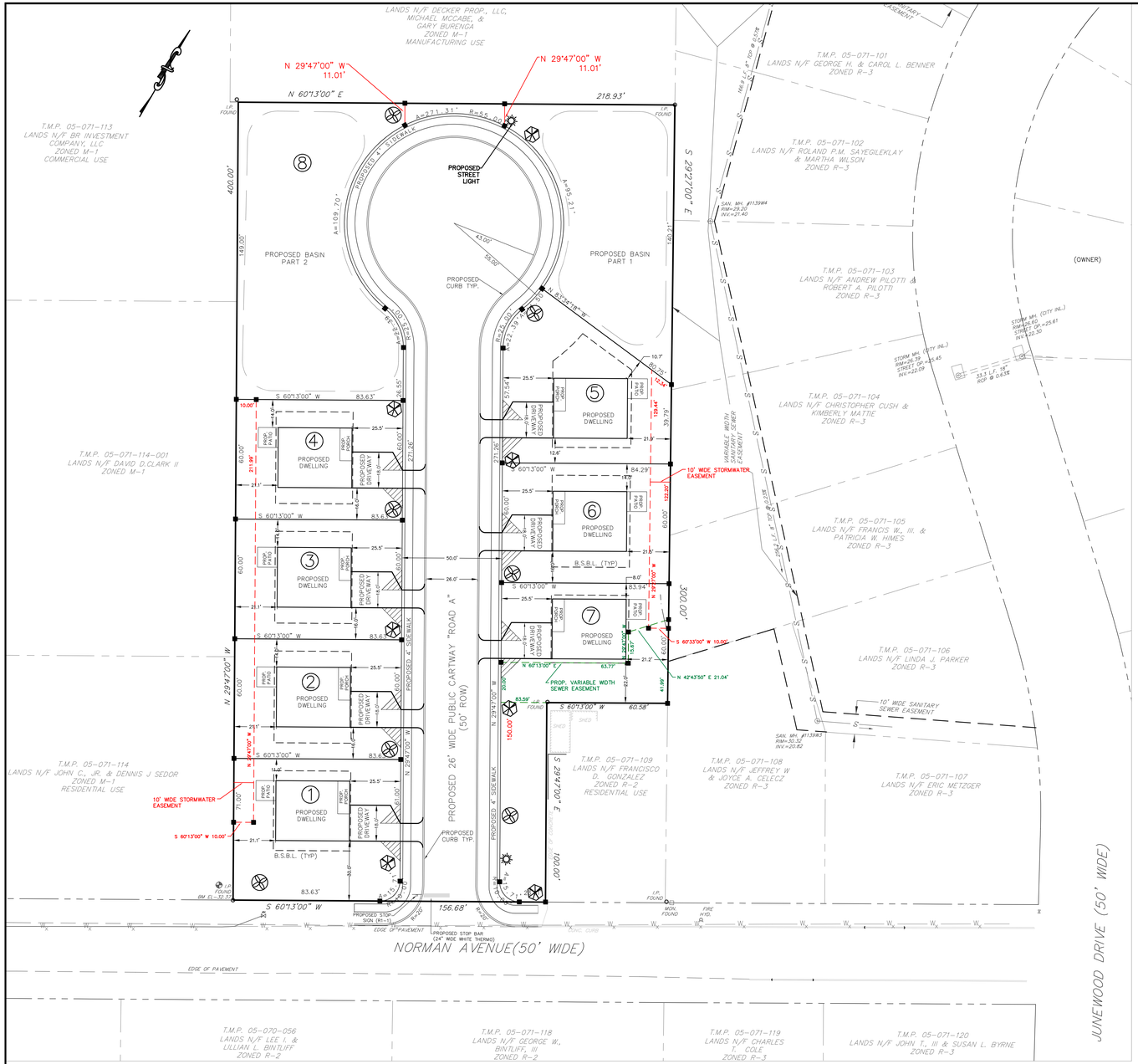
This review will be included in the Bucks County Planning Commission board materials for the May 7, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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
25-0088

cc: Troy Brennan, New Horizons Property Management (via email)
Larry Young, PE, Tri-State Engineers & Land Surveyors, Inc. (via email)
Michael J. McGinniss, Esq., Begley, Carlin & Mandio, 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)

[1] https://www.dcnr.pa.gov/Conservation/WildPlants/LandscapingwithNativePlants/NativeGardenTemplates/Pages/default.aspx



LOCATION MAP
SCALE: 1"=800'

LEGEND:

- EXISTING BOUNDARY
- 47 EXISTING CONTOURS
- x 48.2 EXISTING SPOT ELEVATION
- EXISTING BUILDING
- x x EXISTING FENCE LINE
- S S EXISTING SANITARY
- W_X W_X EXISTING WATER
- EXISTING UTILITY POLES
- (S) EXISTING SANITARY MANHOLE
- EXISTING BUILDING SETBACK LINE
- EXISTING EDGE OF PAVING
- OHE OHE EXISTING OVERHEAD ELECTRIC
- EXISTING STORM SEWER LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING ADJOINER LOT LINES
- EXISTING IRON PIPE/COPPERWELD FOUND
- SURVEY BENCHMARK
- PROPOSED BOUNDARY LINE
- WL WL PROPOSED WATER LATERAL
- SL SL PROPOSED SANITARY LATERAL
- DRAINAGE FLOW ARROW & SLOPE
- X 67.6 PROPOSED SPOT ELEVATION
- F.F.F. PROPOSED FIRST FLOOR ELEVATION
- F.G.F. PROPOSED GARAGE FLOOR ELEVATION
- PROPOSED CLEANOUT
- PROPOSED TREE
- MONUMENT TO BE SET
- PROPOSED INLET
- PROPOSED HEADWALL
- PROPOSED LIGHTPOLE
- PROPOSED CONTOUR
- PROPOSED BUILDING SETBACK LINES
- ST ST PROPOSED STORM SEWER
- PROPOSED SANITARY MANHOLE
- S S PROPOSED SANITARY SEWER
- W W PROPOSED WATER MAIN

MAINTENANCE RESPONSIBILITY

LOCATION	FACILITY	RESPONSIBLE PARTY
Lot 8	STORMWATER FACILITY AND OPEN SPACE	HOMEOWNER ASSOCIATION
LOTS 1-8	STORMWATER/LOT-OFF TRENCH	HOMEOWNER ASSOCIATION

ALL FACILITIES SHALL MEET THE PERFORMANCE STANDARDS AND DESIGN CRITERIA SPECIFIED IN THIS CHAPTER.(ORDINANCE).

I, LARRY YOUNG P.E. ON THIS DATE, MARCH 10, 2025, HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE DELAWARE RIVER SOUTH WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE OR PLAN."

Larry Young (PE-053219-E) 3/10/2025
REGISTERED PROFESSIONAL ENGINEER DATE

I, _____ ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN, MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE BUCKS COUNTY CONSERVATION DISTRICT.

OWNER DATE

SITE DATA SUMMARY

SITE ADDRESS: 7201 NORMAN AVENUE
MUNICIPALITY: BRISTOL TOWNSHIP
T.M.P. 05-071-110
LOT AREA: 05-071-110 NET LOT AREA = 81,077.0 SF (TO LEGAL R.O.W. LINE)
ZONE §205-55 M-1 (LIGHT MANUFACTURING DISTRICT)
PROPOSED ZONING DISTRICT: R-3, (SAME DISTRICT AS JUNEWOOD SECTION)
EXISTING USE: VACANT SINGLE FAMILY DETACHED DWELLING (TO BE DEMOLISHED)
PROPOSED USE: A1 SINGLE FAMILY DWELLINGS AND IMPROVEMENTS'
SITE AREA (GROSS) 1.861 ACRES 81077 SF

ZONING DATA

	M-1 REQUIRED	R-3 REQUIRED	EXISTING	LOT#1	LOT#2	LOT#3	LOT#4	LOT#5	LOT#6	LOT#7	LOT#8
MIN. LOT AREA (SF)	10,000	5,000	81,077.00	5,915.80	5,017.80	5,017.80	5,017.80	5,626.40	5,046.90	7,305.80	18,194.29
MIN. LOT WIDTH (FT.)	100	50	156.70	71.00	60.00	60.00	60.00	94.41	60.00	160.00	<50
MINIMUM FRONT YARD (FT.)	30	25	35.60	25.5	25.5	25.5	25.5	25.5	25.5	25.5	25.00
MINIMUM REAR YARD (FT.)	30	20	327.40	21.1	21.1	21.1	21.1	22.00	21.50	21.20	20.00
MINIMUM SIDE YARD (MIN./AGGR. FT.)	15 / 30 AGR	6 / 14 AGR	50.5 / 80.7 AGR	11.00	14.0 / 30 AGR	14.0 / 30 AGR	14.0 / 30 AGR	10.7 / 23.4 AGR	14.0 / 30 AGR	8 / 30 AGR	6 / 14 AGR
MAX. BUILDING COVERAGE (%)	35	30	1.1%	18.8%	22.1%	22.1%	22.1%	19.7%	22.0%	15.2%	0.00
MAX. IMPERMOUS SURFACE (%)	65	40	4.8%	28.0%	33.0%	33.0%	33.0%	29.4%	32.8%	22.7%	0.00
MAXIMUM BUILDING HEIGHT (FT.)	80	35	<35	<35	<35	<35	<35	<35	<35	<35	<35
* VARIANCE REQUESTED											

PARKING SPACES

OFF-STREET PARKING (SINGLE FAMILY DWELLING)	2	2		2	2	2	2	2	2	2	N/A
(2 SPACES PER DWELLING)											

IMPERMOUS SURFACE BREAKDOWN

DESCRIPTION	EXISTING	LOT#1	LOT#2	LOT#3	LOT#4	LOT#5	LOT#6	LOT#7	LOT#8
HOUSE	874.90	1,110.00	1,110.00	1,110.00	1,110.00	1,110.00	1,110.00	1,110.00	0.00
DRIVEWAY	2,573.80	445.50	445.50	445.50	445.50	445.50	445.50	445.50	0.00
STEPS & PATIOS	168.10	100.00	100.00	100.00	100.00	100.00	100.00	100.00	0.00
WOOD PORCH	169.60								
BILCO DOOR	20.30								
SIDEWALKS	105.40								
WALL	2.00								
TOTAL	3,914.10	1,655.50	1,655.50	1,655.50	1,655.50	1,655.50	1,655.50	1,655.50	

BUILDING AND IMPERVIOUS COVERAGE

LOT AREA	81,077.00	5,915.80	5,017.80	5,017.80	5,017.80	5,626.40	5,046.90	7,305.80	18,194.29
BUILDING COVERAGE (%)	1.1%	18.8%	22.1%	22.1%	22.1%	19.7%	22.0%	15.2%	0.00
IMPERVIOUS SURFACE COVERAGE (%)	4.8%	28.0%	33.0%	33.0%	33.0%	29.4%	32.8%	22.7%	0.00

STORMWATER MANAGEMENT NOTES:

1. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT (SWM) BEST MANAGEMENT PRACTICES (BMPs), FACILITIES, AREAS OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED.
2. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OF BMP WITH THE WRITTEN APPROVAL OF THE MUNICIPALITY.
3. THE APPLICANT GRANTS THE TOWNSHIP A BLANKET EASEMENT FOR ALL STORMWATER FACILITIES ON-SITE TO ALLOW THE TOWNSHIP TO PERFORM INSPECTIONS AND EMERGENCY MAINTENANCE, IF NECESSARY, OF THE SWM FACILITIES.

BMPs OPERATION & MAINTENANCE:

- UPGRADIENT CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED ANNUALLY.
- THE VEGETATION (FOR THE ABOVEGROUND INFILTRATION BASIN AND CONTRIBUTING DRAINAGE AREA) SHOULD BE MAINTAINED IN GOOD CONDITION AND ANY BARE SPOTS REVEGETATED.
- CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. MOW ONLY AS APPROPRIATE FOR VEGETATIVE SPECIES.
- INSPECT AT LEAST TWO TIMES PER YEAR AFTER RUNOFF EVENTS GREATER THAN 0.8 INCH AND MAKE SURE THAT RUNOFF DRAINS DOWN WITH THE DESIGN PARAMETERS. THE DRAWDOWNS REQUIRED SHALL BE THE 10, 50, AND 100-YR STORMS SHALL COMPLETELY DRAWDOWN INTO THE SOIL MEDIA WITHIN 72 HOURS OF THE END OF THE STORM
- AT LEAST TWO TIMES PER YEAR, INSPECT THE ACCUMULATION OF SEDIMENT. DAMAGE TO OUTLET STRUCTURES, EROSION, SIGNS OF WATER CONTAMINATION/SPILLS, AND INSTABILITY. LEAF LITTER NEEDS TO BE REMOVED ANNUALLY.
- AS NEEDED, REMOVE ACCUMULATED SEDIMENT AS REQUIRED TO MAINTAIN INFILTRATION TO MAINTAIN WATER QUALITY FUNCTIONALITY. RESTORE ORIGINAL CROSS SECTION. PROPERLY DISPOSE OF SEDIMENT.
- ALL BMP COMPONENTS SHALL BE MAINTAINED AS INDICATED IN PENNSYLVANIA STORMWATER BMP MANUAL.

PRELIMINARY/FINAL

NOTE:
ALL DOCUMENTS PREPARED BY TRI-STATE ENGINEERS & LAND SURVEYORS, INC., ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY TRI-STATE ENGINEERS & LAND SURVEYORS, INC., FOR THE SPECIFIC PURPOSE INTENDED WILL BE THE OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO TRI-STATE ENGINEERS & LAND SURVEYORS, INC., AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS TRI-STATE ENGINEERS & LAND SURVEYORS, INC., FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

Pennsylvania One Call System, Inc.
SERIAL # 2024-1901223
Call Before You Dig in Pennsylvania 1-800-242-1776
State Law Requires
Construction Phase: Three working Days Notice
Design Phase: Ten working Days Notice
Facility Owners: Member of One Call System

OWNER OF RECORD:
TROY BRENNAN
NEW HORIZONS PROPERTY MANAGEMENT
1909 VETERANS HIGHWAY
LEVITTOWN, PA. 19056

APPLICANT:
TROY BRENNAN
NEW HORIZONS PROPERTY MANAGEMENT
1909 VETERANS HIGHWAY
LEVITTOWN, PA. 19056

Job No.	Date:	Scale:
24-10001	11-22-2024	1" = 30'
Acreage: SEE TABLES	No. of Lots: 1	
Designed By:	Drawn By: STAFF	Checked By: L.P.Y.

REVISION	DESCRIPTION	DATE	DRAWN BY
4			
3			
2			
1			

SCALE IN FEET
20 10 0 20 40 80

TRI-STATE ENGINEERS & LAND SURVEYORS, INC.
CIVIL ENGINEER • MUNICIPAL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECT
801 WEST STREET ROAD, FEASTERVILLE, PENNSYLVANIA 19053
PHONE: 215-357-5950 FAX: 215-357-2836
FOUNDED 1959

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LARRY P. YOUNG ENGINEER PE053219-E

T.M.P. 05-071-110
NORMAN AVENUE
RECORD PLAN (2 OF 2)
BRISTOL TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SHEET 2 OF 19

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: Falls Township Board of Supervisors
Falls Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 3, 2025

Subject: BCPC #13059
Preliminary Plan of Land Development for 316-320 W Trenton Avenue
TMPs #13-35-30 & -31
Applicant: Laundry Properties, LLC
Owner: Same
Plan Dated: February 10, 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: Consolidate TMPs #13-35-30 (47,886 square feet) and 13-35-31 (21,088 square feet) into one parcel of 68,974 square feet. Demolish a single detached residence and two outbuildings. One existing 1,048-square-foot single detached residence with a medical office will remain. Construct three self-storage facility buildings of 3,621, 5,105, and 5,495 square feet. Construct two mixed-use residential and retail buildings of 1,020 and 1,213 square feet. Public water and sewer serve the site.

Location: Northwest side of West Trenton Road at Doloro Drive.

Zoning: The NC Neighborhood Commercial District permits retail stores, offices, restaurants, day-care centers, and similar uses. This district requires a minimum lot area of 20,000 square feet with a minimum lot width of 125 feet. The permitted maximum building coverage and maximum impervious surface coverage are 30 and 70 percent, respectively.

At a hearing held on April 9, 2024, variances were granted by the zoning hearing board for the following:

Section 209-22.B.
to permit a self-storage facility, retail use, and expansion of residential uses in the Neighborhood Commercial District

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

Section 209-22.F.(2)
to permit parking areas to be 15.88 feet from any street line instead of the required 20 feet

Section 209-42.H.
to permit 15 parking spaces instead of the required 26 parking spaces

Present Use: Residential, professional office

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 191-8.B.
   requiring that plans be submitted in two stages, preliminary and final; plans are submitted as a combined preliminary/final

   Section 191-52.1.B.(4)(b)[2]
   requires that a minimum of 50 percent of woodland areas be preserved; the plan shows a woodland disturbance of 71.2 percent

   Section 191-78.C.(2)
   from showing features and property owners within 200 feet of a land development

   Section 191-80.C.(1)
   from a horizontal scale of 50-40 feet per inch and vertical scale of 5 feet per inch, or a horizontal scale of 100 feet per inch and vertical scale of 10 feet per inch for a final improvement and construction plan; the scale of the plan is 1-inch equals 30 feet

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

2. **Parking spaces next to site entrance/exit**—The plan shows two perpendicular parking spaces on the site next to the proposed access driveway onto West Trenton Avenue. The location of these spaces raises a concern over the possibility of conflicts between vehicles maneuvering into and out of spaces and vehicles entering/leaving the site. We recommend that the plan be redesigned to relocate these spaces away from the site's entrance to provide for safer vehicular circulation.

3. **Right-of-way for West Trenton Avenue**—Section 191-78.D.(15) of the SALDO requires preliminary plans to show building setback lines with distances from property lines and the proposed right-of-way lines. The plan should clearly identify the future right-of-way for West Trenton Avenue so that compliance with the setback requirement can be verified.

4. **Landscape architect**—We recommend that the landscape plan (Sheet 11) be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.

5. **Lighting**—Section 191-38.(B) of the SALDO requires parking areas, driveways, and walkways to be illuminated by light fixtures that reduce glare and focus lighting downward. The height of the lighting

fixtures is not to exceed 25 feet or the height of the building. Based on the landscape and lighting plan (Sheet 11), it appears that some light from the free-standing light fixtures may trespass onto the neighboring property to the west of the site. The height of the fixtures is proposed to be 24 feet. We recommend that the township ensure that the light fixtures meet the requirements of Section 191-38.(B).

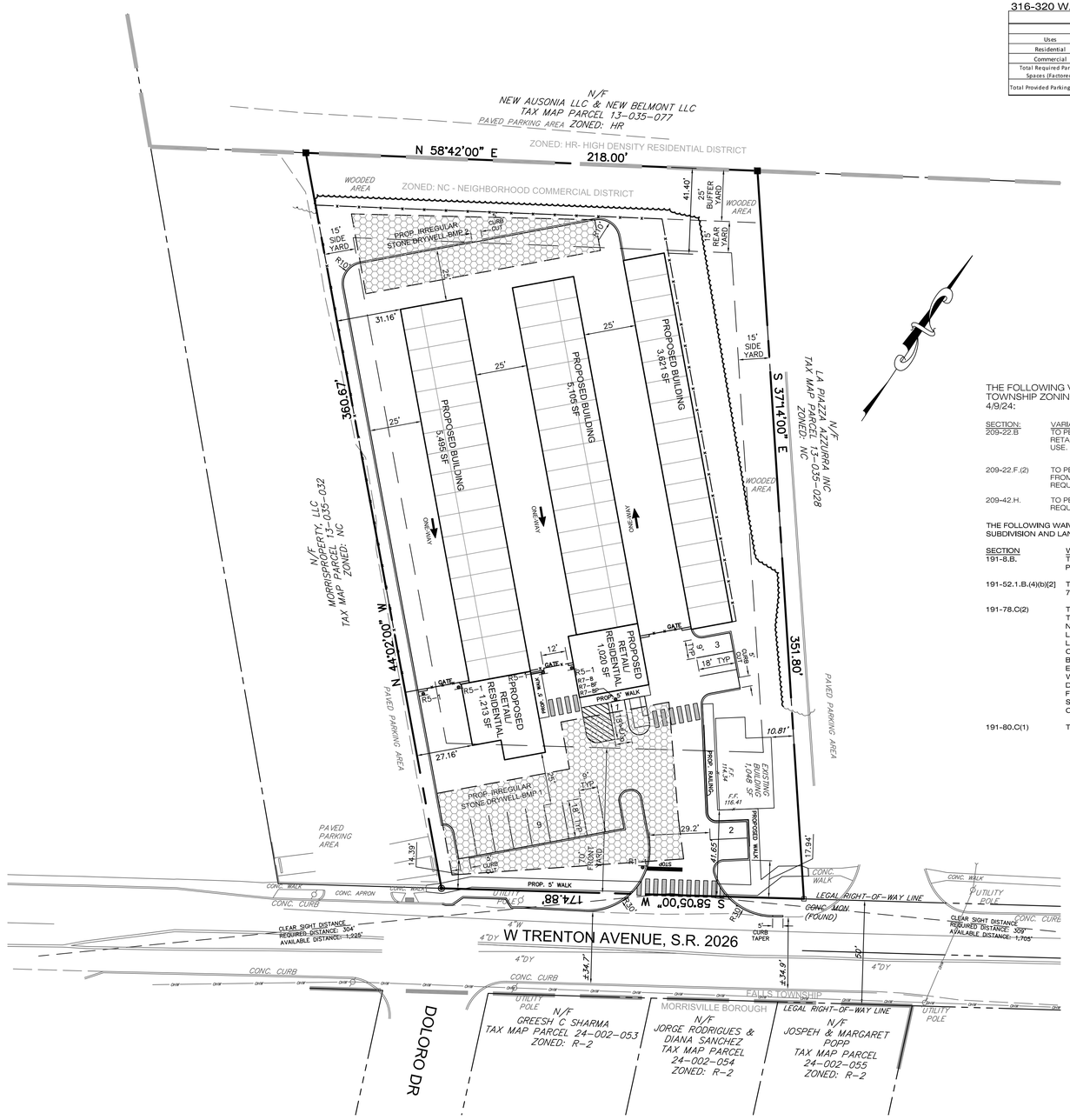
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the May 7, 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
25-0049

cc: Dan Marrazzo, Laundry Properties, LLC (via email)
Heath Alan Dumack, PE, PLS, President, Dumack Engineering (via email)
John Richardson MS, PE, Director of Land Development, Dumack Engineering (via email)
Jacqueline Aimino, MS, Project Manager, Dumack Engineering (via email)
Joseph G. Jones, PE, Jones Engineering Associates, Township Engineer (via email)
Matthew Takita, Township Manager (via email)
Diane Beri, Administrative Assistant, Township Planning & Zoning (via email)
Rose Molle, Township Executive Administrative Assistant (via email)
Michael Clarke, Rudolph Clarke, LLC, Township Solicitor (via email)
James Dillon, Interim Manager, Morrisville Borough (via email)



316-320 W. TRENTON AVENUE SHARED PARKING ANALYSIS

Proposed Shared Parking Analysis

	M-F		M-F		M-F		SAT/SUN		SAT/SUN		SAT/SUN	
Uses	8AM-5PM		6PM-12AM		12AM-6AM		8AM-5PM		6PM-12AM		12AM-6AM	
Residential	60%	5.40	100%	9.00	100%	9.00	80%	7.20	100%	9.00	100%	9.00
Commercial	90%	15.30	80%	13.60	5%	0.85	100%	17.00	70%	11.90	5%	0.85
Total Required Parking Spaces (Factored)	**21**		23		10		24		21		10	
Total Provided Parking Spaces	15		15		15		15		15		15	

PARKING REQUIREMENTS

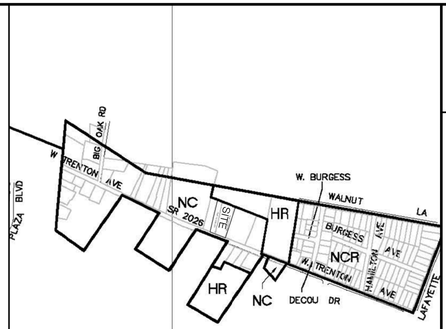
DESCRIPTION	
SINGLE FAMILY DWELLING SEC. 209-42.H.(1) TWO ADJACENT, SIDE-BY-SIDE SPACES	1 DWELLING*2 = 2 REQ. SPACES
RETAIL SEC. 209-42.H.(11) ONE SPACE FOR EVERY 180 SQUARE FEET OF GROSS FLOOR AREA, PLUS 1 SPACE PER EMPLOYEE	(1213+1020 SF)/180 SF)*1 = 12.4 SPACES = 12 REQUIRED SPACES 5 EMPLOYEES = 5 SPACES = 5 REQUIRED SPACES
RESIDENTIAL SEC. 209-42.H.(2)(a) 1.75 SPACES FOR EACH ONE-BEDROOM UNIT, TWO SPACES FOR EACH TWO-BEDROOM UNIT OR LARGER	4: 1 BEDROOM = 7 SPACES = 7 REQUIRED SPACES
	UNFACTORED REQUIRED SPACES = 26
	PROVIDED SPACES = 15

THE FOLLOWING VARIANCES FROM THE FALLS TOWNSHIP ZONING ORDINANCE WERE GRANTED ON 4/9/24:

SECTION:	VARIANCE:
209-22.B	TO PERMIT A SELF STORAGE FACILITY USE, RETAIL USE, AND EXPANSION OF A RESIDENTIAL USE.
209-22.F.(2)	TO PERMIT PARKING AREAS TO BE 15.88 FEET FROM ANY STREET LINE INSTEAD OF THE REQUIRED 20 FEET.
209-42.H.	TO PERMIT 15 PARKING SPACES INSTEAD OF THE REQUIRED 26 PARKING SPACES.

THE FOLLOWING WAIVERS FROM THE FALLS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ARE REQUESTED:

SECTION	WAIVER
191-8.B.	TO ALLOW PLANS TO BE SUBMITTED AS PRELIMINARY/FINAL.
191-52.1.B.(4)(b)[2]	TO PERMIT A WOODLANDS DISTURBANCE OF 71.2% INSTEAD OF THE ALLOWABLE 50%.
191-78.C(2)	TO ALLOW THE FEATURES SHOWN TO FULFILL THE REQUIREMENTS OF THE LOCATION, NAMES AND WIDTHS OF STREETS; THE LOCATION AND NAMES OF RAILROADS; THE LOCATION OF PROPERTY LINES, THE NAMES OF ADJACENT PROPERTY OWNERS AND THE BUCKS COUNTY TAX PARCEL NUMBER OF EACH PROPERTY; AND THE LOCATION OF WATERCOURSES, SANITARY SEWERS, STORM DRAINS AND SIMILAR FEATURES WITHIN 200 FEET OF ANY PART OF THE LAND TO BE SUBDIVIDED OR DEVELOPED BE PROVIDED ON THE PLAN.
191-80.C(1)	TO PERMIT A 1"=30' DRAWING SCALE.



LOCATION MAP
SCALE: 1"=800'

ZONED: NC, NEIGHBORHOOD COMMERCIAL DISTRICT
EXISTING USES: RESIDENTIAL & CHIROPRACTOR
PROPOSED USE: SELF-STORAGE FACILITY, RETAIL, RESIDENTIAL

REQUIREMENT	REQUIRED	EXISTING TMP 13-035-030	EXISTING TMP 13-035-031	PROPOSED COMBINED
MINIMUM LOT AREA	20,000 SF	47,886 SF	21,088 SF	68,974 SF
MINIMUM FRONTAGE	125 FT	115.02 FT	59.86 FT*	174.88 FT
MINIMUM LOT WIDTH	125 FT	115.02 FT	59.86 FT*	174.88 FT
MINIMUM LOT DEPTH	125 FT	355.29 FT	360.33 FT	354.14 FT
MINIMUM FRONT YARD	70 FT	41.65 FT*	44.42 FT*	41.65 FT*
MINIMUM SIDE YARD	15 FT**	10.81 FT*	5.81 FT*	10.81 FT*
MINIMUM REAR YARD	15 FT**	263.49 FT	252.96 FT	41.40 FT
ACCESSORY BUILDING/STRUCTURE/USE				
MIN. DISTANCE TO SIDE LINE	20 FT	38.50 FT	10.84 FT*	N/A
MIN. DISTANCE TO REAR LINE	20 FT	195.85 FT	179.81 FT	N/A
MIN. DISTANCE BETWEEN BLDGS	20 FT	40.72 FT	48.42 FT	N/A
MAXIMUM IMPERVIOUS SURFACE RATIO	70%	11.16%	20.68%	68.08%
MAXIMUM BUILDING COVERAGE	30%	3.32%	9.21%	25.37%
MINIMUM BUFFER YARD	25 FT	N/A	N/A	N/A

* INDICATES AN EXISTING NON-CONFORMITY

** PLUS 25 FEET IN BUFFER YARD WHERE YARD ABUTS A RESIDENTIAL USE OR DISTRICT

PROPOSED IMPERVIOUS SURFACE TABULATION	
BUILDINGS	= 17,502 SF
PAVED PARKING	= 27,872 SF
WALKS	= 1,581 SF
TOTAL	= 46,955 SF
	= 68.08%

GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2008-121.
2. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0458J, EFFECTIVE DATE MARCH 16, 2015.
3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. ALL CURB RADII TO BE 5 FT UNLESS OTHERWISE NOTED.
6. THE SITE IS LOCATED WITHIN THE DELAWARE RIVER SOUTH WATERSHED DISTRICT. THE SITE DRAINS TO THE DELAWARE RIVER WITH A CHAPTER 93 EXISTING AND DESIGNATED USE OF WARM WATER FISHES (WWF) AND MIGRATORY FISHES (MF).
7. ALL OPERATIONS ON THE TRACT SHALL CONFORM TO FALLS TOWNSHIP ZONING ORDINANCE 209-32.3(D) AND 209-43.
8. NO ACTIVITIES THAT INVOLVE THE STORAGE, UTILIZATION OR MANUFACTURING OF EXPLOSIVE SHALL OCCUR ON THE TRACT.
9. NO USE SHALL GENERATE TOTAL SUSPENDED PARTICLES OR OTHER AIR POLLUTANT IN EXCESS OF ANY PENNSYLVANIA OR FEDERAL STANDARDS.
10. NO USE SHALL GENERATE FUMES AND GASES OR OTHER AIR POLLUTANT IN EXCESS OF ANY PENNSYLVANIA OR FEDERAL STANDARDS.
11. ALL NEW OR REVISED SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM WITH THE STANDARDS SET FOURTH IN 2009 MUTCD.
12. THE LARGEST VEHICLE TO REGULARLY UTILIZE THE SITE WILL BE A SU-30.

SIGN LEGEND

SERIES #	REMARKS	
R1-1	STOP SIGN	30" x 30"
R7-8	RESERVED PARKING SIGN	12" x 18"
R7-8P	VAN ACCESSIBLE SIGN	12" x 6"
R7-8F	RESERVED PARKING PENALTIES SIGN	12" x 18"
R5-1	DO NOT ENTER SIGN	30" x 30"

SITE CAPACITY TABLE-COMBINED

NATURAL RESOURCE	NATURAL RESOURCE	PERCENT OF RESOURCE TO BE PROTECTED	TOTAL NATURAL RESOURCE LAND IN ACRES	TOTAL RESOURCE PROTECTED LAND	PROPOSED DISTURBANCE	% DISTURBANCE
191-52-1B(1)(a)	FLOODPLAIN	100 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0 %
191-52-1B(2)(b)	WETLANDS	100 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0 %
191-52-1B(3)(a)	WETLANDS MARGIN	80 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0 %
191-52-1B(6)(a)	LAKES AND PONDS	100 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0 %
191-52-1B(6)(a)	LAKE AND POND SHORELINES	80 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0 %
191-52-1B(7)(a)	WATERCOURSES	100 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0 %
191-52-1B(3)(b)(1)	SLOPES:					
191-52-1B(3)(b)(2)	STEEP SLOPES (15-25%)	70 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0%
	STEEP SLOPES (>25%)	85 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0%
191-52-1B(4)(b)(1)	WOODLANDS ENVIRONMENTALLY SENSITIVE AREAS	80 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0%
191-52-1B(4)(b)(2)	OTHER WOODED AREAS.	50 %	0.66 ACRES	0.33 ACRES	0.47 ACRES	71.2%
	TOTALS:		0.66 ACRES	0.33 ACRES	0.47 ACRES	

DRAINAGE PLAN CERTIFICATION

I, HEATH DUMACK, P.E. ON THIS DATE_____, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE DELAWARE RIVER WATERSHED STORMWATER MANAGEMENT ORDINANCE.

SIGNATURE _____ DATE _____

OWNER STORMWATER/E&S CERTIFICATION

I HEREBY CERTIFY THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

SIGNATURE _____ DATE _____

I, WE _____HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF FALLS, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LAND DEVELOPMENT ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED.
WITNESS OUR HAND AND SEAL THIS_____DAY OF _____20____.

_____ _____

ON THE_____DAY OF _____ 20, _____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA

PERSONALLY APPEARED _____WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF FALLS, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

_____ _____
NOTARY PUBLIC (SEAL)

APPROVED BY THE FALLS TOWNSHIP PLANNING COMMISSION

_____ 20 _____.

_____ _____
CHAIRMAN SECRETARY

REVIEWED BY THE FALLS TOWNSHIP ENGINEER ON THIS_____DAY OF _____ 20___.

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF FALLS TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, AT A MEETING HELD ON THE _____ DAY OF_____20 _____

_____ _____
CHAIRMAN SECRETARY

BCPC No. _____

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

RECORDED BY THE RECORDER OF DEEDS THIS DATE _____
RECORDED IN PLAN BOOK _____ PAGE No. _____

Legend

Tract Boundary Line	
Monument To Be Set	
Building Setback Line	
Existing Utility Pole	
Existing Edge of Roadway	
Clear Sight Triangle Line	
Existing Edge of Stone	
Iron Pin To Be Set	
Top of Bank	
Existing Fence	
Existing Treeline	
Existing Treeline To Remain	
STONE DRYWELL	
Proposed 6' High Chain Link Fence	

SERIAL No. 2025-042-1594

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A PROFESSIONAL SURVEY PERFORMED BY AND UNDER THE DIRECTION OF DUMACK ENGINEERING. REPRODUCTION OF THIS PLAN WITHOUT EXPRESSED WRITTEN CONSENT OF DUMACK ENGINEERING IS STRICTLY PROHIBITED. ANY REPRODUCTION OR COPY OF THIS PLAN FOR THE PURPOSE OF CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE PROFESSIONAL CODE OF ETHICS AND A THEFT OF SERVICES AND A THEFT OF INTELLECTUAL PROPERTY AND SHALL BE PROSECUTED TO THE FULLEST EXTENT OF CURRENT STATUTES. THE PURCHASER OF THIS PLAN SHALL HOLD HARMLESS THE PREPARER AND HIS DESIGNATES HEREON, ANY MODIFICATION, REVISION, DUPLICATION OR REUSE OF THIS PLAN BY ANY PARTY OTHER THAN DUMACK ENGINEERING IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES BE NOTED PRIOR TO CONSTRUCTION. ADDITIONAL INFORMATION MAY BE REQUIRED FOR CONSTRUCTION.

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NOT VALID WITHOUT AN EMBOSSED SEAL OR SIGNATURE IN RED INK.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR HEATH ALAN DUMACK SU-054500-E

HEATH A. DUMACK, P.E. & P.L.S.
PA P.E. LICENSE No. PE-051685-E
PA P.L.S. LICENSE No. SU-054500-E

DUMACK ENGINEERING
ESTABLISHED IN 1954
677 DURHAM ROAD
P.O. BOX 487
PENNS PARK, PA 18943
PHONE: (215) 598-1230
FAX: (215) 598-1232
A PROFESSIONAL CORPORATION
CIVIL - STRUCTURAL ENGINEERS & SURVEYORS
www.Dumack.com

REV. No.	DATE	REVISION
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EXISTING PARCEL INFO:
T.M.P. No. 13-035-030 & 031
INSTRUMENT No.: 2017039057 & 2017039058
CURRENT ZONING: NC

OWNER of RECORD:
LAUNDRY PROPERTIES, LLC
607 STATION AVENUE
LANGHORNE, PA 19047

APPLICANT:
SAME AS ABOVE

30 0 15 30
GRAPHIC SCALE

RECORD PLAN
316-320 W TRENTON AVENUE
FALLS TOWNSHIP BUCKS COUNTY, PA

DRAWN BY: HAD
CHECKED BY:
SCALE: 1"=30'
PROJECT No: 7532
PLAN DATE: FEB. 10, 2025
SHEET No: 2 of 14

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: April 24, 2025

Subject: BCPC #13075
Preliminary Plan of Land Development for Indian Valley Camping
TMP #15-22-5, -6, -6-1
Applicant: Keller Investment Group
Owner: Same
Plan Dated: March 4, 2025
Date Received: March 19, 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 approximately 16,147 square feet of new industrial space to be used for seven bay garages, a parts inventory space, and a sales floor for an automobile sales location on a 6.79-acre site. The lot currently contains a sales office, an outbuilding, and a repair garage. Of the three existing structures, the existing sales office and outbuilding are proposed to remain, while the repair garage is proposed to be demolished in place of the proposed improvements. In total, the lot will consist of 22,772 square feet of building space dedicated to the use, which will be accompanied by 254 parking spaces. The site will be served by public water facilities. A holding tank is proposed as a temporary solution to address wastewater until public sewer is available.

Location: Along the east side of Bethlehem Pike, approximately 1,000 feet south of its overpass above Route 309.

Zoning: The LI Light Industrial District permits Use E-11 Automobile Sales by right on a minimum lot size of 2 acres and a minimum lot width of 200 feet. The required front, side, and rear yards are 50, 30, and 50 feet, respectively.

Present Use: Industrial

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

COMMENTS

1. **Requested zoning relief**—The plan indicates that zoning relief will be sought for the following zoning ordinance provisions:

   Section 160-28.B.(1)
   to permit more than 40 percent of land sloped 8 percent to 15 percent to be regraded

   Section 160-55
   to permit the height of the building to exceed 35 feet

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

2. **Coordination with the Pennsylvania Department of Transportation (PennDOT)**

   a. **General**—The PA 63 (Sumneytown Pike)/PA 309 Connector Program is currently under construction and aims to provide improved system connectivity between Sumneytown Pike just north of the Pennsylvania Turnpike's Lansdale Interchange to PA 309. We recommend the applicant coordinate with PennDOT in an effort to steer traffic toward this connector road.

   b. **Sidewalk extension**—The plan depicts a future roundabout to be constructed as a part of the PA 63 (Sumneytown Pike)/PA 309 Connection Section HT3 (Phase III) Project. The plan also depicts a sidewalk that will be installed as a part of the connector project. We recommend that the sidewalk be extended as a part of this proposal along Bethlehem Pike onto the subject parcel with crosswalks integrated at the driveway locations.

3. **Landscape plan**

   a. **Registered landscape architect**—We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.

   b. **Street trees**—Section 140-37.C.(2) of the subdivision and land development ordinance (SALDO) states that street trees or front yard landscaping trees shall be required along all existing and proposed streets within any land development or major subdivision where suitable street trees do not exist. The plan should be revised to indicate the required street trees along all bordering roadways.

   c. **Parking areas**—Section 140-37.D. of the SALDO requires that every off-street parking facility shall be landscaped so that 50 percent of each facility will be shaded with trees based upon the anticipated tree crowns at maturity. The plan does not show any landscaping within or around the parking areas.

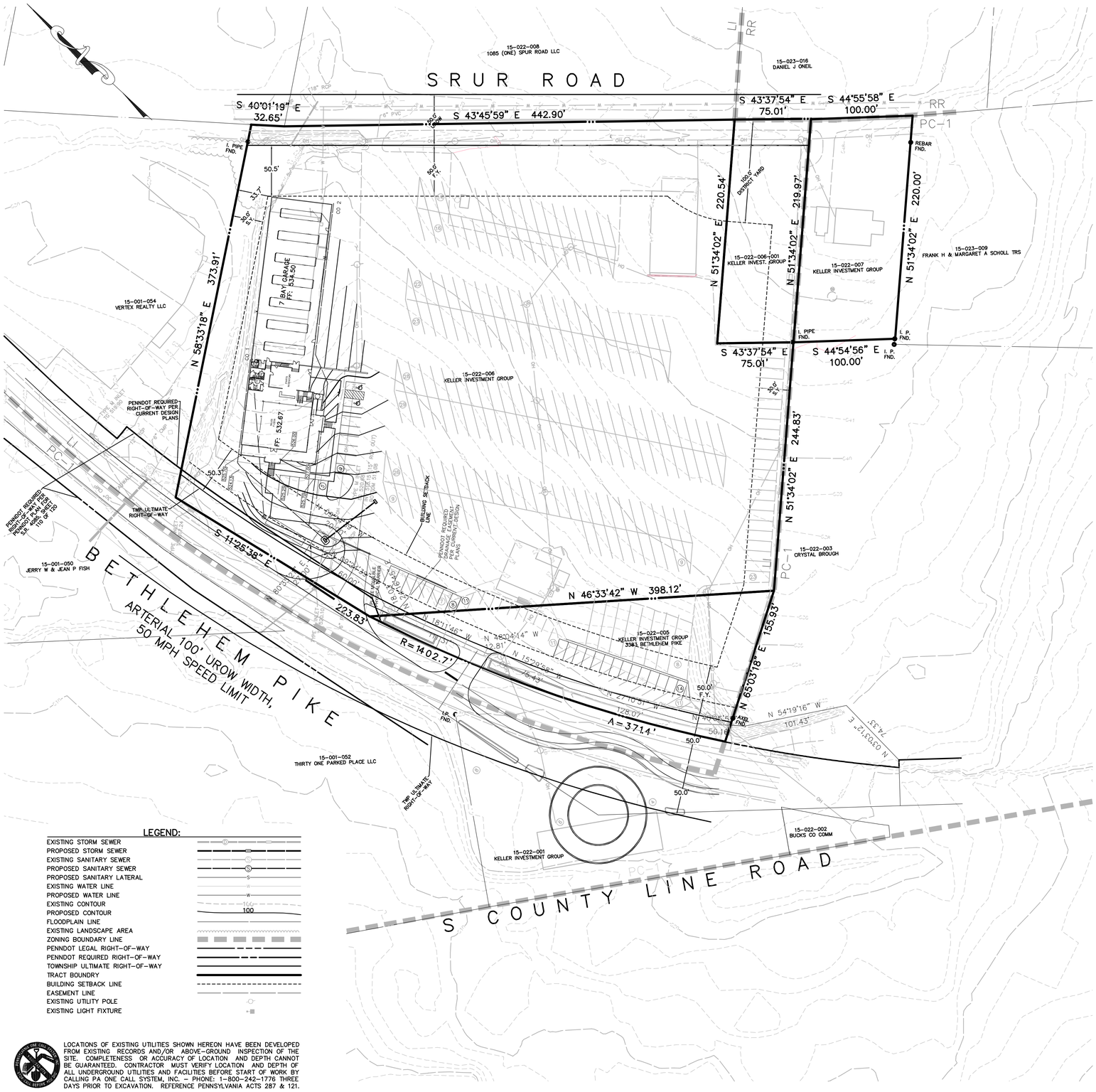
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the May 7, 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
25-0083

cc: Keller Investment Group (via email)
Andrew Schlosser, PE, Schlosser & Clauss Consulting Engineers, Inc. (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Deanna Ferry, Township Manager (via email)



LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY LATERAL
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FLOODPLAIN LINE
- EXISTING LANDSCAPE AREA
- ZONING BOUNDARY LINE
- PENNDOT LEGAL RIGHT-OF-WAY
- PENNDOT REQUIRED RIGHT-OF-WAY
- TOWNSHIP ULTIMATE RIGHT-OF-WAY
- TRACT BOUNDRY
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA ONE CALL SYSTEM, INC. – PHONE: 1-800-242-1776 THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACTS 287 & 121.

NOTES:

1. BOUNDARIES OF 15-022-005, -006, -006-001, TOPOGRAPHY AT 1' CONTOUR INTERVAL AND EXISTING FEATURES WITHIN SAID BOUNDARIES ARE FROM A FIELD SURVEY DATED SEPTEMBER, 2024. 2' CONTOUR INTERVALS ARE FROM THE PAMAP PROGRAM BY THE PA DCNR BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY PUBLISHED JUNE 2010. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. THE IMPROVEMENTS SHOWN HEREON WITHIN THE PENNDOT REQUIRED RIGHT-OF-WAY ARE PROPOSED BY PENNDOT.
3. PROPOSED UTILITIES INCLUDING, BUT NOT LIMITED TO ELECTRIC, TELEPHONE, CABLE TV FACILITIES SHALL BE PROVIDED BY UNDERGROUND SERVICE. NO NEW UTILITY POLES SHALL BE INSTALLED.
4. SITE TO BE PROVIDED PUBLIC SEWER. GRAVITY SEWERS TO BE PROVIDED BY PENNDOT WITHIN BETHLEHEM PIKE WITH PHASE III OF THE CONNECTOR PROJECT. SEWERS ARE EXPECTED TO BE EXTENDED FROM TOWNSHIP LINE ROAD. SEWERS WILL RUN FROM HILLTOWN TOWNSHIP, THROUGH FRANCONIA TOWNSHIP AND HATFIELD TOWNSHIP TO THE HATFIELD TOWNSHIP MUNICIPAL AUTHORITY'S TREATMENT PLANT.
5. SITE TO BE PROVIDED PUBLIC WATER AVAILABLE WITHIN THE FRONTAGE OF SPUR ROAD, BY NORTH PENN WATER AUTHORITY.
6. ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES AND FACILITIES SHALL BE CONFIRMED PRIOR TO THE START OF WORK. CASE NO. 20242552153.
7. NO RIGHT-OF-WAY IS BEING OFFERED WITH THIS PROJECT.
8. NO STRUCTURE, FENCE, PLANTING OR OTHER OBSTRUCTION SHALL BE MAINTAINED BETWEEN A HORIZONTAL PLANE 2' ABOVE CURB LEVEL AND A HORIZONTAL PLANE 7' ABOVE CURB LEVEL SO AS TO INTERFERE WITH TRAFFIC VISIBILITY WITH THE CLEAR SIGHT TRIANGLE OR THE PENNDOT SIGHT DISTANCE.
9. SHEETS 2 THROUGH 5 INCLUSIVE, ON RECORD AT THE TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.

ZONING INFORMATION:

ZONING DISTRICT: LI

DIMENSIONAL INFORMATION:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	2 Ac.	6.7894 Ac.	6.2471 Ac.
MIN. LOT WIDTH:	200'	598.8'	598.8'
FRONT YARD (MIN):	50'	32.1'	
SIDE YARD (EACH, MIN):	30'*	34.5'	33.7'
REAR YARD:	50'*	N/A	N/A
MAX. BLDG. HEIGHT:	35'	<35'	42.65'
MAX. FLOOR AREA RATIO:	40%	4.5%	8.8%
MAX. IMPERVIOUS SURF:	60%	93.5%	89.5%

*MIN YARD ABUTTING RESIDENTIAL DISTRICT: 100'

PARKING REQUIREMENTS

AUTOMOBILE SALES:

1 SPACE PER EMPLOYEE PLUS
1 SPACE 100 S.F. GROS FLOOR AREA.
TOTAL GROSS FLOOR AREA: 22,772 SF
TOTAL EMPLOYEES: 18
TOTAL REQUIRED SPACES: 245
TOTAL PROVIDED SPACES: 254

ZONING RELIEF REQUESTED:

1. 160-28.B(1) MORE THAN 40% OF LAND SLOPED 8% TO 15% IS TO BE REGRADED.
2. 160-55 HEIGHT OF BUILDING TO EXCEED 35'.

DRAWINGS AND SUPPORTING DOCUMENTS:

1. LAND DEVELOPMENT PLAN
2. EXISTING FEATURES PLAN
3. EROSION & SEDIMENT CONTROL PLAN
4. DETAILS AND LANDSCAPING PLAN
5. CONSTRUCTION IMPROVEMENT PLAN

EROSION & SEDIMENT CONTROL AND STORMWATER MANAGEMENT REPORT

PROPERTY INFORMATION:

PARID: 15-022-005
OWNER: KELLER INVESTMENT GROUP
ADDRESS: 3383 BETHLEHEM PIKE
INSTRUMENT No.: 2023003912
DB 6897; PG 1146
GROSS AREA: 0.6625 Ac. (SURV.)

PARID: 15-022-006
OWNER: KELLER INVESTMENT GROUP
ADDRESS: 3400 BETHLEHEM PIKE
INSTRUMENT No.: 2023003912
GROSS AREA: 5.6789 Ac. (SURV.)

PARID: 15-022-006-001
OWNER: KELLER INVESTMENT GROUP
ADDRESS: SPUR RD
INSTRUMENT No.: 2011089820
GROSS AREA: 0.3782 Ac. (SURV.)

TOTAL GROSS SITE AREA: 6.7894 Ac. (SURV.)
AREA WITHIN ULTIMATE ROW OF BETHLEHEM PIKE: 0.2591 Ac.
AREA WITHIN ULTIMATE ROW OF SPUR ROAD: 0.2833 Ac.
TOTAL NET SITE AREA: 6.2471 Ac.

OTHER LANDS OF OWNER INFO.:

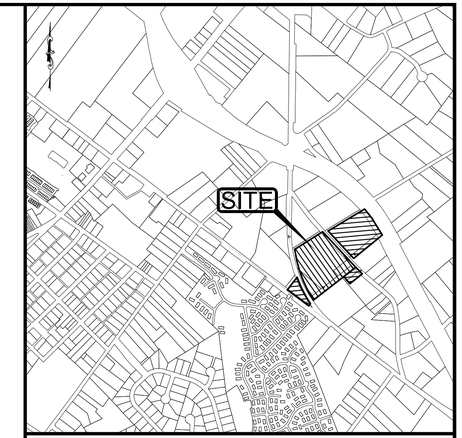
PARID: 15-022-001
OWNER: KELLER INVESTMENT GROUP
ADDRESS: BETHLEHEM PIKE
INSTRUMENT No.: 2023003912

PARID: 15-022-007
OWNER: KELLER INVESTMENT GROUP
ADDRESS: 1048 SPUR RD
INSTRUMENT No.: 2011089820
DB: 6897; PG:1146

PARID: 15-022-008
OWNER: KELLER INVESTMENT GROUP
INSTRUMENT NO.: 2023003912

OWNER/APPLICANT INFORMATION:

KELLER INVESTMENT GROUP
C/O CLAIRE KELLER
3400 BETHLEHEM PIKE
SOUDERTON, PA 18964



Commonwealth of Pennsylvania
SS.
County of Bucks
On the ___ day of _____, _____, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ personally appeared Keller Investment Group, who acknowledged (himself/herself) to be the (president/secretary) of Keller Investment Group, a corporation, and that as such (president or secretary), being authorized to do so, (he/she) executed the foregoing plan by signing that the said corporation is the registered owner of the designated land, that all necessary approvals of the plan have been obtained and is endorsed thereon, and that (he/she/they) desire that the foregoing plan be recorded according to law.
Witness my hand and notarial seal, the day and year aforesaid.
Notary Public
My Commission Expires
(SEAL)

Approved notation by the Township shall be as follows:
Approved by the Board of Supervisors of the Township of Hilltown this ___ day of _____, _____.

_____

_____

Bucks County Planning Commission notation:
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

Recorded in the office of the Recorder of Deeds, Bucks County, Pennsylvania in Plan Book _____ Page _____ on the ___ day of _____, _____.

REV.	DATE	DESCRIPTION	BY

LAND DEVELOPMENT PLAN

INDIAN VALLEY CAMPING

SITUATE:
HILLTOWN TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

SCHLOSSER & CLAUSS
CONSULTING ENGINEERS, INC.
21 EAST LINCOLN AVE., SUITE 200
HATFIELD, PA 19440-2540
PHONE: 215-855-3000 FAX: 215-855-3300
EMAIL: SCCE_INC@COMCAST.NET

SEALED PROFESSIONAL SEAL MUST BE CLEARLY VISIBLE ON THIS PLAN FOR IT TO BE CONSIDERED OFFICIAL FOR RECORDING OR CONSTRUCTION.

SCALE: 1"= 50' (0, 50, 100)
DRAWN BY: ACS
DATE: 03-04-25
CHECKED BY: ACS
DWG NO: 24043
JOB NO: 24043
SHEET 1 OF 5

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: Lower Makefield Township Board of Supervisors
Lower Makefield Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 16, 2025

Subject: BCPC #12780-A
Preliminary Plan of Subdivision for 1 Sutphin Road
TMP #20-42-109
Applicant: Lucille and Albert Giagnacova
Owner: Same
Plan Dated: March 24, 2025
Date Received: March 26, 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 1.68-acre parcel into three lots. Lot 1 will be 0.40 acres, Lot 2 will be 0.38 acres, and Lot 3 will be 0.76 acres. Lot 1 will contain an existing single-family detached dwelling. Lot 2 will contain a proposed single-family detached dwelling. Lot 3 will contain an existing duplex, barn, and garage. The existing outhouse, chicken coop, and sheds on Lot 3 will be removed. All three lots will be served by public water and sewer.

Location: Northeast of the intersection of Makefield Road and Sutphin Road. The site fronts on Makefield Road, Sutphin Road, and Fayette Drive.

Zoning: The R-2 Residential Medium-Density District permits single-family detached dwellings by right. For sites containing resource protection land between 0 and 24 percent that are served by public utilities, single-family detached dwellings are permitted with a maximum density of 1.8 dwelling units per acre and with a minimum net lot area of 16,500 square feet. Duplex is not a permitted use in the R-2 District.

Present Uses: Single-family detached and duplex

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

COMMENTS

We reviewed a preliminary plan submission for this site in September of 2022 (BCPC #12780, dated September 29, 2022). Although some 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. **Site capacity calculations**—Section 200-52 of the zoning ordinance and Sections 178-20.A.(6) and 178-20.D. of the subdivision and land development ordinance (SALDO) require site capacity calculations to be submitted with all preliminary plans by the applicant for all subdivisions and land developments. The plan does not include the required site capacity calculations.

2. **Front yard setback**—The zoning table on Sheet 1 indicates that the proposed front yard setback for Lots 1 and 3 is 63.4 feet and 18.6 feet, respectively. The table indicates that the required front yard setback is 40 feet and that the front yard setback for Lot 3 is an existing nonconformity. Note 1 in Section 200-22 and Section 200-63.A. of the zoning ordinance requires all uses and structures on lots which abut a collector road to be set back 80 feet. Section 200-63.B. indicates that Makefield Road and Sutphin Road are collector roads. The zoning table should be revised to show the correct required front yard setback and indicate that the proposed front yard setback for Lot 1 is an existing nonconformity.

3. **Submission requirements**

    a. **Stormwater management plan**—Section 178-20.E.(16) of the SALDO requires a stormwater management plan to be submitted.

    b. **Environmental impact assessment**—Section 178-20.G. of the SALDO requires an environmental impact assessment to be submitted.

4. **Bicycle path**—Section 178-48 of the SALDO requires all subdivisions or land developments to establish bike paths in accordance with the Township Official Map. Map 8 of the *Lower Makefield Township Comprehensive Master Plan Update 2019*, titled Walkway System, indicates that a walkway and bicycle path are proposed along Makefield Road. This path would connect to the existing path across from this site on Sutphin Road. Township officials should consider requiring the walkway and bicycle path be constructed along this site on Makefield Road in accordance with the comprehensive plan.

5. **Driveways**—Sheets 1 and 2 indicate the existing driveway on Lot 3 closest to the intersection of Sutphin Road and Fayette Drive will be removed and replaced. Section 178-44.A. of the SALDO requires private driveways to be located at least 40 feet from any other street access point, driveway, or intersection. The plans should indicate that the proposed driveway is at least 40 feet away from the intersection of Sutphin Road and Fayette Drive.

    Also, Sheet 2 indicates that the existing stone driveway on Lot 3, to the west of the dwelling, is going to be removed. The record plan (Sheet 1) indicates the existing stone driveway west of the dwelling is to remain on the site. The plans should be revised to clarify if this driveway is to be removed.

6. **Sidewalk**—Section 178-47.A. of the SALDO requires sidewalks to be provided on both sides of all streets where required by the township. We recommend the applicant coordinate with township officials to determine if sidewalks are required.

7. **Street trees**—Section 178-81.A. of the SALDO requires street trees to be planted along both sides of all streets within any subdivision where suitable street trees or natural wooded areas do not exist. The plans should be revised to comply with the requirements of Section 178-81.

8. **Tree protection areas**—Sheet 1 indicates a new dwelling is proposed on Lot 2. The existing features plan shows existing vegetation in the same area where the dwelling is proposed. The landscape plan should be revised to demonstrate compliance with the tree protection standards in Section 178-85 of the SALDO.

9. **Certified landscape architect**—Section 178-80.A. requires the landscape plan to be prepared by a certified landscape architect. We recommend the landscape plan be prepared, signed, and sealed by a registered landscape architect in state of Pennsylvania.

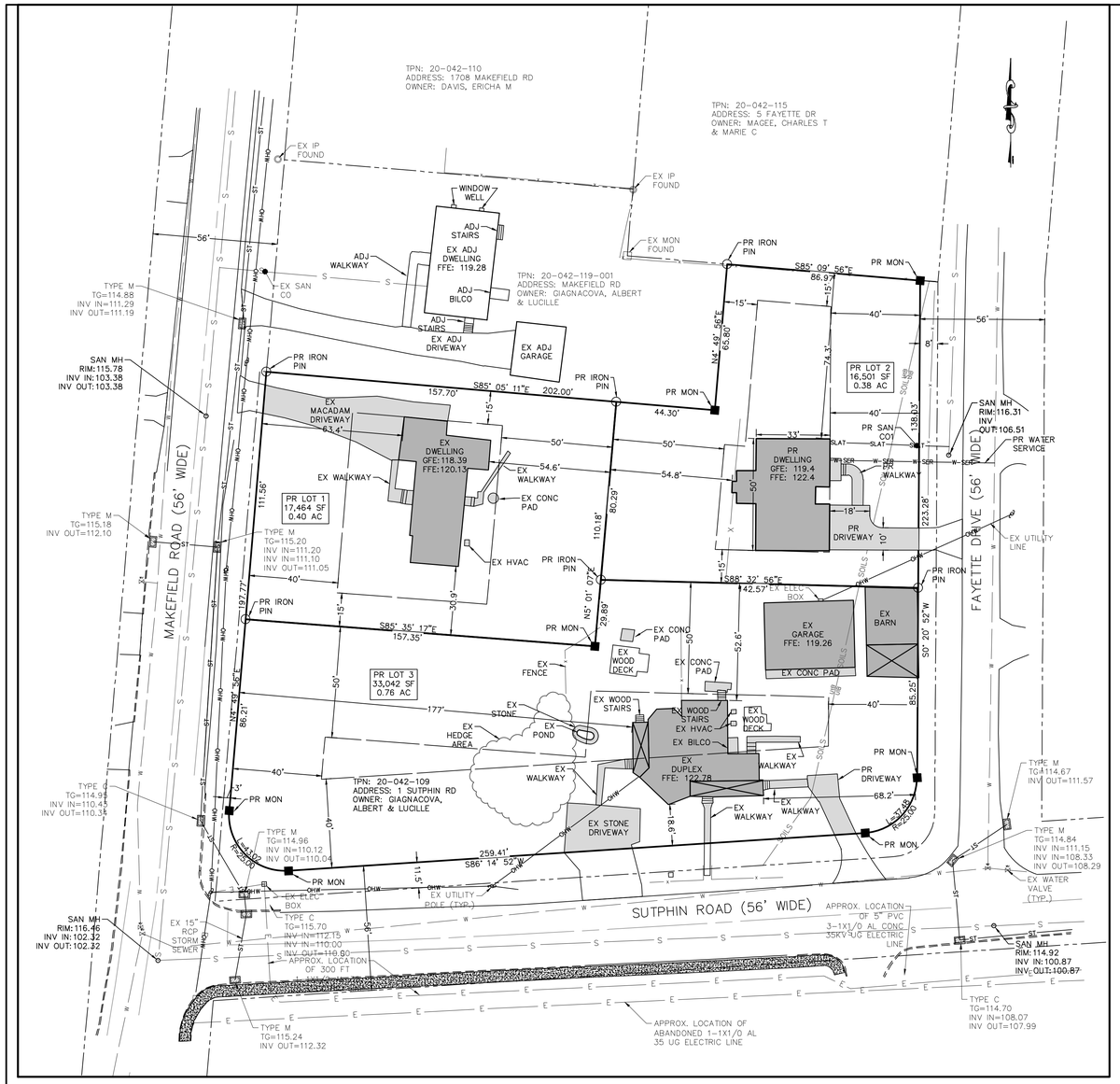
10. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the May 7, 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
25-0095

cc: Lucille Giagnacova (via email)
Vince Fioravanti, PE, PLS, Fioravanti, Inc. (via email)
Justin Fischetti, Fioravanti, Inc. (via email)
Isaac Kessler, PE, Remington and Vernick Engineers, Township Engineer (via email)
David W. Kratzer, Jr., Township Manager (via email)
James Majewski, PE, PP, CFM, Township Director of Planning and Zoning (via email)
Daniel McLoone, Township Planner (via email)



ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF BUCKS

ON THE _____ DAY OF _____, _____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED (NAME OR NAMES OF ALL OWNERS), KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES (IS/ARE) SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT (HE/SHE/THEY) (IS/ARE) THE REGISTERED (OWNER/OWNERS) OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT (HE/SHE/THEY) DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.
WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

LAND SURVEYOR

I, THE REGISTERED LAND SURVEYOR, CERTIFY THAT THE PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED, AND THAT THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

_____ _____
LAND SURVEYOR DATE

RECORDING CERTIFICATION

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN PENNSYLVANIA IN PLAN BOOK _____ PAGE _____

_____ _____ _____
RECORDER OF DEEDS DATE

APPLICANT AGREEMENT

AS THE APPLICANT OF THIS PROJECT, I ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM PLAN MUST BE APPROVED BY LOWER MAKEFIELD TOWNSHIP IN WRITING.

_____ _____ _____
APPLICANT DATE

TOWNSHIP ENGINEER

THIS PLAN WAS REVIEWED BY THE LOWER MAKEFIELD TOWNSHIP ENGINEER ON THE _____DAY OF _____ 20___.

_____
TOWNSHIP ENGINEER

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SHEET INDEX

S01 RECORD PLAN
S02 EX FEATURES PLAN
S03 GRADING PLAN
S04 ES PLAN
S05 LANDSCAPE CONSERVATION PLAN
S06 ES NOTES
S07 ES DETAILS
S08 SANITARY SEWER DETAILS AND PROFILES

TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY RESOLUTION OF THE SUPERVISORS OF LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA AT A MEETING HELD ON THE _____ DAY OF _____, 20___.

_____

_____

_____

ENGINEERS CERTIFICATION

I VINCENT W FIORAVANTI PE, 36598 E DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF LOWER MAKEFIELD TOWNSHIP.

_____ _____
VINCENT W. FIORAVANTI, DATE

OWNERSHIP CERTIFICATION

TO ALL TO WHOM THESE PRESENTS MAY COME: KNOW YE THAT I (WE), _____, HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF LOWER MAKEFIELD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS OUR HAND AND SEAL THIS DAY OF _____ 20___

_____ _____
OWNER

_____ _____
OWNER

CERTIFICATION OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
} SS:
COUNTY OF BUCKS

ON THIS_____DAY OF _____ 20___ AD BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN BUCKS COUNTY, PERSONALLY APPEARED _____, SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAME(S) ARE SUBSCRIBED BELOW, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNER OF THE DESIGNATED LAND; THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID. NOTARY PUBLIC BY

_____ _____
OWNER

_____ _____
NOTARY PUBLIC OUR COMMISSION EXPIRES:

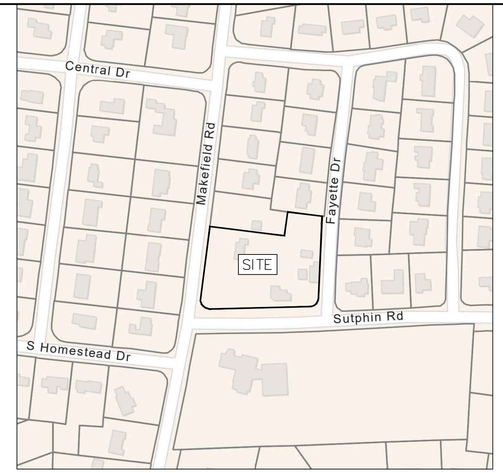
BUCKS COUNTY PLANNING COMMISSION NOTATION

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.

Before You Dig Anywhere
In... PENNSYLVANIA
STOP! CALL 1-800-242-1776 TOLL FREE
PA Law requires 3 working days notice before you excavate
PA ONE CALL SYSTEM, INC.

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
PENNSYLVANIA ONE CALL SERIAL NUMBER FOR THIS SITE: # 2025-002-0719
UTILITIES:
PA AMERICAN WATER YARDLEY
AQUA PA DESIGN
PECO EXELON COMPANY
COMCAST CABLE SURVEILLANCE
LOWER MAKEFIELD TOWNSHIP
TOWNSHIP OF FALLS AUTHORITY



LOCATION MAP
1" = 200'

GENERAL NOTES

1. PROJECT NARRATIVE:

   THIS PLAN DEPICTS THE PROPOSED SUBDIVISION AND LAND DEVELOPMENT OF AN EXISTING SITE LOCATED AT 1 SUTPHIN ROAD IN YARDLEY, PA 19067. THE EXISTING PARCEL IS PROPOSED TO BE SUBDIVIDED INTO THREE LOTS.

2. MUNICIPALITY: LOWER MAKEFIELD TOWNSHIP
   ZONING DISTRICT: R-2 – RESIDENTIAL MEDIUM-DENSITY DISTRICT
   PRINCIPAL USE: A(2) – DWELLING, SINGLE-FAMILY DETACHED.

ITEM	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	16,500 SF	68,974 SF	67,007 SF
LOT WIDTH @ FRONT BUILDING LINE	110 FT	627.6 FT	N/A
FRONT YARD	40 FT	18.6 FT*	N/A
SIDE YARD (EACH)	15 FT	N/A	N/A
REAR YARD	50 FT	15.0 FT*	N/A
ACCESS. BLDG SY/RY	10 FT	0 FT*	N/A
MAX BLDG HEIGHT	35 FT	< 35 FT	< 35 FT
MAX ACCESS. BLDG HEIGHT	15 FT	< 15 FT	< 15 FT
MAX IMP COVERAGE	18%	15.8%	17.3%

* EXISTING NONCONFORMITY

ITEM	LOT 1	LOT 2	LOT 3
LOT AREA	17,464 SF	16,501 SF	33,042 SF
LOT WIDTH @ FRONT BUILDING LINE	111.2 FT	140.4 FT	369.1 FT
FRONT YARD	63.4 FT	40.0 FT	18.6 FT*
SIDE YARD (EACH)	15.0 FT	15.0 FT	N/A
REAR YARD	54.6 FT	54.8 FT	52.6 FT
ACCESS. BLDG SY/RY	N/A	N/A	0 FT*
MAX BLDG HEIGHT	< 35 FT	< 35 FT	< 35 FT
MAX. ACCESS. BLDG HEIGHT	N/A	N/A	< 15 FT
MAX IMP COVERAGE	18.0%	15.2%	17.1%

* EXISTING NONCONFORMITY

3. IMPERVIOUS SUMMARY:
   MAX IMPERVIOUS = 67,007 SF * (0.18) = 12,061 SF

FEATURE	EXISTING	LOT 1	LOT 2	LOT 3	PR TOTAL
DWELLINGS	3,618.3 SF	1,684.1 SF	1,758.5 SF	1,934.1 SF	5,376.8 SF
GARAGES	1,214.0 SF	0 SF	0 SF	1,214.0 SF	1,214.0 SF
CHICKEN COOP SHEDS/BARN /OUTHOUSE	524.2 SF	0 SF	0 SF	0 SF	0 SF
	1,185.7 SF	0 SF	0 SF	929.1 SF	929.1 SF
DRIVEWAYS	3,558.3 SF	1,267.0 SF	586.9 SF	955.7 SF	2,809.7 SF
WALKWAYS	505.9 SF	170.4 SF	157.8 SF	335.5 SF	663.7 SF
CONC. PADS	243.9 SF	16.1 SF	0 SF	227.9 SF	243.9 SF
BILCO/HVACS	48.5 SF	5.9 SF	0 SF	42.6 SF	48.5 SF
TOTAL	10,898.8 SF	3,143.5 SF	2,503.3 SF	5,638.9 SF	11,285.7 SF
MAX ALLOWED	12,415 SF	3,143.5 SF	2,970.3 SF	5,947.5 SF	12,061.2 SF

PR IMPERVIOUS TOTAL = 3,143.5 SF + 2,503.3 SF + 5,638.9 SF = 11,285.7 SF
IMP CHANGE = 11,285.7 SF – 10,898.8 SF = 386.9 SF

4. OWNER:
   GIAGNACOVA, ALBERT & LUCILLE
   12 ST JAMES PL
   YARDLEY, PA 19067

5. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON FIELD SURVEYS PERFORMED BY THIS OFFICE IN NOVEMBER 2024.

6. TAX PARCEL NUMBER: 20-042-109

7. PA ONE CALL SN: 2025-002-0719

8. EXISTING SOILS ON SITE:
   UIB – URBAN LAND-DELAWARE COMPLEX
   KSAT: 2.00 TO 6.00 IN/HR
   DEPTH TO WATER TABLE: > 80 INCHES
   UtB – URBAN LAND-MATAPEAKE COMPLEX
   KSAT: 0.20 TO 2.00 IN/HR
   DEPTH TO WATER TABLE: > 80 INCHES

9. SHEETS 2 THROUGH 8 INCLUSIVE, ON RECORD AT LOWER MAKEFIELD TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.

LEGEND

- WL — *EXISTING WETLANDS*
- *EXISTING BUILDINGS*
- *EXISTING LEGAL ROW LINE*
- PROPOSED BUILDINGS
- PROPOSED BUFFER
- PROPOSED EASEMENT
- PROPOSED MONUMENT/PIN TO BE SET
- PROPOSED CURB
- X — PROPOSED SCREENING FENCE
- PROPOSED RIGHT OF WAY
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED BUILDING SETBACK
- PROPOSED LOT LINE

FIORAVANTI, INC.
CIVIL ENGINEERS & LAND SURVEYORS
618 STREET ROAD * SOUTHAMPTON, PA 18966
(215) 322 * 2143

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL VINCENT W. FIORAVANTI ENGINEER 36598-E PENNSYLVANIA

REVISIONS		
NO.	DESCRIPTION	DATE
1		

DATE: 3/24/2025
SCALE: 1"=30'
JOB # 2292 FB # ---
DRAWN: GMF CHECKED: VWF

1 SUTPHIN ROAD SUBDIVISION
LOWER MAKEFIELD TOWNSHIP
PREPARED FOR:
GIAGNACOVA, ALBERT & LUCILLE
YARDLEY, PA,
19067, USA

RECORD PLAN

SHEET 1 OF 8

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: Milford Township Board of Supervisors
Milford Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 25, 2025

Subject: BCPC #10037-B
Preliminary Plan of Subdivision for Brookfield Estates
TMPs #23-15-36, -37, -39
Applicant: D.R. Horton
Owner: Quakertown Community School District
Equitable Owner: D.R. Horton
Plan Dated: November 13, 2024
Date Received: March 3, 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 122.694-acre site consisting of three tax parcels into 104 lots with single-family dwellings. The proposed lots range in size from 16,000 square feet to 36,000 square feet. Three areas of open space, totaling 60.61 acres, are proposed for the site. Four roads are proposed for the site, including two cul-de-sacs. The site is to be served by public water and sewerage systems.

Location: Along the eastern side of North Old Bethlehem Pike, at its intersection with Brick Tavern Road.

Zoning: The RD Rural Development District permits Use B5 Single-Family Cluster on a minimum site area of 4 acres. Single-family detached dwellings are permitted on lots with a minimum average lot area of 20,000 square feet (per Sections 404.B5.b. and 502 of the zoning ordinance) and a minimum lot width of 100 feet. The permitted maximum impervious surface ratio is 20 percent and a minimum open space ratio of 50 percent is required.

Present Use: Agricultural

COMMENTS

1. **Minimum lot area**—Provisions for Use B5 Single-Family Detached Cluster in Section 404.B5.b. of the zoning ordinance state that the requirements of Section 502 Table of Performance Standards shall be

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

met for the use. The Table of Performance Standards in Section 502 indicates that the minimum lot area for Use B5 Single-Family Detached Cluster in the RD District shall be the minimum average lot area, which is listed as 20,000 square feet. Almost half of the proposed lots are less than the required 20,000 square feet.

2. **Historic resources**—The correspondence from the Pennsylvania State Historic Preservation Office, dated December 10, 2024, states that more information is requested for the existing resource on the site. The township should ensure the applicant complies with providing further documentation to confirm the project does not negatively impact the historically associated farmland.

3. **Buffers**—The project site abuts the PC Planned Commercial District in Richland Township, with several of the proposed residential units adjacent to commercial development. We recommend the plan be redesigned to eliminate Road D, a proposed cul-de-sac, and the five dwellings associated with the cul-de-sac to create a more conducive buffer between the existing commercial use and the proposed residential use.

4. **Open space**

   a. **Private or common open space**—The application for the plan states that private open space is proposed. Per Section 404 of the zoning ordinance, Use B5 Single-Family Detached Cluster is described as single-family detached dwellings on individual lots with private yards on all sides of the houses which are clustered to preserve common open space. The plan should note if the proposed open space is private or public.

   b. **Stormwater management facilities**—Per Section 301 of the subdivision and land development ordinance (SALDO), open space shall not include stormwater detention or retention basins. Section 251 of the zoning ordinance indicates that stormwater basins designed to retain water year-round may be included as open space. The plan shows stormwater basins within delineated open space. We recommend the plan clearly indicate what basins are intended to retain stormwater so that compliance with the stated ordinance requirements can be verified.

5. **Tree protection**—Per Section 301 of the SALDO, the tree protection zone is an area that is radial to the trunk of a tree in which no construction activity shall occur. The tree protection zone shall be 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline, whichever is greater. The tree protection zone should be shown on the plan and compliance with the tree protection standards in Section 512 of the SALDO should be shown.

6. **Trail network**—The proposed trail network through the development should be redesigned so that the walkways do not intrude through individual lots.

7. **Cluster mailboxes**—We recommend a centralized location for mailboxes for this proposed development. Cluster mailboxes shall be located by approval of the board of supervisors, per Article V. Design Standards of the SALDO.

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

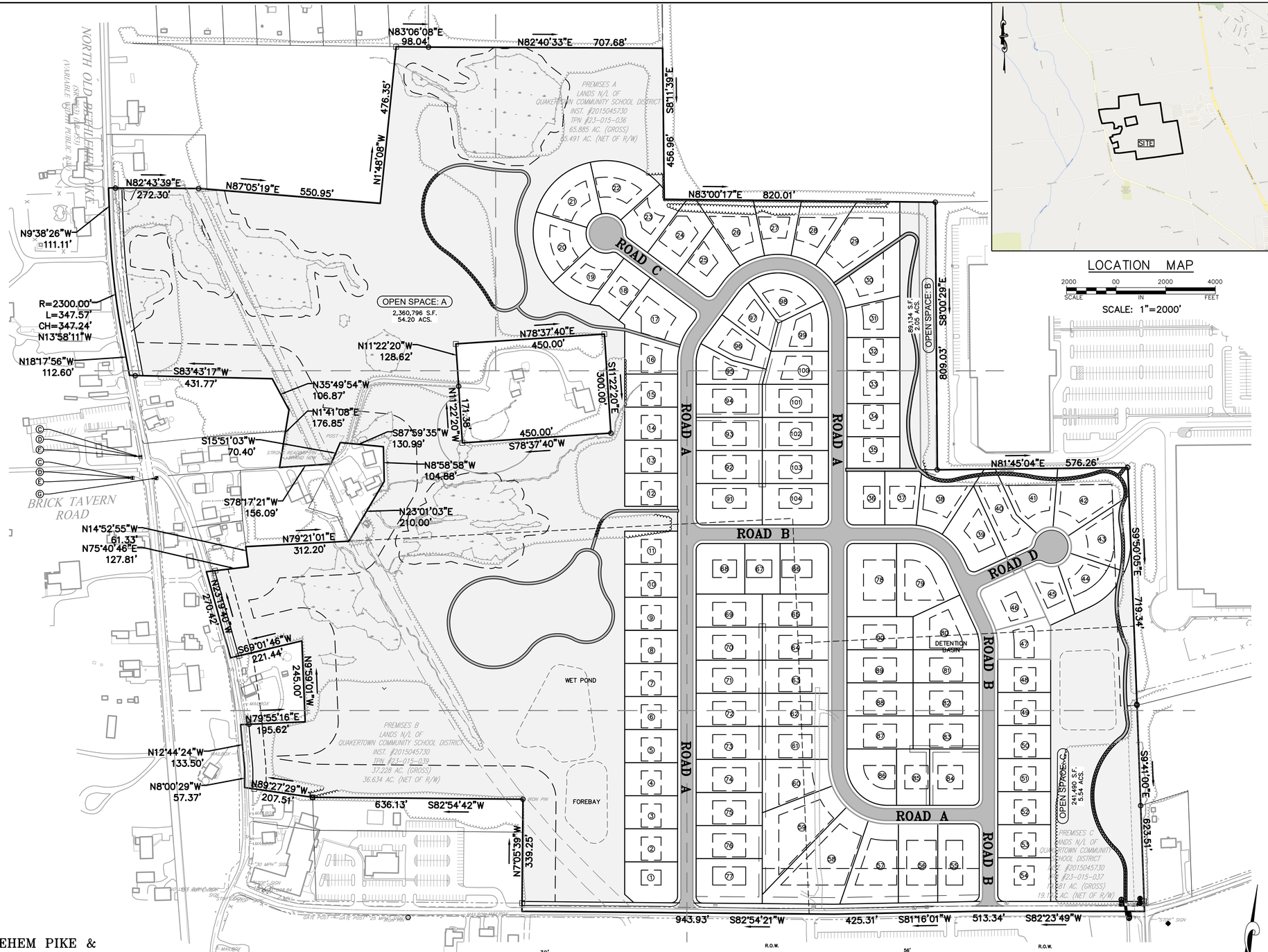
This review will be included in the Bucks County Planning Commission board materials for the May 7, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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
25-0055

cc: D.R. Horton (via email)
Benjamin A. Kutz, PE, Gilmore & Associates, Inc. (via email)
Todd C. Baldwin, PE, Andersen Engineering Associates, Inc., Township Engineer (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer & Office Manager (via email)
Matthew Walters, QAPC (via email)
Leslie Huhn, Richland Township Manager/Municipal Administrator (via email)

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	31.59'	20.00'	S37°39'04"W	28.41'
C2	51.01'	178.00'	S0°36'24"W	50.84'
C3	62.80'	178.00'	S18°55'25"W	62.47'
C4	31.42'	20.00'	S15°58'09"E	28.28'
C5	18.55'	20.00'	S87°32'03"E	17.89'
C6	66.37'	60.00'	S82°24'41"E	63.03'
C7	63.16'	60.00'	S20°34'02"E	60.28'
C8	63.16'	60.00'	S39°44'45"W	60.28'
C9	63.16'	60.00'	N79°56'29"W	60.28'
C10	43.93'	60.00'	N28°48'43"W	42.95'
C11	18.55'	20.00'	N34°24'15"W	17.89'
C12	31.42'	20.00'	S74°01'51"W	28.28'
C13	71.56'	208.00'	S38°53'12"W	71.21'
C14	80.62'	208.00'	S59°50'46"W	80.12'
C15	80.62'	208.00'	S82°03'14"W	80.12'
C16	80.62'	208.00'	N75°44'18"W	80.12'
C17	80.62'	208.00'	N53°31'51"W	80.12'
C18	80.62'	208.00'	N31°19'23"W	80.12'
C19	45.80'	208.00'	N13°54'40"W	45.71'
C20	31.42'	20.00'	N52°36'11"W	28.28'
C21	18.14'	177.99'	S85°18'51"W	18.13'
C22	84.00'	177.99'	N78°14'46"W	83.23'
C23	100.31'	177.99'	N48°34'52"W	98.99'
C24	31.42'	20.00'	N77°26'27"W	28.29'
C25	18.10'	19.95'	S31°33'52"W	17.49'
C26	54.55'	60.00'	S60°49'39"W	52.69'
C27	54.55'	60.00'	N67°05'08"W	52.69'
C28	54.73'	60.00'	N14°54'29"W	52.86'
C29	54.36'	60.00'	N37°10'44"E	52.52'
C30	49.79'	60.00'	N86°54'15"E	48.37'
C31	18.55'	20.01'	N84°09'21"E	17.90'
C32	31.41'	20.00'	N12°33'33"E	28.28'
C33	29.85'	178.00'	N27°38'02"W	29.82'
C34	31.42'	20.00'	N52°36'11"W	28.28'
C35	31.42'	20.00'	N37°23'49"E	28.28'
C36	31.42'	20.00'	S52°36'11"E	28.28'
C37	58.52'	178.00'	S88°11'07"E	58.25'
C38	78.07'	178.00'	S66°12'10"E	77.45'
C39	78.07'	178.00'	S41°04'22"E	77.45'
C40	64.94'	178.00'	S18°03'20"E	64.59'
C41	31.42'	20.00'	S52°36'11"E	28.28'
C42	31.42'	20.00'	N37°23'49"E	28.28'
C43	31.24'	20.00'	N52°20'55"W	28.16'
C44	31.42'	20.00'	N52°36'11"W	28.28'
C45	59.62'	122.00'	N6°23'49"E	59.03'
C46	18.38'	122.00'	N24°42'50"E	18.37'
C47	45.10'	152.00'	N37°31'51"E	44.93'
C48	266.26'	152.00'	S83°47'10"E	233.50'
C49	68.98'	152.00'	S20°36'11"E	68.39'
C50	31.42'	20.00'	S37°23'49"W	28.28'
C51	31.42'	20.00'	N37°23'49"E	28.28'
C52	138.76'	122.00'	S65°01'15"E	131.40'
C53	52.88'	122.00'	S20°01'15"E	52.47'
C54	31.42'	20.00'	S37°23'49"W	28.28'
C55	191.64'	122.00'	N52°36'11"W	172.53'
C56	29.16'	220.00'	N88°27'44"W	29.14'
C57	130.32'	220.00'	N67°41'39"W	128.43'
C58	231.58'	220.00'	N20°34'02"W	221.04'
C59	231.58'	220.00'	N39°44'45"E	221.04'
C60	231.58'	220.00'	S79°56'29"E	221.04'
C61	20.04'	220.00'	S47°10'33"E	20.03'
C62	97.45'	213.94'	S3°12'51"W	96.61'
C63	154.19'	213.94'	S36°54'35"W	150.87'
C64	47.30'	178.00'	N15°12'59"W	47.16'



LOCATION MAP

SCALE: 1"=2000'

2000 0 2000 4000
SCALE IN FEET

NORTH OLD BETHLEHEM PIKE & BRICK TAVERN ROAD INTERSECTION SIGNAGE SYMBOL LEGEND

- Ⓒ PROPOSED 'TO' SIGN (M4-5)
- Ⓓ PROPOSED PENNSYLVANIA ROUTE MARKER (M1-5)
- Ⓔ PROPOSED LEFT/RIGHT ARROW SIGN (M6-1)
- Ⓕ PROPOSED UP ARROW SIGN (M6-3)
- Ⓖ PROPOSED 'NO THRU TRAFFIC' SIGN (W14-2-4)

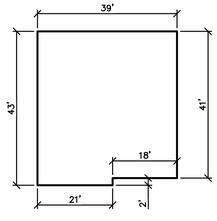
PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

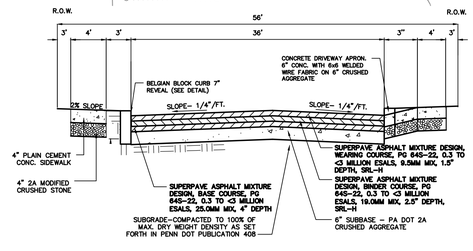
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH



TYPICAL WEXFORD GLEN DWELLING DIMENSIONS
SCALE: 1"=20'



TYPICAL ROADWAY SECTION
NOT TO SCALE

150 0 150 300
SCALE IN FEET
1"=150'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
STABLER CORPORATE CENTER
3000 SIERRA CIRCLE - SUITE 100 CENTER VALLEY, PA 18034 • (610) 366-8000 • www.gilmore-assoc.com

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NOT APPROVED FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BENJAMIN A. KUTZ
ENGINEER
PE087776

DATE: 02/19/25

REV.	DESCRIPTION	DATE	BY

PRELIMINARY-FINAL PLAN

BROOKFIELD ESTATES

MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD PLAN - OVERALL

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2302200301

APPLICANTS INFO:
D.R. HORTON
489 DEVON PARK DR, SUITE 320
WAYNE, PA 19087
610-360-0758

MUNICIPAL FILE No.: ##########

TAX MAP PARCEL No.: 23-015-036, 23-015-037, 23-015-039

TOTAL AREA:	TOTAL LOTS:
122.694	104
DATE:	SCALE:
11/13/24	1"=150'
DRAWN BY:	CHECKED BY:
SRT	BAK

SHEET NO.: 12 OF 68

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2302003_01_Brookfield_Est\Project Files\2023\2302003_01\DESIGN\CAD\Production Drawings\2302003O1 RCD-OVERALL.dwg Layout: RECORD PLAN - OVERALL Plotted By: vrothbart, on Tue Feb 18, 2025 at 4:24pm

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: March 31, 2025

Subject: BCPC #13064
Preliminary Plan of Land Development for Westview Square
TMP #25-1-25
Applicant: Cavendish Acquisitions, LP
Owner: Same
Plan Dated: February 18, 2025
Date Received: February 25, 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 18 townhouse units on a 3.00-acre lot. The site contains a single-family dwelling and shed, both of which are proposed to be demolished. The townhouse units are proposed as three sets of six units each, comprising an overall density of 6 dwelling units per acre. The applicant has also proposed public water and sewerage to serve each unit on the lot.

Location: Along the north side of Bristol Road, approximately 1,200 feet east of its intersection with West Butler Avenue.

Zoning: The R-2 Residential District permits townhouse dwellings on lots of at least 2.5 acres where the proposed townhouse development shares a common property boundary with an existing townhouse development and provided that the cumulative site area totals at least 6 acres. The maximum permitted net density is 6 dwelling units per acre. A minimum open space ratio of 40 percent is required for townhouse developments.

Present Use: Residential

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

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):

   Section 385-16.B.(1)
   to permit a cul-de-sac in excess of the maximum allowable length of 500 feet; the proposed cul-de-sac is 523 feet in length

   Section 385-16.B.(2)
   to permit a looped turnaround in lieu of a traditional cul-de-sac "bulb" turnaround; the application indicates a looped turnaround is proposed in lieu of a traditional cul-de-sac "bulb" turnaround because it provides for turning movements while reducing the amount of impervious area

   Section 385-16.B.(4)
   to permit part of the street to drain towards the closed end of the turnaround; the application indicates that the plan proposes part of the street to drain toward the closed end of the turnaround where the detention facility is located which limits drainage toward Bristol Road

   Section 385-16.C.(1)
   to permit a cartway width of 24 feet and no right-of-way where a minimum cartway width of 36 feet with a minimum right-of-way of 50 feet are required where on-street parking is permitted; the application indicates that the road is intended to be private

   Section 512.1.(b) of the Pennsylvania Municipalities Planning Code requires applicants to state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary. The final plan should note all granted waivers.

2. **Density calculations**—Section 450-14.A.(3)(a)[6] of the zoning ordinance specifies that the maximum density of six dwelling units per acre is based on the site's *net* site area, which is slightly less than the *gross* site area under which the density calculations are shown. Under the density calculations based on *net* site area, only 16 dwelling units would be permitted. Prior to plan approval, the borough should confirm that the proper density calculations were made and compliance has been met.

3. **Open space**—Section 450-14.A.(3)(a)[7] of the zoning ordinance requires a minimum open space ratio of 40 percent. The plan does not show this requirement in its zoning data. The plan should be revised to indicate compliance with this requirement.

4. **Streets**—Section 385-16.A.(8) of the SALDO states that private streets are prohibited unless they meet borough standards as approved by the borough engineer. The Waiver Request Letter, dated February 18, 2025, indicates that the proposed road is intended to be private. This issue should be resolved prior to plan approval.

5. **Trail coordination**—The *Tri-Municipal Master Trails and Greenway Plan* depicts a bike lane running along the site's frontage on Bristol 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.

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 May 7, 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
25-0064

cc: Justin B. Strahorn, Cavendish Acquisitions, LP (via email)
Karl B. Janetka, PE, Van Cleef Engineering Associates (via email)
Karen MacNair, PE, Borough Engineer (via email)
John Wolff, Borough Manager (via email)
Caitlin Mest, Barry Isett & Associates, Zoning Officer (via email)

PROPOSED SIGNAGE SYMBOL LEGEND

- (A) PROPOSED "STOP" SIGN (R1-1)
- (B) PROPOSED "STREET" SIGN
- (C) PROPOSED "SPEED LIMIT" SIGN (R2-1)
- (D) PROPOSED "NO OUTLET" SIGN (W14-2)

OWNER OF RECORD:

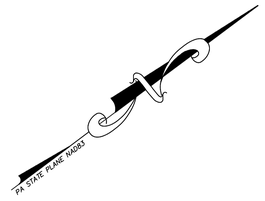
CAVENDISH ACQUISITIONS, LP
404 SUMNEYTOWN PIKE
NORTH WALES, PA 19454

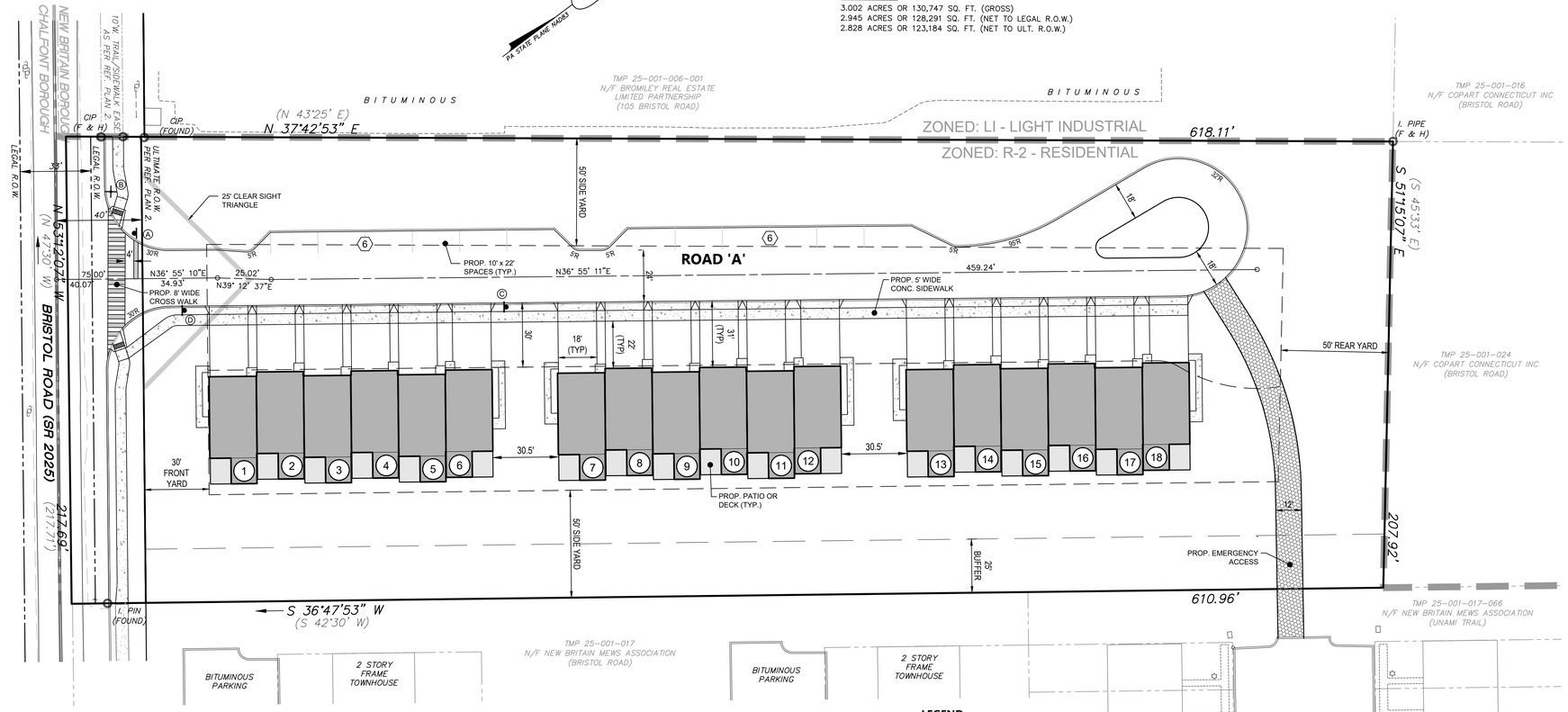
SITE ADDRESS:
117 BRISTOL ROAD
CHALFONT, PA 18914

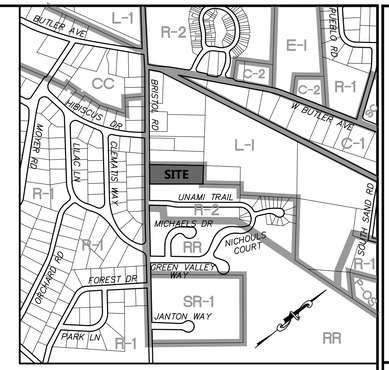
TMP: 25-001-025
(DEED) INSTRUMENT NO. 2024046481

SITE AREA:

3.002 ACRES OR 130,747 SQ. FT. (GROSS)
2.945 ACRES OR 128,291 SQ. FT. (NET TO LEGAL R.O.W.)
2.828 ACRES OR 123,184 SQ. FT. (NET TO ULT. R.O.W.)







LOCATION MAP

SCALE: 1" = 800'

GRAPHIC SCALE

0 400 800 1600

1 INCH = 800 FT

WAIVERS REQUESTED:

SALDO 385-16.B(1) – WHICH REQUIRES THAT A PERMANENT CUL-DE-SAC STREET SHALL NOT EXCEED 500 FEET IN LENGTH, AS MEASURED FORM THE INTERSECTING STREET RIGHT-OF-WAY TO THE CENTER OF THE CUL-DE-SAC. THE PLAN PROPOSES A CUL-DE-SAC STREET 523 FEET IN LENGTH.

SALDO 385-16.B(2) – WHICH REQUIRES THAT CUL-DE-SACS HAVE AT THE CLOSED END A TURNAROUND WITH A RIGHT-OF-WAY HAVING A MINIMUM OUTSIDE RADIUS OF NOT LESS THAN 60 FEET AND SHALL BE PAVED TO A RADIUS OF NOT LESS THAN 48 FEET. THE PLAN PROPOSED A LOOPED TURNAROUND IN LIEU OF A TRADITIONAL CUL-DE-SAC "BULB" TURNAROUND WHICH PROVIDES FOR TURNING MOVEMENTS WHILE REDUCING THE AMOUNT OF IMPERVIOUS AREA.

SALDO 385-16.B(4) – WHICH REQUIRES THAT THE DRAINAGE OF CUL-DE-SAC STREETS SHALL BE TOWARDS THE OPEN END. THE PLAN PROPOSES PART OF THE STREET TO DRAIN TOWARDS THE CLOSED END OF THE TURNAROUND WHERE THE DETENTION FACILITY IS LOCATED WHICH LIMITS DRAINAGE TOWARDS THE PADOT ROADWAY (BRISTOL ROAD).

SALDO 385-16.C(1) – WHICH REQUIRES THAT STREET CARTWAY WIDTHS SHALL HAVE A MINIMUM OF A 50 FOOT WIDE RIGHT-OF-WAY AND A 26 FOOT WIDE PAVED CARTWAY WHERE ON-STREET PARKING IS PROHIBITED. NO RIGHT-OF-WAY IS PROPOSED AS THE ROAD IS INTENDED TO BE PRIVATE, AND THE CARTWAY WIDTH IS PROPOSED TO BE 24 FEET WIDE.

NATURAL RESOURCE PROTECTION

	RESOURCE PROTECTION RATIO	LAND IN RESOURCE[1]	RESOURCE PROTECTION LAND
FLOODPLAINS	100%	0.00 AC.	0.00 AC.
FLOODPLAIN SOILS	100%	0.00 AC.	0.00 AC.
LAKES, PONDS, WATERS	100%	0.00 AC.	0.00 AC.
WETLANDS	100%	0.00 AC.	0.00 AC.
STEEP SLOPES (25%+)	85%	0.00 AC.	0.00 AC.
WOODLAND[2]	80%	0.00 AC.	0.00 AC.
STEEP SLOPES (15%-25%)	70%	0.00 AC.	0.00 AC.

(1) THE AMOUNT OF LAND IN EACH RESOURCE IS THE TOTAL AMOUNT OF THAT RESOURCE WITHIN THE LOT AREA.

(2) LARGE TREES, TREES MEASURING 16 INCHES OR MORE IN DIAMETER SHALL BE PRESERVED OR SHALL BE REPLACED WHERE PRESERVATION IS NOT FEASIBLE. FOR EVERY TREE WHICH EXCEEDS 16 INCHES IN DIAMETER WHICH IS REMOVED, REPLACEMENT TREES WITH A MINIMUM DIAMETER OF THREE INCHES SHALL BE PLANTED ON THE SITE SO THAT THE TOTAL DIAMETER-INCHES OF REPLACEMENT TREES IS EQUAL TO 1/2 THE TOTAL DIAMETER-INCHES OF TREES REMOVED.

LOT AREA CALCULATION:

PURSUANT TO ZONING ORDINANCE 450-6, LOT AREA IS DEFINED AS THE AREA CONTAINED WITHIN THE PROPERTY LINES OF THE LOT SHOWN ON A SUBDIVISION PLAN OR REQUIRED BY THIS CHAPTER, EXCLUDING ANY AREA WITHIN AN EXISTING OR DESIGNATED FUTURE STREET RIGHT-OF-WAY, AND EXCLUDING ANY AREA REQUIRED AS OPEN SPACE UNDER THIS CHAPTER AND EXCLUDING ANY AREA WITHIN A STORMWATER DETENTION FACILITY*.

GROSS LOT AREA	3.002 AC.
MINUS RIGHTS OF WAY	-0.174 AC.
MINUS OPEN SPACE	-0.000 AC.
MINUS STORMWATER DETENTION FACILITY*	-0.000 AC.
LOT AREA	2.828 AC.

*ONLY EXISTING STORMWATER DETENTION FACILITIES UTILIZED, NOT PROPOSED STORMWATER DETENTION FACILITIES.

IMPERVIOUS SURFACE CALCULATION:

PERMITTED: 40% LOT AREA
2.828 AC. x 0.40 = 1.13 AC.

PROPOSED:

BUILDINGS	0.40 AC.
SIDEWALKS/DECKS/PATIOS	0.13 AC.
DRIVEWAYS	0.20 AC.
CURB/CARTWAY	0.40 AC.
TOTAL	1.13 AC.

1.13 AC./2.828 AC. = 40%

DENSITY CALCULATION:

PERMITTED: 6 D.U./AC.
3.002 AC. x 6 = 18 D.U.

PROPOSED:
18 D.U.

PARKING REQUIREMENTS:

REQUIRED:
2 SPACES PER DWELLING UNIT
PLUS 0.25 OVERFLOW SPACE PER DWELLING UNIT

18 DWELLING UNITS x 2	= 36 SPACES
18 DWELLING UNITS x 0.25 =	5 SPACES
TOTAL	41 SPACES

PROPOSED:

GARAGE (1x18 UNITS)	18 SPACES
DRIVEWAY (2x18 UNITS)	36 SPACES
OVERFLOW	12 SPACES
TOTAL	66 SPACES

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING ROAD CENTERLINE
- EXISTING ROAD
- EXISTING CURB
- EXISTING EDGE OF DRIVE
- EXISTING CONCRETE MONUMENT
- EXISTING PIN
- PROPOSED MONUMENT TO BE SET
- PROPOSED IRON PIN TO BE SET
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED SIDEWALK
- PROPOSED RIGHT OF WAY
- PROPOSED BUILDING SETBACK
- PROPOSED BUFFER
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED EMERGENCY ACCESS

ZONING DATA

ZONED: R-2 – RESIDENTIAL (PER NBB Z.O. AMENDMENT NO. 430 DATED 8/14/2024)
EXISTING USE: SINGLE FAMILY DETACHED DWELLING
PROPOSED USE: TOWNHOUSE DWELLING (PERMITTED BY RIGHT)

	REQUIRED R-2 DISTRICT(DEFERS TO USE REQUIREMENTS) TOWNHOUSE USE Z.O. 450-14.A(3)	PROPOSED
MIN. TRACT AREA	6 AC. (2.5 AC.)[3]	3.002 AC.
MIN. LOT AREA	2,000 SF[1]	7,274 SF[1][2]
MAX. IMPERV. SURFACE	40%	40%
MIN. BUILDING SETBACKS		
FROM STREET	30 FT.	30 FT.
FROM PARKING AREAS	20 FT.	20 FT.
FROM OTHER PROPERTY LINES	50 FT.	50 FT.
MIN. BUILDING SPACING		
BETWEEN GROUPS OF TOWNHOUSES	30 FT.	30 FT.
MAX. NET DENSITY	6 D.U./AC.	6 D.U./AC.
MAX. BLDG. HEIGHT	35 FT.	35 FT.
MAX. D.U. ATTACHED IN A SINGLE BLDG.	6	6

(1) PER DWELLING UNIT
(2) BASED ON LOT AREA OF 3.002 AC. (3.002/18 D.U. = 0.167 AC./D.U.) = 7,274 SF/D.U.
(3) MAY BE REDUCED TO 2.5 AC. WHERE THE PROPOSED TOWNHOUSE DEVELOPMENT SHARES A COMMON PROPERTY BOUNDARY WITH AN EXISTING TOWNHOUSE DEVELOPMENT SUCH THAT THE TRACT OR SITE AREA OF THE PROPOSED TOWNHOUSE DEVELOPMENT AND THE TRACT OR SITE AREA OF THE EXISTING TOWNHOUSE DEVELOPMENT TOTAL AT LEAST 6 CUMULATIVE ACRES.

REFERENCE PLANS:

1. PLAN ENTITLED "FINAL PLAN OF A TOWNHOUSE DEVELOPMENT KNOWN AS 'UNAMI COURT'", PREPARED BY DOUGLAS W. BREITINGER & ASSOCIATE, REGISTERED SURVEYOR, DATED NOVEMBER 23, 1973, AS RECORDED IN PLAN BOOK 131 PAGE 33.

2. PLAN ENTITLED "(PRELIMINARY/FINAL) MINOR SUBDIVISION PLAN", PREPARED FOR BRENT F. BAUMAN, BY R. L. SHOWALTER & ASSOCIATES, INC. DATED APRIL 29, 2014, LAST REVISED JUNE 11, 2014, AS RECORDED IN INSTRUMENT NO. 2014035624.

CERTIFICATIONS:

OWNERS CERTIFICATION OF INTENT:

KNOW ALL MEN BY THESE PRESENTS, THAT _____ A CORPORATION OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OF A RESOLUTION OF ITS MEMBERS THEREOF DOES HEREBY ADOPT THIS PLAN OF ITS PROPERTY SITUATE IN THE NEW BRITAIN BOROUGH, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA WITH THE INTENT TI BE RECORDED. IN WITNESS OF MY HAND AND SEAL THIS _____ DAY OF _____ AD., 20_____.

_____
OWNER

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____:
ON THE _____ DAY OF _____, 20_____, BEFORE ME THE SUPERVISOR, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____ KNOW TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT SHE IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT SHE DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

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

_____
NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: _____

BOROUGH COUNCIL:
APPROVED BY THE COUNCIL OF THE BOROUGH OF NEW BRITAIN THIS _____ DAY OF _____, 20_____.

_____
PRESIDENT, BOROUGH COUNCIL

_____
SECRETARY, BOROUGH COUNCIL

REVIEWED BY THE NEW BRITAIN BOROUGH ENGINEER:
THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS REVIEWED BY THE APPOINTED BOROUGH ENGINEER _____, P.E., ON THIS _____ DAY OF _____, 20_____.

_____, P.E.
(BOROUGH ENGINEER)

CERTIFICATION OF REVIEW BY HE BUCKS COUNTY PLANNING COMMISSION:
THE SUBDIVISION AND LAND DEVELOPMENT PLAN WAS REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THIS DAY OF _____, 20_____.

BCPC NO. _____

_____

CERTIFICATION FOR RECORDING:
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 20_____.

BY: _____
RECORDER OF DEEDS

PROFESSIONAL ENGINEERS CERTIFICATION:
I, KARL B. JANETKA, 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.

_____
KARL B. JANETKA
(PENNSYLVANIA LICENSE NO. 043755-E

REGISTERED SURVEYOR CERTIFICATION:
I, ROBERT W. COOK, 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.

_____
ROBERT W. COOK
(PENNSYLVANIA LICENSE NO. SU075256

ROBERT W. COOK, P.L.S.
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR NUMBER SU075256

Van Cleef ENGINEERING WITH FOCUS

Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture

REV	DESCRIPTION	AUTH	DATE

SERIAL NO. 20241280737

Before You Dig Anywhere
811 In... PENNSYLVANIA
Know what's below. Call before you dig. PA Law requires 3 working days notice before any excavation
STOP! CALL 1-800-242-1776 TOLL FREE
PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE

0 15 30 60

1 INCH = 30 FT

PLAN NOTATION

ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY 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.

KARL B. JANETKA, P.E. DATE
PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER PE-043755-E

Van Cleef ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (215) 345-1878

SITE PLAN (SHEET 1 OF 2 TO BE RECORDED)

FOR

WESTVIEW SQUARE

DATE:	FEBRUARY 18, 2025
SCALE:	1"=30'
DESIGNED BY:	KBJ
DRAWN BY:	ENP
CHECKED BY:	KBJ
JOB NUMBER:	2401-NBB

TMP 25-001-025

NEW BRITAIN BOROUGH, BUCKS COUNTY, PENNSYLVANIA

F:\Job\Nb\2024\2401NBB\DWG\SHEETS\02-03-Site.dwg kholsinger 2/17/2025 9:31:17 AM

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 Hope Borough Council
New Hope Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 24, 2025

Subject: BCPC #12734
Revised Preliminary Plan of Land Development for Gacek and Gacek, LLC
TMP #27-7-2
Applicant: Gacek and Gacek, LLC
Owner: Same
Plan Dated: February 14, 2025
Date Received: March 26, 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 33,266-square-foot lot into two residential lots consisting of 16,730 square feet (Lot 1) and 16,536 square feet (Lot 2). A two-family dwelling is to be constructed on each lot for a total of four dwelling units. An existing single-family detached dwelling and garage are to be removed. The site is served by public water and sewer facilities.

Location: On the western side of North Main Street, approximately 400 feet north of West Parry Street.

Zoning: The RB Borough Residential District permits two-family dwellings on a minimum lot size of 6,500 square feet and a minimum lot width of 60 feet.

Present Use: Residential

COMMENTS

We reviewed a preliminary plan submission for this site in March of 2023 (BCPC #12734, dated March 8, 2023). 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:

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

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

   Section 402.C.2.
   to provide the Site Survey Map, Natural Features Map, and Site Plan at a scale of 1-inch equals 50 feet or 1-inch equals 100 feet; the application indicates a scale of 1-inch equals 20 feet is provided due to the small size of the existing property

   Sections 402.D.1.j. and 402.D.3.r.
   to show existing buildings, their uses, and significant man-made features within 100 feet of the tract

   Section 506.D.2.
   to allow grading within 5 feet of the property line; the application indicates improvements that the project ties into are less than 5 feet from the tract boundary

   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.

2. **Lot area**—The definition of lot area in Section 275-6 of the zoning ordinance excludes the area of all easements. The Zoning Data and Lot Area Calculation tables on Sheet 2 should be revised to reflect the correct lot area.

3. **Front yard setback**—Section 275-38.B.(2) of the zoning ordinance requires that the front yard setback for the lot shall be established as the average front yard setback of the existing buildings on either side of the lot. The average setback shall be the build-to line for any new buildings. The plan should be revised to determine the build-to line.

4. **Drainage easement**

   a. **Width**—The plan shows a 20-foot-wide drainage easement for the watercourse that traverses the rear of the property. Section 5.04.E. of the SALDO requires a minimum 30-foot-wide drainage easement for the watercourse.

   b. **Encroachment**—The deck for Unit 1B is located within the drainage easement. We recommend that the deck be constructed outside of the easement.

5. **Tree protection zone**—Section 5.25.A.1.a. of the SALDO requires that grade changes and excavations on any location within the site shall not encroach upon a tree protection zone. The tree protection zone is defined in Section 3.72B of the SALDO as an area radial to the trunk of a tree 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline, whichever is greater. The plans depict building construction within the dripline of the tree to remain at the southern property line.

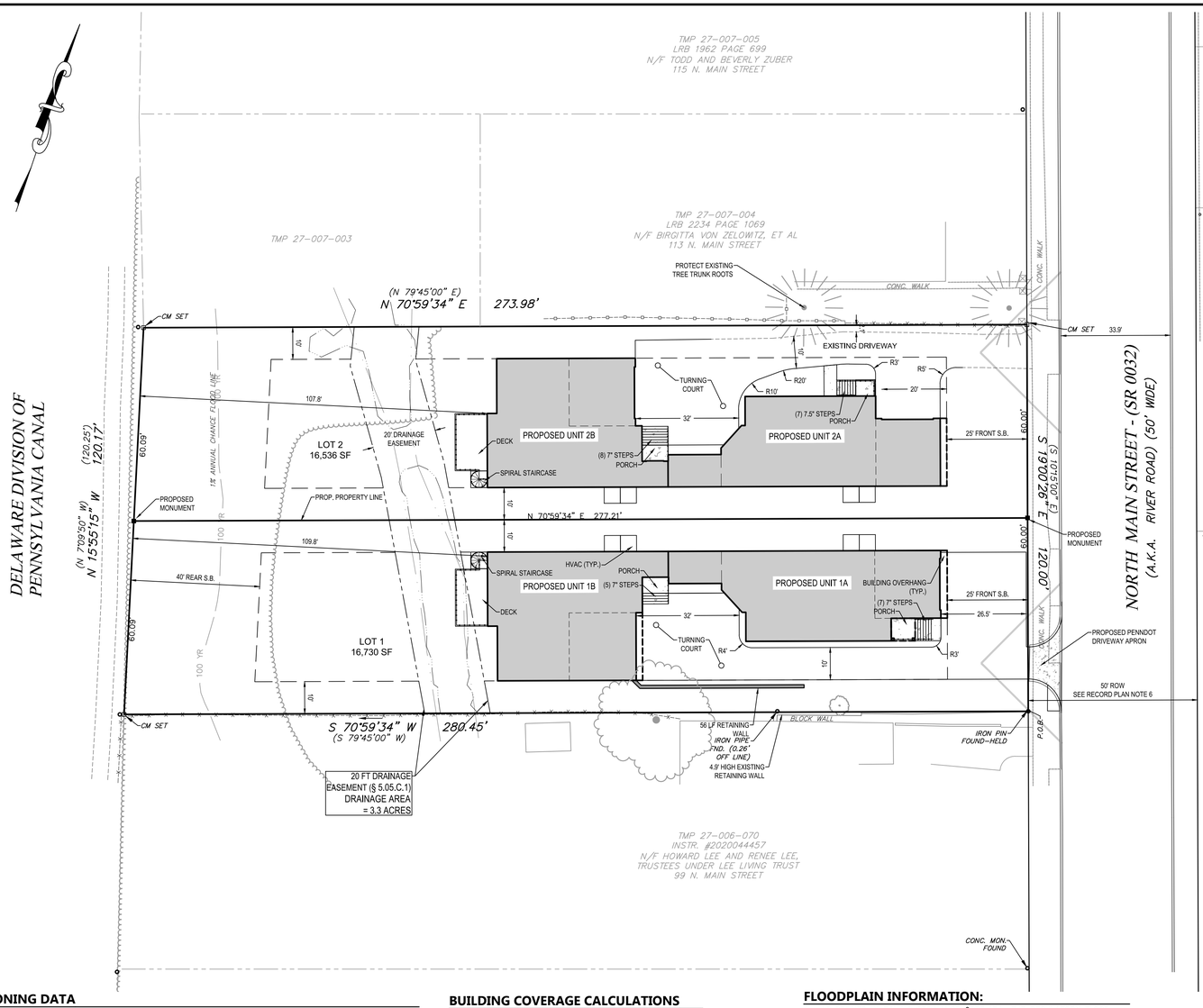
6. **Shared basin**—The plans show a stormwater basin in the rear yards of Lot 1 and Lot 2. We recommend that a note be placed on the plan indicating who will be responsible for maintaining the basin and what maintenance is required.

This review will be included in the Bucks County Planning Commission board materials for the May 7, 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
25-0091

cc: Richard Gacek, Gacek and Gacek, LLC (via email)
Samuel D. Costanzo, PE, Van Cleef Engineering Associates, LLC (via email)
Edward F. Murphy, Wisler Pearlstine, LLP (via email)
Michelle Fountain, PE, CKS Engineers, Inc., Borough Engineer (via email)
Peter Gray, Borough Manager (via email)
Lisa Littlefield, Borough Zoning Officer (via email)



OWNER OF RECORD:

GACEK AND GACEK, LLC
PO BOX 656
NEW HOPE, PA 18938-0656

SITE ADDRESS:
105 NORTH MAIN STREET
NEW HOPE, PA 18938

TMP 27-007-002
LAND RECORD BOOK 5009 PAGE 138

SITE AREA:

33,266 SQUARE FEET OR 0.764 ACRES (GROSS)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING ROAD
- EXISTING CURB
- EXISTING EDGE OF DRIVE
- EXISTING CONCRETE MONUMENT
- EXISTING PIN
- PROPOSED MONUMENT TO BE SET
- PROPOSED IRON PIN TO BE SET
- PROPOSED CURB
- PROPOSED SIDEWALK
- PROPOSED RIGHT OF WAY
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED CLEAR SIGHT TRIANGLE

BASE SITE AREA CALCULATION

THE SITE AREA MINUS EXISTING ROADS AND THEIR ULTIMATE RIGHTS-OF-WAY, UTILITIES RIGHTS-OF-WAY, OTHER PUBLIC EASEMENTS, LAND WHICH IS RESTRICTED DUE TO EASEMENTS OR COVENANTS, AND LAND SHOWN ON PREVIOUS SUBDIVISIONS OF LAND DEVELOPMENT PLANS AS RESERVED FROM DEVELOPMENT FOR NATURAL RESOURCE REASONS, RECREATION AND/OR OPEN SPACE RESTRICTIONS.

SITE AREA:	0.764 AC.
-AREA NOTED ABOVE:	0.000 AC.
BASE SITE AREA	0.764 AC.

LOT AREA CALCULATION

THE AREA CONTAINED WITHIN THE PROPERTY LINES OF A LOT, EXCLUDING SPACE WITHIN AN EXISTING OR FUTURE RIGHT-OF-WAY AND EXCLUDING THE AREA OF ALL EASEMENTS.

AREA WITHIN THE PROPERTY LINES:	0.764 AC.
-EXISTING/FUTURE RIGHT OF WAY:	0.000 AC.
-EASEMENT AREA:	0.000 AC.
LOT AREA	0.764 AC.

RECORD PLAN NOTES

1. PUBLIC WATER, SEWER, GAS, AND ELECTRIC SERVICES ARE PROPOSED TO SERVICE THE PROPOSED DWELLINGS.
2. UTILITIES, WHERE REQUIRED TO BE INSTALLED, SHALL BE INSTALLED UNDERGROUND.
3. ANY DAMAGED SIDEWALK AND/OR CURB ALONG THE PROPERTY FRONTAGE MAY REQUIRE REPLACEMENT.
4. REFUSE COLLECTION WILL BE PROVIDED ON-SITE. INDIVIDUAL UNIT OWNERS WILL STORE RECEPTACLES WITHIN ENCLOSED AREAS OF THEIR UNIT.
5. A PENNDOT HIGHWAY OCCUPANCY PERMIT WILL BE REQUIRED FOR ALL UTILITY CONNECTIONS IN THE NORTH MAIN STREET RIGHT-OF-WAY, FOR THE NEW DRIVEWAY, SIDEWALK, AND CURB IMPROVEMENTS.
6. NORTH MAIN STREET HAS A R.O.W. OF 50 FT. AS ORDAINED ON NOV. 12, 1895 BY NEW HOPE BOROUGH BY ORDINANCE NO. 11, BOOK 1. THE TITLE LINE AS SURVEYED HEREON WAS DETERMINED TO BE ON THE ORIGINALLY ORDAINED R.O.W. LINE.

REQUESTED WAIVERS:

1. § 402.C.2: PROVIDE SITE SURVEY MAP, NATURAL FEATURES MAP, AND SITE PLAN AT 1" = 50'.
2. § 402.D.1.j &§ 402.D.3.r.; PROVIDE EXISTING BUILDINGS, THEIR USES, AND SIGNIFICANT MAN-MADE FEATURES WITHIN 100 FT OF TRACT.
3. § 506.D.2: EDGES OF SLOPE SHALL BE A MINIMUM OF FIVE (5) FEET FROM PROPERTY LINES OR RIGHT-OF-WAY LINES OF STREET.

SITE LOCATION MAP

SCALE: 1"=800'

CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUCKS

OWNERSHIP

I, _____, HAVE LAID OUT UPON OUR LAND, SITUATED IN THE BOROUGH OF NEW HOPE, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, PROPOSED IMPROVEMENTS ACCORDING TO THIS PLAN, WHICH IS INTENDED TO BE RECORDED. WITNESS OUR HAND AND SEAL THIS ___DAY OF _____ 20___.

_____ _____
DATE

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

ON THE _____ DAY OF _____ 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT _____ IS/ARE THE REGISTERED OWNER(S) OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ENDORSED THEREON, AND THAT HE DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____
(DATE)

BOROUGH COUNCIL

APPROVED BY RESOLUTION OF THE BOROUGH COUNCIL OF NEW HOPE, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AT A MEETING ON THE _____ DAY OF _____, 20____.

_____ _____
_____ _____
_____ _____
_____

BOROUGH PLANNING COMMISSION

RECOMMENDED FOR APPROVAL BY THE NEW HOPE BOROUGH PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.

_____ _____
SECRETARY CHAIRMAIN

BOROUGH ENGINEER

RECOMMENDED FOR APPROVAL BY THE NEW HOPE BOROUGH ENGINEER ON THE _____ DAY OF _____, 20____.

_____

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 _____

_____
REPRESENTATIVE, BUCKS COUNTY PLANNING COMMISSION

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA: THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY VCEA IN JUNE 2021 AND REVISITED BY ME IN FEBRUARY 2025; THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST, THAT THEIR LOCATION, SIZE TYPE AND MATERIAL ARE ACCURATELY SHOWN, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS SHOWN HEREON.

_____
DAVID H. ARTMAN, PA PLS NO. SU-051039-E

COUNTY RECORDING

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

_____

ZONING DATA

ZONED: RB - URBAN RESIDENTIAL (OUTSIDE HISTORIC DISTRICT)
EXISTING USE: (2) TWO-FAMILY DWELLINGS (PROPOSED USE)

	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA (PER UNIT)(1)	6,500 SF	33,266 SF	16,730 SF	16,536 SF
MAX. IMPERVIOUS SURFACE COVERAGE(2)	40%	17.1%	39.0%	38.1%
MAX. BUILDING COVERAGE(3)	30%	9.5%	23.9%	23.6%
MIN. LOT WIDTH (AT STREET LINE)	60 FT.	120 FT.	60 FT.	60 FT.
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.	<35 FT.
MIN. YARDS				
FRONT	25 FT.	38.9 FT.	25 FT.	25 FT.
SIDE	10 FT.	9.7, 4.0 FT.(4,5)	10 FT.	10 FT.
REAR	40 FT.	188.2 FT.(6)	109.8 FT.	107.8 FT.(7)
MIN. DRIVEWAY SETBACK FROM PROPERTY	10 FT.	2.1 FT.	10 FT.	2.1 FT.(7)

(1) EACH DWELLING SHALL REQUIRE A SEPARATE LOT, OR SUFFICIENT SITE AREA REGULATED BY A SINGLE FORM OF LEGAL OWNERSHIP AS A AN INDIVIDUAL LOT, THAT SATISFIES MINIMUM LOT REQUIREMENTS.
(2) IMPERVIOUS COVERAGE CALCULATIONS DO NOT INCLUDE DECK AREA
(3) BUILDING COVERAGE CALCULATIONS INCLUDE CANTILEVERED PORTIONS OF THE BUILDING
(4) EXISTING DWELLING NON-CONFORMITY
(5) EXISTING GARAGE NON-CONFORMITY
(6) EXISTING NON-CONFORMITY
(7) EXISTING NON-CONFORMITY TO REMAIN

INDEX OF SHEETS

SHEET No.	TITLE
1	COVER SHEET
2	RECORD PLAN
3	EXISTING FEATURES & DEMOLITION PLAN
4	GRADING, UTILITY & DRAINAGE PLAN
5	LANDSCAPE PLAN
6	EROSION & SEDIMENTATION PLAN
7	EROSION & SEDIMENTATION CONTROL NOTES & DETAILS
8	STORMWATER DETAILS
9	CONSTRUCTION DETAILS

BUILDING COVERAGE CALCULATIONS

PERCENTAGE OF LOT AREA COVERED BY THE BUILDING AREA

PERMITTED: 30%
LOT 1: 16,730 SF.*0.3 = 5,019 SF.
LOT 2: 16,536 SF.*0.3 = 4,961 SF.

PROPOSED
LOT 1: 3,857 SF./16,730 SF. = 23.1%
LOT 2: 3,850 SF./16,536 SF. = 23.3%

IMPERVIOUS SURFACE COVERAGE CALCULATIONS

PERCENTAGE OF LOT AREA COVERED BY IMPERVIOUS SURFACES

IMPERVIOUS SURFACE SUMMARY	PROPOSED LOT 1	LOT2
DWELLING/GARAGE	3,757 SF	3,721 SF
COVERED PORCH	52 SF	0 FT
DRIVEWAY	2,499 SF	2,368 SF
STEPS/WALKWAYS	150 SF	211 SF
WALLS	54 SF	0 SF
TOTAL:	6,690 SF	6,478 SF

PERMITTED: 40%
LOT 1: 16,730 SF.*0.4 = 6,692 SF.
LOT 2: 16,536 SF.*0.4 = 6,614 SF.

PROPOSED
LOT 1: 6,690 SF./16,730 SF. = 40.0%
LOT 2: 6,478 SF./16,536 SF. = 39.2%

OFF-STREET PARKING REQUIREMENTS

REQUIRED: 2 SPACES PER DWELLING UNIT
(NEW HOPE BOROUGH ZONING ORDINANCE 275-56-B-1)

LOT 1: 2 SPACES PER D.U. = 4 SPACES
LOT 2: 2 SPACES PER D.U. = 4 SPACES

PROPOSED
LOT 1: (2) 2 CAR GARAGES = 4 SPACES
LOT 2: (2) 2 CAR GARAGES = 4 SPACES

FLOODPLAIN INFORMATION:

1. AS DEFINED IN ZONING ORDINANCE §275.43.I., THE REGULATORY FLOOD ELEVATION (RFE) IS THE BASE FLOOD ELEVATION (BFE) PLUS A FREEBOARD SAFETY FACTOR OF 1.5 FEET.
2. BY GRAPHICAL PLOTTING THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO THE 1% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 327 OF 532, MAP NUMBER 42017C0327J, EFFECTIVE DATE MARCH 16, 2015. THE MAPPED BASE FLOOD ELEVATION (BFE) FOR THE SUBJECT SITE IS 70.6 FT. THE NEW HOPE BOROUGH REGULATORY DEFINED REGULATORY FLOOD ELEVATION (RFE) IS 72.1 FT.
3. AS STATED IN NEW HOPE BOROUGH ZONING ORDINANCE §275.43.E.(2)(a)[1] RESIDENTIAL STRUCTURE LOCATED WITHIN FLOOD ZONE AE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT SHALL HAVE THE LOWEST FLOOR (INCLUDING BASEMENT) ELEVATED UP TO, OR ABOVE, THE REGULATORY FLOOD ELEVATION.
4. AS DEFINED IN NEW HOPE BOROUGH ZONING ORDINANCE §275.43, A BASEMENT IS DEFINED AS ANY AREA OF THE BUILDING HAVING ITS FLOOR BELOW GROUND LEVEL ON ALL SIDES. THE PROPOSED BUILDING DOES NOT HAVE A BASEMENT BELOW GROUND LEVEL ON ALL SIDES.

SPACE BELOW THE LOWEST BUILDING FLOOR:

1. FULLY ENCLOSED SPACE BELOW THE LOWEST FLOOR MAY ONLY BE USED SOLELY FOR THE PARKING OF A VEHICLE, BUILDING ACCESS, OR INCIDENTAL STORAGE, AND MAY NOT BE USED AS LIVING SPACE. THE AREA SHALL BE DESIGNED AND CONSTRUCTED TO ALLOW FOR THE AUTOMATIC ENTRY AND EXIST OF FLOODWATERS PER § 275.43.E.(2)(e)[1].
2. PROPOSED DWELLINGS/STRUCTURES WILL NOT INCLUDE A BASEMENT. A CRAWLSPACE WILL BE PROVIDED FOR EACH DWELLING BELOW THE PROPOSED LOWEST FLOOR, FOR USE AS INCIDENTAL STORAGE ONLY.

EXISTING UTILITY REMOVALS / ABANDONMENT

1. EXISTING UTILITIES ON SITE SHALL BE REMOVED / ABANDONED IN ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS OF THE PREVAILING UTILITY PROVIDER.

CLEAR SIGHT TRIANGLES

1. PLANTINGS AND STRUCTURES, WHERE PROPOSED, SHALL NOT EXCEED 2-FT. IN HEIGHT WITHIN THE PROPOSED DRIVEWAY'S CLEAR SIGHT TRIANGLE OF 25-FEET IN ACCORDANCE WITH §275.39.

PRELIMINARY PLAN - NOT TO BE RECORDED

DAVID H. ARTMAN, P.L.S.
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR NUMBER SU-051039-E

Van Cleef ENGINEERING WITH FOCUS
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

REV	DESCRIPTION	AUTH	DATE

SERIAL NO. 20211933593

Before You Dig Anywhere
811 In... PENNSYLVANIA
Know what's below. Call before you dig. PA Law requires 3 working days notice before you excavate
STOP! CALL 1-800-242-1776 TOLL FREE
PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE APPLICANT 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 DATE
PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER 041557-E

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (215) 345-1876

RECORD PLAN

FOR

105 NORTH MAIN STREET

DATE:	FEBRUARY 14, 2025
SCALE:	1"=20'
DESIGNED BY:	JEM
DRAWN BY:	ENP/JEM
CHECKED BY:	SDC
JOB NUMBER:	21-04-NH

TMP #27-007-002

NEW HOPE BOROUGH
BUCKS COUNTY, PENNSYLVANIA

F:\JobFile\2021\2104NH\DWGS\SHEETS\2104NH-02-Record Plan.dwg jmay 2/14/2025 8:19:19 AM

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: Newtown Township Planning Commission
Newtown Township Board of Supervisors

From: Staff of the Bucks County Planning Commission

Date: April 7, 2025

Subject: BCPC #11429
Preliminary Plan of Land Development for Johnson, Kendall & Johnson, Inc.
TMP #29-10-128
Applicant: Johnson, Kendall & Johnson, Inc.
Owner: 101 Pheasant Run, LLC
Plan Dated: January 10, 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 7,500-square-foot addition to an existing 11,858-square-foot office building on a 2.20-acre parcel. The plan also shows a proposed 904-square-foot patio and improvements to parking and stormwater management facilities. Public water and sewer serve the site.

Location: North side of Pheasant Run, between Terry Drive and Penns Trail in the Newtown Business Commons.

Zoning: The LI Light Industrial District permits office uses on a minimum lot area of 80,000 square feet with a minimum lot width of 200 feet. A maximum impervious surface ratio of 65 percent is permitted in this district.

Variances from the following sections of the zoning ordinance were approved by the zoning hearing board on November 1, 2007:

Section 1001.F.6.A.
to permit off-street parking less than the required 10 feet from the property line

Section 1002
to permit an office without the required 15-foot by 50-foot loading area

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

Section 803.D-1.5.
to permit 93 parking spaces where 97 are required

Present Use: Office

COMMENTS

We reviewed a preliminary plan for this site in August of 2007 (BCPC #11429, dated August 30, 2007).

1. **Granted waivers**—According to notes on the land development plan dated April 30, 2009, waivers were granted from the following sections of the subdivision and land development ordinance (SALDO):

   Section 22-514.2.
   to allow off-street parking within the front yard

   Section 22-514.9.
   to allow parking edges less than the required 20 feet from the building wall

   Section 22-520.5.
   to allow parking within the stormwater easement

   Section 22-420.5.
   from submitting a traffic impact study

   We recommend that all granted waivers be noted on the final plan.

2. **Tree removal**—The plan indicates that at least seven large trees, three of which measure 24 inches in caliper, will be removed. Zoning ordinance Section 903.B.c. states that no live tree of girth greater than 10 inches above grade shall be removed unless a zoning permit is first obtained from the zoning officer upon recommendation by the planning commission.

   Two of the five trees to be removed are street trees with caliper inches of 12 and 15 inches. While the landscape plan shows the two street trees will be replaced, the replacement trees will be much smaller, measuring 2.5-inches in diameter, than the remaining street trees. We recommend that existing large trees on the site be retained, wherever possible. At a minimum, we recommend all reasonable efforts be made to retain the existing street trees for streetscape continuity.

3. **Tree protection**—Sections 274.1 and 903.B.6.a. and b. of the zoning ordinance and 22-529.2.C. and 22-402.4.M.5. of the SALDO specify tree protection requirements for existing trees that are to remain on a construction site. The plan should provide the required protection fencing for the existing large trees on the southern side of the building that are to be retained.

4. **Proposed street tree**—The Landscape Plan, Sheet L-101, proposes two American hornbeam trees (*Carpinus caroliniana)*. Section 22-530.5. of the SALDO does not include this tree in the list of approved plant material.

5. **Fire lane**—Section 22-511 of the SALDO states that a fire lane at least 20 feet in width shall be provided for all nonresidential buildings. No parking shall be permitted in the fire lane. The plan should clearly show the required fire lane.

6. **Park and recreation land**—For nonresidential developments, Section 1203.B.2. of the SALDO requires the dedication of land suitable for park and recreation use or a fee in lieu of land dedication. This requirement should be addressed.

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 May 7, 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
25-0081

cc: Johnson, Kendall & Johnson, Inc. (via email)
Adam M. Citrullo, PE, Project Manager, Bohler Engineering PA, LLC (via email)
Leanna Colubriale, PE, Remington & Vernick Engineers, Township Engineer (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Planner (via email)
Micah Lewis, Township Manager (via email)
Katherine McGovern, Assistant Township Manager (via email)
Kristie Kaznicki, Township Administrative Assistant (via email)
Michael T. Italia, Barry Isett & Associates, Zoning Officer (via email)

DESIGN ENGINEER'S CERTIFICATION

I, _____ ON THIS DATE _____,
HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF NEWTOWN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

_____
ADAM CITRULLO, P.E.
PENNSYLVANIA LICENS NO. PE-000000

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT AN ACTUAL FIELD FIELD SURVEY FOR MAP TAX PARCEL 29-10-128, WAS MORE BY ME OR UNDER MY SUPERVISION, AND THIS PLAN CONFORMS IN ALL RESPECTS TO SAID SURVEY; THAT THE PROPOSED EASEMENTS SHOWN ON THIS DRAWING ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY NEWTOWN TOWNSHIP IN RELATION TO RECORDED SUBDIVISION PLAN AND MY SURVEY.

_____
NAME
PENNSYLVANIA PROFESSIONAL
LAND SURVEYOR NO. 0000000

REVIEW BY THE BUCKS COUNTY PLANNING COMMISSION THIS _____
DAY OF _____ 20____.
_____ _____
_____ _____

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

BY: _____.

OWNER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUCKS:
ON THIS, _____ DAY OF _____ 20 _____ BEFORE ME,
_____ THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
_____ WHO ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE
_____ OF _____ AND THAT HE/SHE
AS SUCH _____ BEING AUTHORIZED TO DO SO, EXECUTED
THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE

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

_____ _____
(SEAL) NOTARY PUBLIC

MY COMMISSION EXPIRES _____

_____ _____
CORPORATE OFFICER

I, (WE) _____, HAVE LAID OUT UPON
MY (OUR) LAND, SITUATED IN THE TOWNSHIP OF NEWTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY (OUR) HAND AND SEAL THIS
_____ DAY OF _____ 20 _____

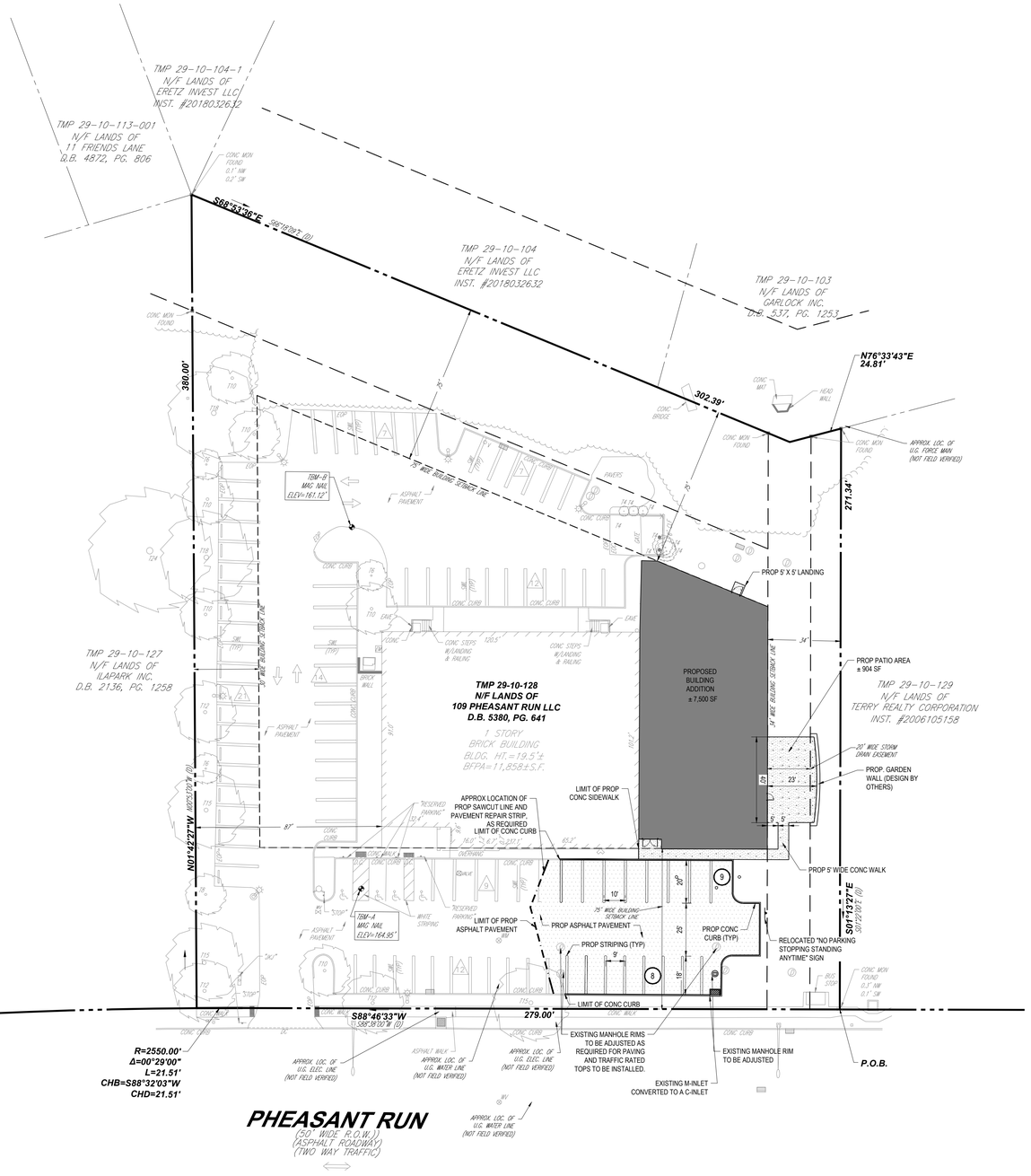
_____ _____
OWNER WITNESS

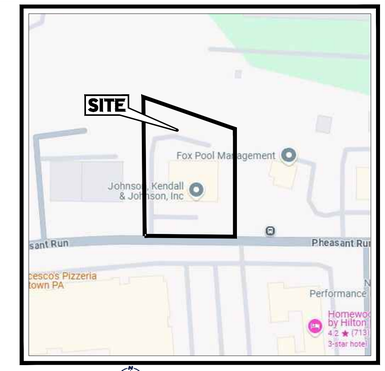
TOWNSHIP CERTIFICATION

PLANNING COMMISSION APPROVAL
APPROVED BY THE PLANNING COMMISSION OF NEWTOWN TOWNSHIP THIS
_____ DAY OF _____, 20_____.
_____ _____

BOARD OF SUPERVISORS APPROVAL
APPROVED BY THE BOARD OF SUPERVISORS OF NEWTOWN TOWNSHIP THIS
_____ DAY OF _____ 20_____.
_____
_____
_____

REVIEWED BY THE NEWTOWN TOWNSHIP ENGINEER
_____. _____ DAY OF
_____, 20_____. _____
TOWNSHIP ENGINEER





KEY MAP
SCALE: 1" = 200'
SOURCE: GOOGLE MAPS

ZONING TABLE

ZONE: LI - LIGHT INDUSTRIAL USE
USE: OFFICE USE

APPLICANT/ OWNER INFORMATION

APPLICANT:	JOHNSON, KENDALL AND JOHNSON, INC. 109 PHEASANT RUN NEWTOWN, PA 18940
PROPERTY OWNER:	109 PHEASANT RUN, LLC. ONE SUMMIT SQUARE ROUTE 413 & 332 BYPASS LANGHORNE, PA 19047

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 702	80,000 SF (1.84 AC)	96,018 SF (2.20 AC)	NO CHANGE
BASE SITE AREA			90,648 SF (2.081 AC) **	NO CHANGE
MIN LOT WIDTH	§ 702	200'	279'	NO CHANGE
MIN YARD SETBACKS				
FRONT YARD	§ 702	75'	75'	NO CHANGE
SIDE YARD	§ 702	30'	93.8'	34'
REAR YARD	§ 702	75'	109'	75'
MAX PERMITTED HEIGHT	§ 702	50'	19.5'	NO CHANGE
MAX IMPERVIOUS SURFACE RATIO	§ 702	0.65	0.47 (44,883 SF)	0.60 (58,036 SF)
MIN PARKING SETBACKS	§ 1001	10' (PROPERTY LINE) 20' (BUILDING)	6.0' * (PROPERTY LINE) 4.4' (BUILDING) **(ENC)**	NO CHANGE
		KEY =	EXISTING NON-CONFORMITY **(ENC)**	

NOTE:
* = PRIOR APPROVED VARIANCE FROM APPROVED PLAN DATED 07/09/2007
** = PREVIOUSLY APPROVED BASE SITE AREA PER PRIOR NET BUILDABLE SITE AREA CALCULATION PER PLANS DATED 07/09/2007

PARKING REQUIREMENTS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN STALL SIZE	§ 1001	10' X 20'	10' X 20' 9' X 18'**	NO CHANGE
MIN AISLE WIDTH	§ 1001	25'	25'	NO CHANGE
LOADING REQUIREMENTS	§ 1002	1	0 **(ENC)**	NO CHANGE
MIN LOADING SIZE	§ 1002	15' X 50'	N/A	NO CHANGE
MIN NUMBER OF SPACES	§ 803	97 SPACES	82 SPACES	99 SPACES

LI DISTRICT
REQUIRED FOR OFFICE USE = 1 PARKING SPACE FOR EVERY 200 SF OF GFA
REQUIRED FOR OFFICE USE = (19,358 SF / 200 SF) * 1 PARKING SPACE = 96.79 = 97 SPACES
75% OF THE REQUIRED PARKING SPACES MAY BE NINE FEET IN WIDTH AND 18' IN DEPTH AND SHALL BE DOUBLE STRIPED PURSUANT TO SPECIFICATIONS PROVIDED BY THE TOWNSHIP ENGINEER, WITH THE REMAINING 25% OF REQUIRED SPACES DESIGNED AT 10 FEET IN WIDTH AND 20 FEET IN DEPTH, PROVIDED THAT THE LARGER PARKING SPACES SHALL BE LOCATED CLOSEST TO THE MAIN ENTRANCE

KEY =	EXISTING NON-CONFORMITY **(ENC)**	

HATCH LEGEND

HATCH	DESCRIPTION
	PROP ASPHALT PAVEMENT

30 15 7.5 0 30
SCALE: 1" = 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE COPYRIGHT AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT THE EXPRESS AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PAONECALL.ORG
#20243532356

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAB240192.00-0A
DRAWN BY: JMV
CHECKED BY: AMC
DATE: 01/10/2025
CAD I.D.: P-CIVIL-LDVP

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
johnson kendall johnson

PROPOSED BUILDING ADDITION AND SITE IMPROVMENTS

109 PHEASANT RUN
TAX MAP PARCEL 29-10-128
NEWTOWN TOWNSHIP,
BUCKS COUNTY, PA

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

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
ADAM M. CITRULLO
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE059035
A.M. CITRULLO

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-301

ORG. DATE - 01/10/2025

R:\2024\PAB240192.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-LDVP-PAB240192.00-0A-----LAYOUT: C-301 SITE
JMI

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: Newtown Township Planning Commission
Newtown Township Board of Supervisors

From: Staff of the Bucks County Planning Commission

Date: April 17, 2025

Subject: BCPC #12826
Preliminary Plan of Land Development for 552 Washington Crossing Road
TMP #29-16-2 and 29-7-22
Applicant: Brandmar, LLC
Owner: Same
Plan Dated: February 28, 2025
Date Received: March 20, 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 additions consisting of 378 square feet and 2,840 square feet to an existing two-and-a-half-story building containing a restaurant. The plan also shows a proposed outdoor bar and patio area, additional parking, and a paved parking area that currently has a gravel surface. Public water and sewer are intended to serve the restaurant.

Location: Along Washington Crossing Road (Route 532), between Foxhall Road and Gaucks Lane. The site consists of two parcels, one on the south side of the road with the restaurant and one on the north side of the road with parking for the restaurant.

Zoning: The CM Conservation Management District permits primarily agricultural uses and low-density residential development. For other permitted uses, a minimum gross site area of 10 acres is required and a maximum impervious surface ratio of 15 percent is permitted. The required minimum front yard setback is 100 feet. Use E-5 Eating Place and the accessory parking are not permitted in the CM District.

The restaurant and accessory parking area are existing nonconforming uses on the site.

The Newtown Township Zoning Hearing Board granted variances from the following sections of the Newtown Area Joint Zoning Ordinance at a public meeting on August 3, 2023:

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

Section 401.B.
to permit an impervious surface ratio of 17.65 percent instead of the allowable 15 percent

Section 401.C.
to permit a front yard setback of 67.39 feet instead of the required 100 feet

Section 401.D.
to permit the building envelope to contain resources greater than the allowable amounts

Section 1001.F.4.
to allow off-street parking within the front yard

Section 1001.F.6.a.
to allow off-street parking spaces to be located 10 feet from the public street right-of-way instead of the required 20 feet

Section 1002
to permit one off-street loading space instead of the required two loading spaces

Section 1208.A.
to permit an expansion of a nonconforming use by 77.98 percent instead of the allowable 25 percent

Section 1208.B.
to permit further encroachment of the existing nonconforming structure within the front yard setback of Washington Crossing Road

Present Use: Restaurant

COMMENTS

We reviewed a sketch plan submission for this site in January of 2023 (BCPC #12826, dated January 17, 2023). 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**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

   Section 22-301.3.
   to permit a combined submission for preliminary and final plan approval

   Sections 22-402.3.C. and 22-403.3.C.
   to not require the location, size, name, and names of owners of all existing buildings, historical structures, towers, sanitary sewers, stormwater drains, fire hydrants, culverts, bridges, petroleum product lines or gas mains, and other significant man-made facilities within the property and within 400 feet of any part of the land to be subdivided or developed

   Section 22-402.4.M. and 22-403.4.M.
   to not require a landscaping plan to be prepared by a registered landscape architect

   Sections 22-402.5., 22-402.2.6., 22-1304, 22-1301 and 22-1203
   to not require a traffic impact study, traffic impact fee, and a park and recreation fee

Section 22-511.1.
to permit a fire lane width of 14 feet instead of the required width of 20 feet

Section 22-514.2.
to permit parking areas not be located to the front of the buildings

Section 22-514.9.
to allow the edge of the parking area to be closer than 20 feet to the outside wall of the nearest building

Section 22-516.2.
to not require curbs along Washington Crossing Road

Section 22-517.5.
to not require on-site sidewalks for access to all buildings, and access to all project facilities, there are already in-kind sidewalk connectors on the site

Section 22-517.6.
to permit sidewalks to comply with the American Disabilities Act

Sections 22-521.3.B. to 22-522.9.E.(3)
to permit storm piping to be smaller than 15 feet within the lot

Section 22-523
to permit the continued use of a well and perform no public water supply improvements

Section 22-529.1.C.
to not require the landscape plan to be prepared by a registered landscape architect

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. **Tree removal**—Section 903.B.6.c. of the zoning ordinance states that no tree larger than 10 inches measured at a point 4 feet above grade shall be removed unless a zoning permit is obtained. The plan indicates proposed disturbance of 10.8 percent of woodlands on the site (0.84 acres). Sheet 3 identifies existing trees to be removed but does not indicate the sizes of the trees. The plan should be revised to identify trees within the area of proposed tree removal having a 10-inch caliper or greater at a point 4 feet above grade so that compliance with Section 903.B.6.c. can be verified.

3. **Pedestrian safety**—The plan indicates off-site parking spaces for the restaurant are located in a paved parking lot on the other side of the roadway from the restaurant. We recommend the applicant provide a crosswalk between the parking lot on the northern side of Washington Crossing Road and the restaurant on the southern side of the roadway and a clear designated pedestrian route to the building.

4. **Trails**—The *Newtown to the Delaware and Lehigh Canal Trail Feasibility Study*, completed in June of 2022, identifies this portion of Washington Crossing Road as trail segment WCR-L1/2, which is a proposed 10-foot-wide shared-use trail on the southern side of Washington Crossing Road. We

recommend the township require the applicant to construct the trail along the site's entire length bordering Washington Crossing Road, as recommended by the study.

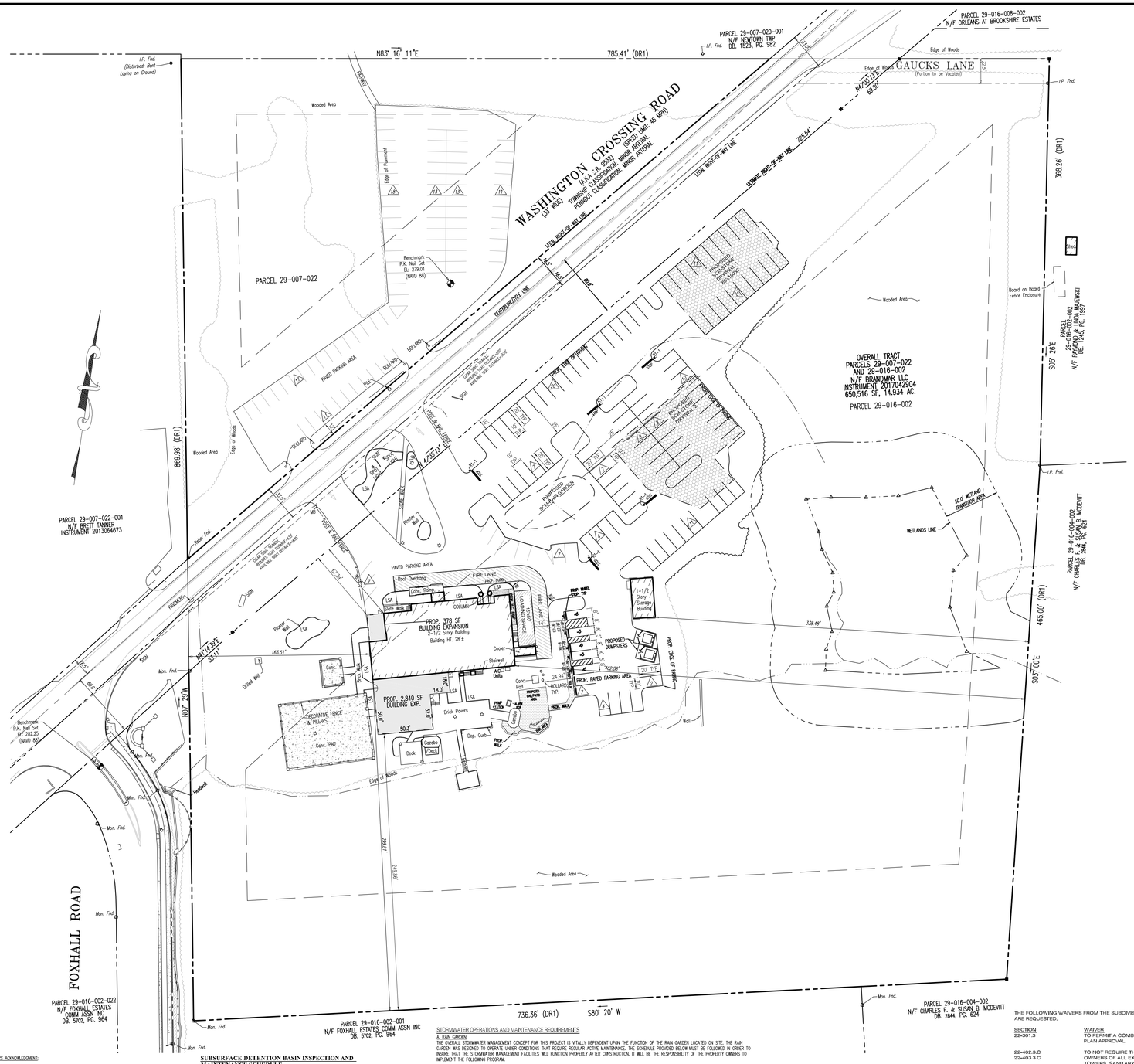
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the May 7, 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
24-0084

cc: Brandmar, LLC
Kellie McGowan, Esq., Obermayer Rebmann Maxwell & Hippel LLP (via email)
Heath A. Dumack, PE, PLS, President, Dumack Engineering, PC (via email)
Jacqueline Aimino, MS, Project Manager, Dumack Engineering, PC (via email)
John Richardson, MS, PE, Director of Land Development, Dumack Engineering, PC (via email)
Leanna Colubriale, PE, Remington & Vernick Engineers, Township Engineer (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Planner (via email)
Micah S. Lewis, Newtown Township Manager (via email)
Katherine McGovern, Assistant Township Manager (via email)
Kristie Kaznicki, Township Administrative Assistant (via email)
Michael T. Italia, Barry Isett & Associates, Zoning Officer (via email)


WASHINGTON CROSSING ROAD
(SR 0032)
(A.K.A. S.R. 0532)
TOWNSHIP CLASSIFICATION: MINOR ARTERIAL
PENNDOT CLASSIFICATION: MINOR ARTERIAL
SPEED LIMIT: 45 MPH
GAUCKS LANE
(Portion to be Vacated)
FOXHALL ROAD
PARCEL 29-007-022
PARCEL 29-007-020-001
N/F NEWTOWN TWP
DB. 1523, PG. 982
PARCEL 29-016-008-002
N/F ORLEANS AT BROOKSHIRE ESTATES
PARCEL 29-007-022-001
N/F BRETT TANNER
INSTRUMENT 2013064673
PARCEL 29-016-002-002
N/F FOXHALL ESTATES COMM ASSN INC
DB. 5702, PG. 964
PARCEL 29-016-002-001
N/F FOXHALL ESTATES COMM ASSN INC
DB. 5702, PG. 964
PARCEL 29-016-002
N/F BRANDMAR LLC
DB. 1645, PG. 1991
PARCEL 29-016-004-002
N/F CHARLES F. & SUSAN B. MCDEVITT
DB. 2844, PG. 624
OVERALL TRACT
PARCELS 29-007-022
AND 29-016-002
N/F BRANDMAR LLC
INSTRUMENT 2017042904
650,516 SF, 14.934 AC.
PARCEL 29-016-002
PROP. 378 SF
BUILDING EXPANSION
2-1/2 Story Building
Building Ht. 28'±
PROP. 2,840 SF
BUILDING EXP.
PROP. PAVED PARKING AREA
PROPOSED DUMPSTERS
PROPOSED SCM-STONE DRYWELLS
PROPOSED SCM-STONE TRENCH
PROPOSED SCM-RAIN GARDEN
PROPOSED SCM-BIORETENTION
PROP. WALL
PROP. RAMP
PROP. SHED
1-1/2 Story Storage Building
PAVED PARKING AREA
FIRE LANE
Roof Overhang
Conc. Stoop
Conc. Walk
Brick Pavers
Gazebo
Deck
Shed
Board on Board Fence Enclosure
Wooded Area
Edge of Woods
Edge of Pavement
Rail Road
Utility Pole
Light Pole
Sign
Bollard
Curb
Inlet
Manhole
Cleanout
Benchmark
P.K. Nail Set
El: 279.01
(NAVD 88)
WETLANDS LINE
50' WETLAND TRANSITION AREA
LEGAL RIGHT-OF-WAY LINE
EXISTING RIGHT-OF-WAY LINE
CENTERLINE
CONTOUR (MAJOR)
CONTOUR (MINOR)
TREE LINE
TOP OF BANK
TOE OF SLOPE
LIMIT OF DISTURBANCE
SILT SOCK
SILT FENCE
SUPER SILT FENCE
TEMP. CONST. ENTRANCE
TEMP. CONST. ACCESS
TEMP. STOCKPILE
TEMP. CONST. OFFICE
TEMP. PORTABLE TOILET
TEMP. DUMPSTER
TEMP. CONCRETE WASHOUT
TEMP. SEDIMENT TRAP
TEMP. DIVERSION BERM
TEMP. SWALE
TEMP. PIPE SLOPE DRAIN
TEMP. INLET PROTECTION
TEMP. STONE CHECK DAM
TEMP. SEDIMENT BASIN
TEMP. PUMPED WATER FILTER BAG
TEMP. STABILIZED CONSTRUCTION ENTRANCE
TEMP. CONSTRUCTION ACCESS
TEMP. STOCKPILE AREA
TEMP. CONSTRUCTION OFFICE
TEMP. PORTABLE TOILET LOCATION
TEMP. DUMPSTER LOCATION
TEMP. CONCRETE WASHOUT AREA
TEMP. SEDIMENT TRAP #1
TEMP. DIVERSION BERM
TEMP. SWALE
TEMP. PIPE SLOPE DRAIN
TEMP. INLET PROTECTION
TEMP. STONE CHECK DAM
TEMP. SEDIMENT BASIN #1
TEMP. PUMPED WATER FILTER BAG
TEMP. STABILIZED CONSTRUCTION ENTRANCE
N83° 16' 11"E 785.41' (DR1)
S80° 20' W 736.36' (DR1)
N07° 29' W 860.98' (DR1)
S05° 26' E 368.26' (DR1)
S10° 30' E 465.00' (DR1)
N47° 49' E 224.17'
N42° 39' 15" E 69.80'
N41° 49' 52" W 338.48'
S48° 30' 50" W 399.91'
N41° 49' 52" W 224.17'
S41° 49' 52" E 338.48'
N07° 29' W 165.51'
S07° 29' E 162.08'
S82° 31' W 50.00'
S07° 29' E 50.00'
N82° 31' E 50.00'
N07° 29' W 50.00'
S07° 29' E 24.94'
N82° 08' E 462.08'
S07° 29' E 20' TYP.
N07° 29' W 20' TYP.
N82° 31' E 20' TYP.
S82° 31' W 20' TYP.

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: Nockamixon Township Board of Supervisors
Nockamixon Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 2, 2025

Subject: BCPC #13072
Preliminary Plan of Lot Line Adjustment for Wolfinger
TMPs #30-11-48; -50
Applicant: David Wolfinger
Owner: Same
Plan Dated: March 4, 2025
Date Received: March 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: Convey 16.74 acres from TMP #30-11-48 to TMP #30-11-50. The resultant lot size for TMP #30-11-48 is 52.37 acres and the resultant lot size for TMP #30-11-50 is 32.91 acres. TMP #30-11-48 contains an existing single-family dwelling with various outbuildings and TMP #30-11-50 is a vacant agricultural lot. The site entered into a conservation easement on November 7, 2002.

Location: Along the northwestern side of Frogtown Road, approximately 500 feet south of its intersection with Park Drive East.

Zoning: The R Residential Zoning District permits use B-1 Single-Family Detached with a minimum lot area of 2 acres, a minimum lot width of 150 feet, and a maximum impervious surface ratio of 20 percent.

Present Use: Agricultural

COMMENT

Requested waivers—Correspondence submitted with the plan, dated March 4, 2025, indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

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

Section 196-402.B.(1)
relief from the plan scale; the applicant requests a scale of 1”-150’ due to the size of the property

Sections 196-402.C.(6)(c) and 196-402.D.(9)
relief from Natural Resource Protection Standards; the applicant states no new building is being proposed

Section 196-402.C.(14)
relief buildings and driveways within 100 feet of the site boundary being displayed; the applicant states the nature of the application is minor

Sections 196-505.P. and 196-506
relief from street and drainage improvements and cartway widening; the applicant states the application is minor in nature

Section 196-506.B.
relief from ultimate right-of-way dedication of Frogtown Road and Park Drive East; the applicant states the nature of the plan is minor and both tax map parcels are conserved to the title lines within the roadways

Sections 196-512 and 196-513
relief from curbs, sidewalks, and pedestrian paths; the applicant states the nature of the plan is minor

The final plan should note all granted waivers.

This review will be included in the Bucks County Planning Commission board materials for the May 7, 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
25-0079

cc: David Wolfinger (via email)
Todd R. Myers, PLS, Cowan Associates (via email)
Steve Baluh, PE, Wynn Associates, Inc., Township Engineer (via email)
Teri Lewis, Township Manager/Administrator (via email)
Joan Tanner, Township Secretary (via email)

GENERAL NOTES

1. OWNER INFO: DAVID R WOLFINGER
16 PARK DR E
OTTSVILLE, PA

SITE INFO: TMP 30-11-48
DBV 5474 PG 395
AREA: 3,010,414.51 SQ. FT. OR 69.11 ACRES

TMP 30-11-50
DBV 5474 PG 388
AREA: 704,485.47 SQ. FT. OR 16.17 ACRES

2. 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.

3. 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.

4. THIS PLAN DEPICTS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY WERE SURVEYED AND DESIGNED DURING THE TIME OF PLAN PREPARATION, TO AND INCLUDING THE LAST REVISION DATE. BY THE TIME CONSTRUCTION OCCURS, THE CONDITION OF THE SITE MAY HAVE CHANGED FROM WHAT IS DEPICTED ON THE PLAN. AS SUCH, THERE IS NO EXPRESSED OR IMPLIED REPRESENTATION THAT THE INFORMATION SHOWN IS TO BE CONSIDERED "AS BUILT" AT THE TIME OF CONSTRUCTION.

5. SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPPING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY PERFORMING A FIELD EXPLORATION.

6. 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.

7. REFERENCE PLAN: LAND PRESERVATION EASEMENT ACQUISITION PLAN WOLFINGER FARM, DATED 7-31-2002 AS PREPARED BY CARROLL ENGINEERING CORP.

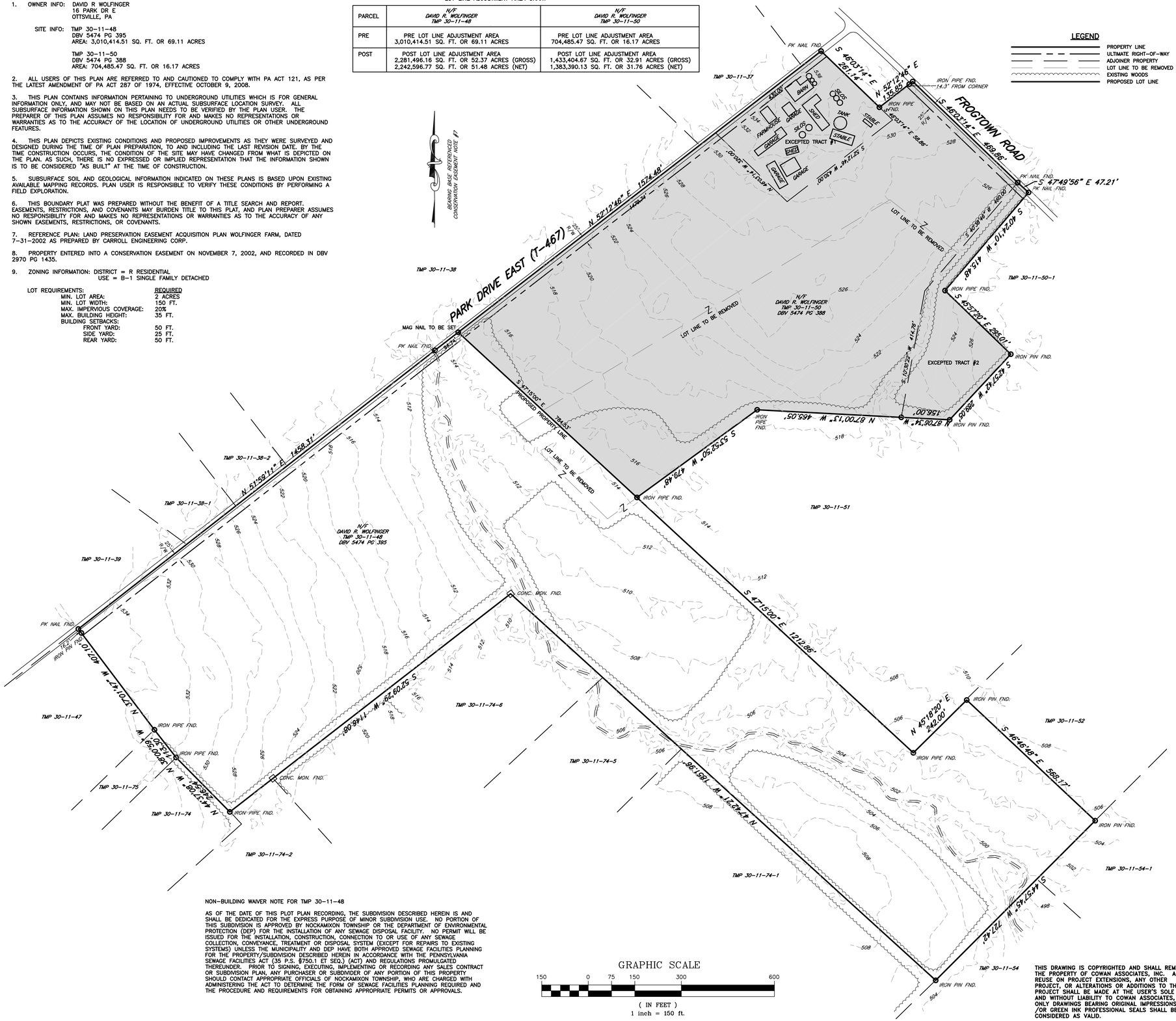
8. PROPERTY ENTERED INTO A CONSERVATION EASEMENT ON NOVEMBER 7, 2002, AND RECORDED IN DBV 2970 PG 1435.

9. ZONING INFORMATION: DISTRICT = R RESIDENTIAL
USE = B-1 SINGLE FAMILY DETACHED

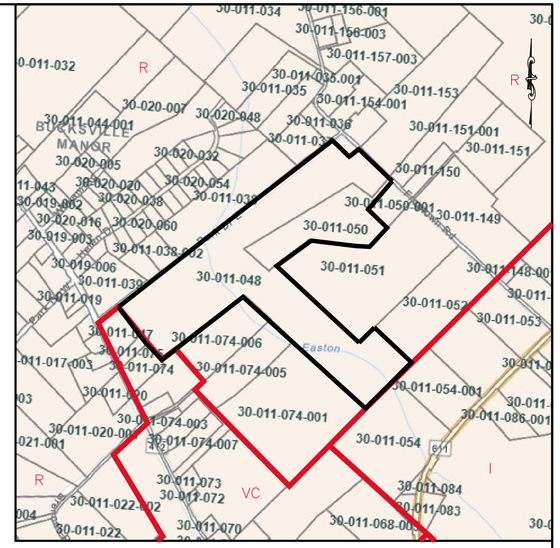
LOT REQUIREMENTS:	REQUIRED
MIN. LOT AREA:	2 ACRES
MIN. LOT WIDTH:	150 FT.
MAX. IMPERVIOUS COVERAGE:	20%
MAX. BUILDING HEIGHT:	35 FT.
BUILDING SETBACKS:	
FRONT YARD:	50 FT.
SIDE YARD:	25 FT.
REAR YARD:	50 FT.

LOT LINE ADJUSTMENT AREA CHART

PARCEL	N/F DAVID R. WOLFINGER TMP 30-11-48	N/F DAVID R. WOLFINGER TMP 30-11-50
PRE	PRE LOT LINE ADJUSTMENT AREA 3,010,414.51 SQ. FT. OR 69.11 ACRES	PRE LOT LINE ADJUSTMENT AREA 704,485.47 SQ. FT. OR 16.17 ACRES
POST	POST LOT LINE ADJUSTMENT AREA 2,281,496.16 SQ. FT. OR 52.37 ACRES (GROSS) 2,242,596.77 SQ. FT. OR 51.48 ACRES (NET)	POST LOT LINE ADJUSTMENT AREA 1,433,404.67 SQ. FT. OR 32.91 ACRES (GROSS) 1,383,390.13 SQ. FT. OR 31.76 ACRES (NET)



GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.



LOCATION MAP
800 0 400 800
1 inch = 800 ft.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

ON THE _____ DAY OF _____, 2025, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED DAVID WOLFINGER, TMP 30-11-48 AND TMP 3011-50, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN BY SIGNING THAT THEY ARE THE REGISTERED OWNER OF THE DESIGNATED PARCELS, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE 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, THE DAY AND YEAR AFORESAID.

_____ _____
DAVID WOLFINGER
TMP 30-11-48

DAVID WOLFINGER
TMP 30-11-50

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

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

_____ _____

_____ _____ _____

RECOMMENDED FOR APPROVED BY THE PLANNING COMMISSION OF NOCKAMIXON TOWNSHIP THIS _____ DAY OF _____, 2025.

_____ _____

_____ _____ _____

BCPC NO.

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN PLAN BOOK _____PAGE_____ON THE_____DAY OF_____ ,2025.

I HEREBY CERTIFY THAT THE PLAN SHOWN ON AND DESCRIBED HEREON REPRESENTS A SURVEY MADE BY THE UNDERSIGNED AND THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED; AND THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

_____
TODD R. MYERS, P.L.S. SU-043353-E

NON-BUILDING WAIVER NOTE FOR TMP 30-11-48

AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF MINOR SUBDIVISION USE. NO PORTION OF THIS SUBDIVISION IS APPROVED BY NOCKAMIXON TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §750.1 ET SEQ.) (ACT) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF NOCKAMIXON TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

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.

NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY ENGINEER OR PROJECT MANAGER

VOID UNLESS GREEN PROFESSIONAL SEAL IS AFFIXED

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TODD ROGER MYERS LAND SURVEYOR

TODD R. MYERS, P.L.S. SU-043353-E

NO.	DATE	REVISIONS	BY	CHK.
1	3-4-25	REVISED PER ENG. LETTER 2-13-25	JRL	TRM

LOT LINE ADJUSTMENT PLAN

PREPARED FOR

DAVID WOLFINGER

TMP 30-11-48 & TMP 30-11-50

NOCKAMIXON TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DRAWN BY	SURVEY CHK. BY
JRL	TRM
FINAL CHK. BY	PROJECT ENGINEER
TRM	TRM
DATE	SCALE
1-15-25	1"=150'

COWAN ASSOCIATES, INC.
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
N.J. General Authorization No. 24GA28059300

DWG. NO. 1
OF 1
JOB NO. 71854.01

X:\SURVEDATA\DAVID WOLFINGER\LOT LINE ADJUSTMENT REV 3-4-25.dwg

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: Nockamixon Township Board of Supervisors
Nockamixon Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 4, 2025

Subject: BCPC #13074
Preliminary Plan of Subdivision for Litzenberger
TMPs #30-4-64-3
Applicant: Dennis M. and Deborah A. Litzenberger
Owner: Same
Plan Dated: February 28, 2025
Date Received: March 7, 2025

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

GENERAL INFORMATION

Proposal: Subdivide a 10.74-acre site into two separate lots. Lot 1 consists of 4.0 acres and Lot 2 consists of 6.74 acres and contains an existing single-family dwelling and paved driveway. The site contains an existing stone driveway to be used only by the individual property owners of Lot 1 and Lot 2 within the boundaries of their individual lots and not for access through either lot. The site is intended to be served by individual on-lot water and sewerage systems.

Location: Proposed Lot 1 is located along Durham Road (PA 412), approximately 600 feet north of its intersection with Thomas Free Drive. Proposed Lot 2 is located along the western side of School Drive, approximately 600 feet north of its intersection with Thomas Free Drive.

Zoning: The RA Residential-Agricultural Zoning District permits Use B-1 Single-Family Detached Dwelling with a minimum lot area of 2 acres, minimum lot width of 200 feet, and maximum impervious surface ratio of 15 percent.

Present Use: Rural residential

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

COMMENT

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

Section 196-402
relief from proposed improvements, erosion and sediment control

Section 196-411
relief from providing an Environmental and Cultural Impact Assessment Report

Section 196-506
relief from roadway widening requirements along Durham Road or School Drive

Section 196-512
relief from curb requirements along Durham Road or School Drive

Section 196-513
relief from sidewalk, pedestrian path, or bikeway requirements along Durham Road or School Drive

Section 196-515
relief from landscaping and street tree requirements along Durham Road or School Drive

Section 196-516
relief from stormwater management requirements

Section 196-518
relief from erosion and sedimentation control requirements

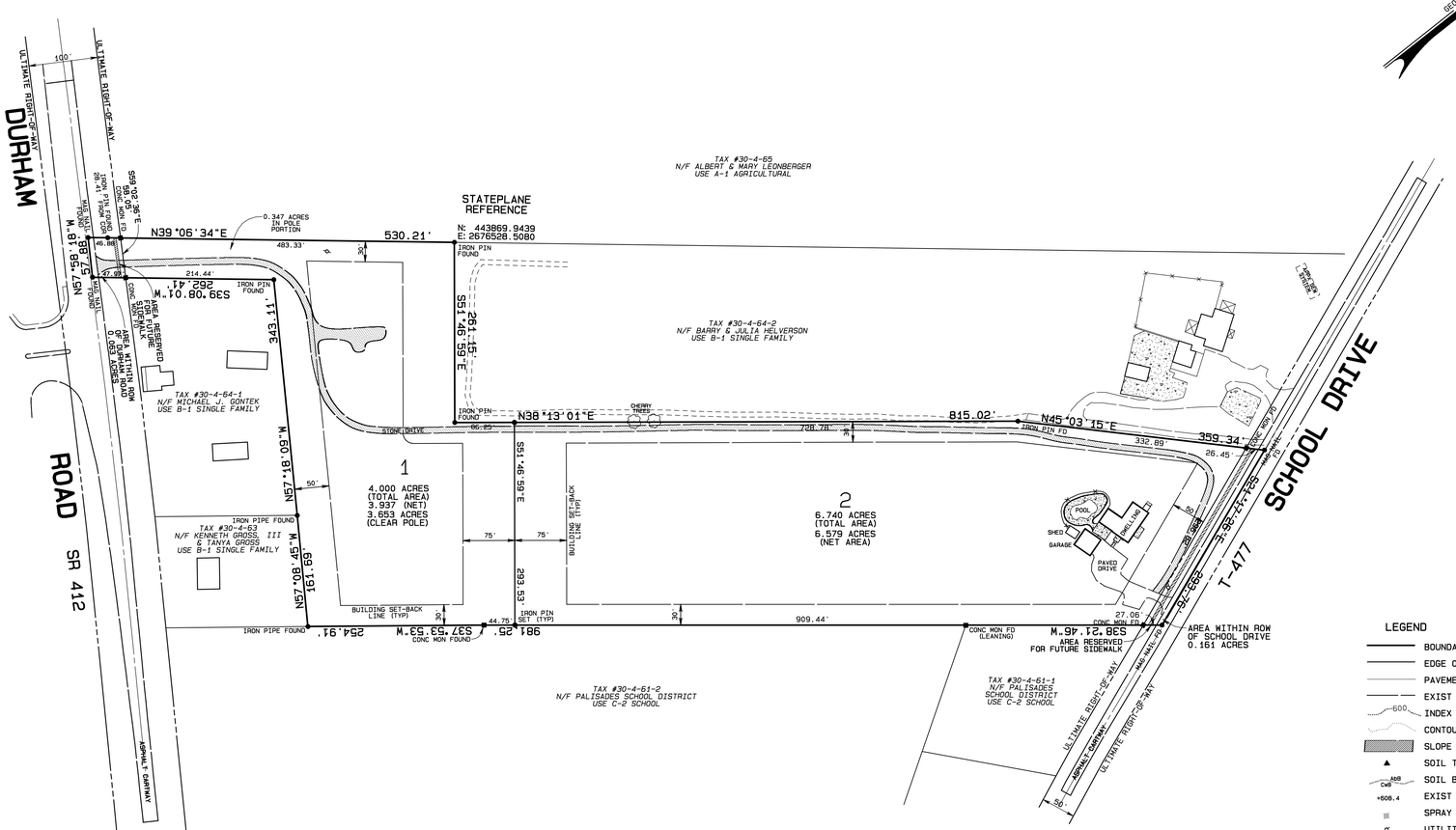
The applicant has not provided the reason for the waiver request or the proposed change in lieu of the requirement. Section 512.1.(b) of the Pennsylvania Municipalities Planning Code requires applicants to state in full the grounds and facts of unreasonableness or hardship on which the request for the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

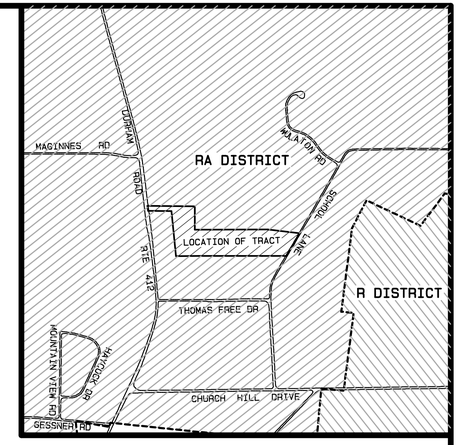
This review will be included in the Bucks County Planning Commission board materials for the May 7, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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
25-0082

cc: Dennis M. and Deborah A. Litzenberger (via email)
Jason T. Smeland, PE, Lenape Valley Engineering (via email)
Steve Baluh, PE, Wynn Associates, Inc., Township Engineer (via email)
Teri Lewis, Township Manager/Administrator (via email)
Joan Tanner, Township Secretary (via email)





LOCATION MAP

SCALE IN FEET 1"= 800'

0 400 1000 2000

OWNERS/APPLICANTS

DENNIS M. & DEBORAH A. LITZENBERGER
128 SCHOOL DRIVE
KINTNERSVILLE, PA. 18930
PHONE: 610-442-2538

ZONING DISTRICT: RA
RESIDENTIAL-AGRICULTURAL

PROPOSED USE: B-1
SINGLE FAMILY DETACHED DWELLING

DIMENSIONAL REQUIREMENTS:

	REQUIRED	NET LOT 1	NET LOT2
MIN LOT AREA	2.00 ACRES	3.937 ACRES	6.579 ACRES
MAX IMP SURF	15%	8%	14%
MIN LOT WIDTH	200 FEET	562 FEET	306 FEET
MIN FRONT YARD	50 FEET	122 FEET	75 FEET
MIN SIDE YARD	30 FEET	41 FEET	97 FEET
MIN REAR YARD	75 FEET	86 FEET	809 FEET
MAX BLDG HT	35 FEET	22 FEET	22 FEET

GENERAL NOTES

1) BEARING BASIS FOR THE BOUNDARY RETRACEMENT SURVEY HAS BEEN REFERENCED TO NAD83 PA STATEPLANE COORDINATE SYSTEM, (SOUTH ZONE).

2) BOUNDARY LINE DETERMINATION HAS BEEN REFERENCED TO "BOUNDARY RETRACEMENT PRINCIPLES AND PROCEDURES FOR PENNSYLVANIA" AS PREPARED BY KNUT EVERETT HERMANSEN, PH.D, PLS, PE, ESQ; (COPYRIGHT 2004).

3) CONTOUR DATA FROM PAMAP LIDAR PROGRAM 2006-2008, PA DEPT OF CONSERVATION AND NATURAL RESOURCES.

4) THE BOUNDARY IS SHOWN PER A PREVIOUS SURVEY FOR JOHN FACHET BY ESW ASSOCIATES - CONSULTING ENGINEERS OF QUAKERTOWN, PA; BEING DATED JULY 30, 1981. MONUMENTATION HAS BEEN FIELD VERIFIED BY DENNIS M. LITZENBERGER, PLS IN JANUARY 2012.

5) THE AREA BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT OF WAY LINE OF DURHAM ROAD (SR 0412) AND SCHOOL DRIVE (T-477) WAS PREVIOUSLY DEDICATED TO NOCKAMIXON TOWNSHIP AS AN EASEMENT AREA IN 2012 WITH THE PLAN OF LOT CONSOLIDATION FOR FACHET, HELVERSON AND LITZENBERGER.

6) SEWAGE SYSTEM PERMIT HAS BEEN ISSUED FOR TMP 30-4-64-3 BY THE BCDH DATED JULY 23, 2024 (PERMIT #90905-24-30-4-64-3 AND SERIAL #24-229) FOR REPLACEMENT OF THE PERMITTED SPRAY IRRIGATION SYSTEM. THE NEW SEWAGE SYSTEM AREA FOR LOT 2 WAS CONSTRUCTED IN 2024.

7) LOTS 1 & 2 TO BE SERVED BY ON LOT WELL AND SEWAGE SYSTEM DISPOSAL SYSTEMS.

8) DENNIS M. LITZENBERGER, PLS ASSUMES NO LIABILITY FOR THE ACTUAL LOCATION OF UNDERGROUND STRUCTURES, PIPELINES, WIRING, WELLS, SEWAGE SYSTEMS OR SEWAGE TANKS.

9) IRON PINS, (5/8" DIAMETER REBARS), WILL BE INSTALLED TO IDENTIFY THE TWO NEW LOT CORNERS. CONCRETE MONUMENTS WERE PREVIOUSLY INSTALLED AT THE INTERSECTION OF LOT LINES WITH THE ULTIMATE RIGHT OF WAY LINES OF DURHAM ROAD (SR 0412) AND SCHOOL DRIVE (T-477). MONUMENTATION AS SHOWN ON APRIL 12, 2012.

10) THE EXISTING STONE DRIVEWAY IS TO BE USED ONLY BY THE INDIVIDUAL PROPERTY OWNERS OF LOT 1 AND 2 WITHIN THE BOUNDARIES OF THEIR INDIVIDUAL LOTS AND NOT FOR ACCESS THROUGH EITHER LOT 1 OR LOT 2 TO RT 412 OR TO SCHOOL LANE.

11) PURSUANT TO SS 196-304 OF THE NOCKAMIXON 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 TO THERETO.

PLAN REFERENCE

PLAN OF LOT CONSOLIDATION FOR FACHET, HELVERSON AND LITZENBERGER AS PREPARED BY DENNIS M. LITZENBERGER, PROFESSIONAL LAND SURVEYOR OF KINTNERSVILLE, PA; PLAN DATED FEBRUARY 4, 2012 AND MOST RECENTLY REVISED ON APRIL 24, 2012.

LEGEND

- BOUNDARY
- EDGE OF PAVING
- PAVEMENT MARKING
- EXIST CURB
- 600 INDEX CONTOUR
- CONTOUR
- SLOPE 15%-24%
- ▲ SOIL TEST PIT
- CeB SOIL BOUNDARY
- +608.4 EXIST SPOT ELEV
- SPRAY HEAD REMOVED
- UTILITY POLE
- ● EXISTING WELL

WAIVER REQUEST LIST:

THE FOLLOWING ARE WAIVER REQUESTS FROM THE NOCKAMIXON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE SUBDIVISION:

SECTION 196-402 PROPOSED IMPROVEMENTS, EROSION AND SEDIMENT CONTROL
SECTION 196-411 ENVIRONMENTAL AND CULTURAL IMPACT ASSESSMENT REPORT
SECTION 196-506 ROADWAY WIDENING ALONG DURHAM ROAD (RT 412) OR SCHOOL DRIVE.
SECTION 196-512 CURB INSTALLATION ALONG DURHAM ROAD (RT 412) OR SCHOOL DRIVE.
SECTION 196-513 SIDEWALKS, PEDESTRIAN PATHS, BIKEWAYS TO BE INSTALLED ALONG DURHAM ROAD (RT 412) OR SCHOOL DRIVE.
SECTION 196-515 LANDSCAPING AND STREET TREES TO BE PLANTED ALONG DURHAM ROAD (RT 412) OR SCHOOL DRIVE.
SECTION 196-516 STORMWATER MANAGEMENT.
SECTION 196-518 EROSION AND SEDIMENTATION CONTROL.

ZONING VARIANCE NOTE:

ON MARCH 15, 2012 THE NOCKAMIXON TOWNSHIP ZONING HEARING BOARD GRANTED RELIEF TO DENNIS M. LITZENBERGER, PLS FROM SECTION 234-28 OF THE NOCKAMIXON TOWNSHIP ZONING ORDINANCE TO ALLOW TWO (2) PRINCIPAL BUILDINGS (RESIDENCES) ON THE PROPERTY, (TMP #30-4-64-3), AS FOLLOWS:

DECISION:

1. BY A DECISION OF 3-0, THE BOARD VOTED TO APPROVE THE APPLICANT'S REQUESTED VARIANCE FROM SECTION 234-28 OF THE ORDINANCE. RELIEF IS GIVEN TO ALLOW FOR A TEMPORARY (FOR ONE YEAR FROM THE DEATH OF ETHEL FACHET) PERIOD TWO PRINCIPAL USES OR BUILDINGS, SPECIFICALLY THE LITZENBERGER RESIDENCE, GARAGE AND SHED AND THE MOBILE HOME AND TWO SHEDS ON ONE LOT IN ACCORDANCE WITH THE FINDINGS OF FACT OF THE BOARD AND THIS DECISION, AND WHERE NOT SET FORTH IN THE FINDINGS OF FACT OR THIS DECISION, THE EVIDENCE PRESENTED AT THE HEARING IN SO FAR AS IT IS NOT INCONSISTENT HEREWITH.

2. THE FOLLOWING CONDITIONS ARE ATTACHED TO THE RELIEF GRANTED BY THE BOARD:

   A. THE MOBILE HOME CANNOT BE REPLACED, RELOCATED AND IF REMOVED NOT PLACED BACK ON THE PROPERTY.
   B. OTHER THAN THE EXISTING BUILDINGS, THAT IS THE MOBILE HOME AND TWO SHEDS AND THE LITZENBERGER RESIDENCE, GARAGE AND SHED, NO NEW BUILDING MAY BE CONSTRUCTED OR PLACED ON THE PROPERTY FOR SO LONG AS THIS TEMPORARY VARIANCE REMAINS IN EFFECT AND THE MOBILE HOME REMAINS ON THE PROPERTY WITH THE LITZENBERGER RESIDENCE.
   C. IF THE LITZENBERGER PROPERTY IS SOLD DURING THE LIFETIME OF ETHEL FACHET, THE MOBILE HOME SHALL BE REMOVED PRIOR TO THE CLOSING ON THE SALE OF THE LITZENBERGER PROPERTY.
   D. ALL OTHER TOWNSHIP ORDINANCE REQUIREMENTS SHALL BE COMPLIED WITH BY THE APPLICANT AND THE APPLICANT SHALL APPLY FOR AND OBTAIN ALL NECESSARY TOWNSHIP PERMITS.
   E. IF THE BOARD OF SUPERVISORS APPROVES THE APPLICANT'S SUBDIVISION APPLICATION, THE CONDITIONS OF THIS DECISION SHALL BE ADDED AS NOTED ON THE RECORD SUBDIVISION PLAN AND INCLUDED IN A UNILATERAL DECLARATION THAT SHALL BE APPROVED BY THE NOCKAMIXON TOWNSHIP SOLICITOR AND RECORDED AGAINST THE LITZENBERGER PROPERTY SIMULTANEOUSLY WITH THE RECORDATION OF THE RECORD PLAN.

PLAN SHEET INDEX

SHEET 1 OF 3 RECORD PLAN OF SUBDIVISION
SHEET 2 OF 3 EXISTING FEATURES PLAN
SHEET 3 OF 3 SEWAGE FACILITIES PLAN

OWNER'S CERTIFICATION:

TO ALL TO WHOM THESE PRESENTS MAY COME WE DENNIS AND DEBBIE LITZENBERGER SEND GREETINGS KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN THE TOWNSHIP (OR BOROUGH) OF NOCKAMIXON TWP., COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20 25 WITNESS:

_____

_____

"COMMONWEALTH OF PENNSYLVANIA"

COMMONWEALTH OF PENNSYLVANIA

_____
SIGNATURE OF OWNER
SS

COUNTY OF BUCKS
ON THE ___ DAY OF _____, 20 25 BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED (NAME(S) OF ALL OWNERS), KNOWN TO ME OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT (HE/SHE/THEY) (IS/ARE) THE REGISTERED OWNER(S) OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT (HE/SHE/THEY) DESIRE THAT THE FOREGOING PLAN BE RECORDED BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTORIAL SEAL, THE DAY AND YEAR AFORESAID.

_____
NOTARY PUBLIC

NOCKAMIXON TOWNSHIP
BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF NOCKAMIXON THIS _____ DAY OF _____, 20 25

_____ _____
_____ _____
_____ _____

NOCKAMIXON TOWNSHIP
PLANNING COMMISSION

RECOMMENDED FOR APPROVAL BY THE NOCKAMIXON TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20 25

BUCKS COUNTY PLANNING COMMISSION

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

BUCKS 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 25

DENNIS M. LITZENBERGER
PROF LAND SURVEYOR
PA REG #37B16E

TMP 30-4-64-3
10.740 ACRES
(TOTAL AREA)

INSTRUMENT
#2012067853
RECORDED ON 8/16/2012

PRELIMINARY

RECORD PLAN OF SUBDIVISION FOR

DENNIS M. & DEBORAH A. LITZENBERGER

128 SCHOOL DRIVE
KINTNERSVILLE, PA. 18930

NOCKAMIXON TOWNSHIP, BUCKS COUNTY, PA.
SCALE: 1"=100' 28 FEB 2025

SCALE IN FEET
0 50 100 200 400

DWN: DAD CHKD: SHERRY APPD:

SHEET 1 OF 3 FILENAME: FAB.PRO

THIS PLAN WILL BE CONSIDERED INVALID UNLESS AFFIXED WITH ORIGINAL SEAL.

DENNIS M. LITZENBERGER
PROFESSIONAL LAND SURVEYOR
128 SCHOOL DRIVE KINTNERSVILLE PA 18930 (610) 847-5108

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: Quakertown Borough Council
Quakertown Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 27, 2025

Subject: BCPC #13060
Preliminary Plan of Land Development for Meadowbrook Realty, LLC
TMP #35-3-8
Applicant: Meadowbrook Realty, LLC
Owner: Same
Plan Dated: May 22, 2024
Last Revised: February 3, 2025
Date Received: March 13, 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 1,922-square-foot auto service station on a 25,042-square-foot lot. An existing building on the site is to be removed. Public water and sewer serve the site.

Location: The southwest corner of West End Boulevard (PA 309) and Trumbauersville Road.

Zoning: The HC Highway Commercial District permits an auto service station by right on a minimum lot area of 12,000 square feet with a minimum lot width of 80 feet. The district permits a maximum building coverage and total impervious surface coverage of 40 and 90 percent, respectively.

Present Use: Commercial

COMMENTS

1. **Requested variances**—Correspondence provided by the applicant, dated October 24, 2024, indicates that the applicant is requesting variances from the following zoning ordinance requirements:

   Section 311-7
   to permit a front yard setback of 29.3 feet in lieu of the required 30 feet

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

Section 601-1.A.
to provide 8 off-street parking spaces in lieu of the required 11

The requested variances should be discussed and resolved prior to Borough Council taking action on the proposed plan.

2. **Multi-use trail**—The 2019 Quakertown Borough Active Transportation Plan calls for a multi-use trail along West End Boulevard (PA 309). We recommend that the applicant install a 10-foot-wide pathway along the site's edge with PA 309 to advance the goals and vision of the borough's active transportation plan.

3. **Distance between access and intersecting street right-of-way**—Section 405.C.(2) of the zoning ordinance requires that each point of vehicular access to and from a public street shall be located at least 200 feet from the intersection of any public street right-of-way lines. The proposed access drive onto West End Boulevard (PA 309) is less than the required 200 feet from the right-of-way lines of Trumbauersville Road.

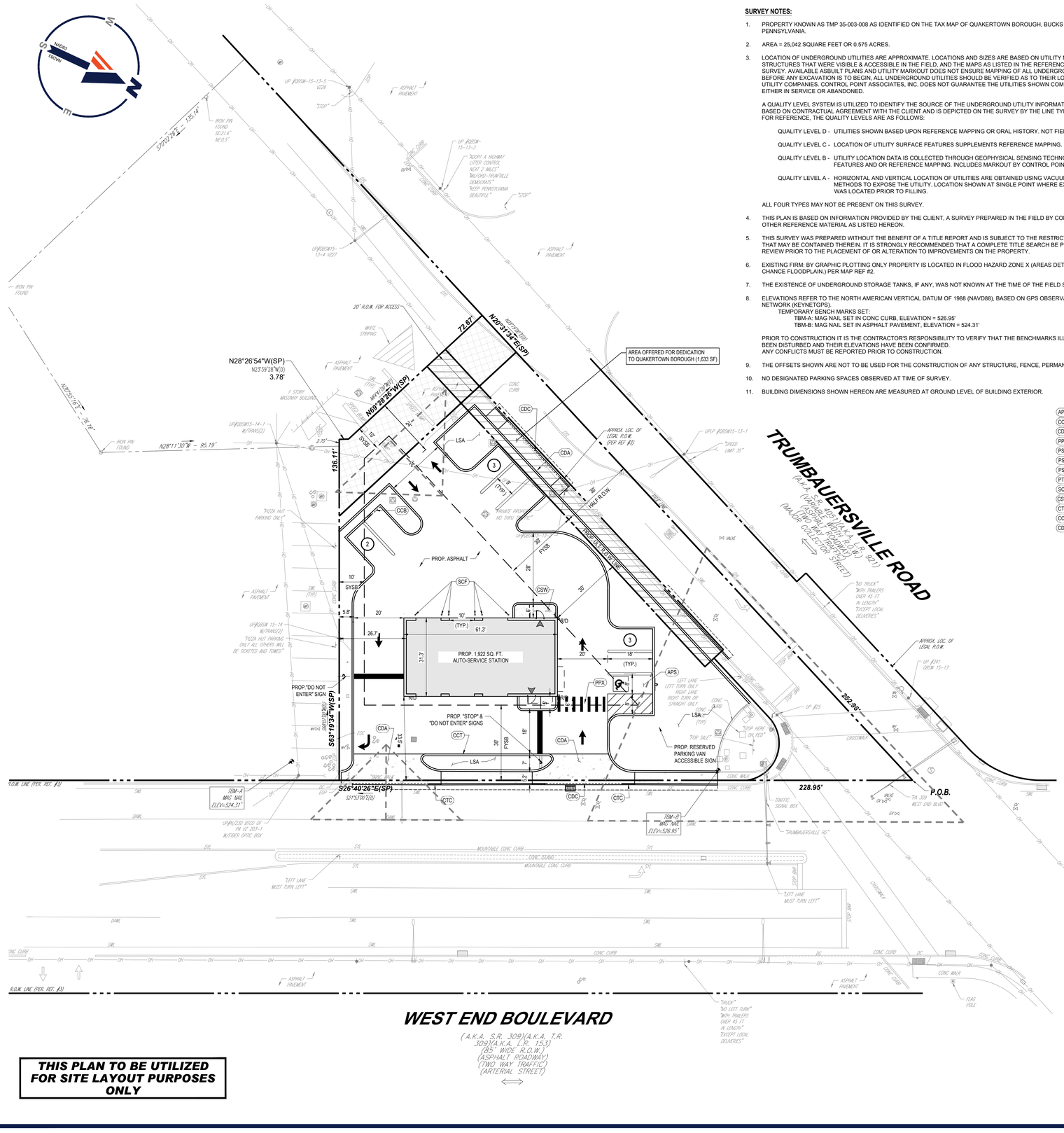
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for May 7, 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
25-0052

cc: Michael Ferri, Meadowbrook Realty, LLC (via email)
Adam Citrullo, PE, Bohler Engineering PA, LLC (via email)
Cowan Associates, Inc., Borough Engineer (via email)
Scott C. McElree, Borough Manager (via email)
Doug Wilhelm, Borough Zoning Officer (via email)



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SURVEY NOTES:

1. PROPERTY KNOWN AS TMP 35-003-008 AS IDENTIFIED ON THE TAX MAP OF QUAKERTOWN BOROUGH, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. AREA = 25,042 SQUARE FEET OR 0.575 ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

   A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:

   QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

   QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

   QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

   QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

   ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
6. EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.) PER MAP REF #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
   TEMPORARY BENCH MARKS SET:
   TBM-A: MAG NAIL SET IN CONC CURB, ELEVATION = 526.95'
   TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION = 524.31'

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.
   ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. NO DESIGNATED PARKING SPACES OBSERVED AT TIME OF SURVEY.
11. BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.

APS	ACCESSIBLE PARKING STALL
CCT	TYPICAL CONCRETE CURB
CDC	DEPRESSED CURB
PPX	PAINTED PEDESTRIAN CROSSWALK
PSB	PAINTED STOP BAR
PSL	SAWCUT LINE
PSL	SAWCUT LINE
PTA	PAINTED TRAFFIC ARROW
SCF	CONCRETE FILLED BOLLARD
CSW	CONCRETE SIDEWALK
CTC	TAPERED CURB
CCB	CURB BREAK
CDA	CONCRETE DRIVEWAY APRON

LOCATION MAP

SCALE: 1" = 100'
SOURCE: GOOGLE MAPS

ZONING TABLE

ZONE: HC - HIGHWAY COMMERCIAL
USE: AUTO-SERVICE STATION

BULK REQUIREMENTS

ITEM	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	12,000 SF (0.28 AC)	GROSS: 25,042 SF (0.58 AC) NET: 19,574 SF (0.45 AC)	GROSS: 25,042 SF (0.58 AC) NET: 17,940 SF (0.41 AC)
MIN LOT WIDTH	80.0'	72.7' (ENC)	NO CHANGE
MIN YARD SETBACKS			
FRONT YARD (S WEST END BLVD)	30.0'	29.1' (ENC)	33.5'
FRONT YARD (TRUMBAUERSVILLE RD)	30.0'	67.5'	30.0'
SIDE YARD	10.0'	4.6' (ENC)	26.7'
REAR YARD	25.0'	N/A	N/A
MAX PERMITTED HEIGHT	42.0'	<35.0'	28.8'
MAX BUILDING COVERAGE	40.0%	2,588 SF (15.6%)	1,922 SF (10.71%)
MAX IMPERVIOUS COVER	90.0%	100.0% (ENC)	14,367 SF (80.10%)

ENC= EXISTING NON-CONFORMING

SURVEY REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF QUAKERTOWN BOROUGH, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, MAP 35-003.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BUCKS COUNTY, PENNSYLVANIA, (ALL JURISDICTIONS), PANEL 136 OF 532", MAP NUMBER 42017C0136J, MAP REVISED: MARCH 16, 2015.
3. MAP ENTITLED "DRAWINGS FOR CONSTRUCTION OF STATE ROUTE 309 SECTION H 08 & M 05 IN BUCKS COUNTY" SHEETS 1, 2 AND 28 OF 29, DATED DECEMBER 7, 1987, PROVIDED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
4. MAP ENTITLED "OPERATING DISTRICT LEHIGH PROJECT: USER: 10352614 PROJECTION: PENNSYLVANIA SOUTH NAD27 (FT) SCALE: 1:1200 DATE: 04/10/2024" DATED, 04/10/2024, PROVIDED BY UGI UTILITIES, INC.
5. MAP ENTITLED "300 S WEST END BLVD - QUAKERTOWN PA" SUE PROJECT NO. 08-240243-00, DATED 04/24/2024, PREPARED BY CONTROL POINT ASSOCIATES, INC.
6. DOCUMENT ENTITLED "FORM 989 (R-1-23-59) COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY RECORD ROUTE 921 COUNTY BUCKS TOWNSHIP RICHLAND" PROVIDED BY PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
7. PLAN ENTITLED "PLAN CONSOLIDATION PREPARED FOR JOHN W. EDGE, HELEN M. EDGE MARCUS D. EDGE & CLAUDIA EDGE WEST END BLVD. & TRUMBAUERSVILLE RD. QUAKERTOWN BOROUGH, BUCKS COUNTY, PA." DATED 4-3-1995, PREPARED BY COWAN ASSOCIATES, INC. AND RECORDED IN PLAN BOOK 280 PAGE 45.
8. PLAN ENTITLED "MINOR SUBDIVISION PLAN FOR EXXON CORPORATION TRUMBAUERSVILLE RD. & WEST END. BLVD. BOROUGH OF QUAKERTOWN, BUCKS COUNTY, PENNA." DATED 6/6/1986, PREPARED BY COWAN ASSOCIATES, INC. AND RECORDED IN PLAN BOOK 235, PAGE 83.
9. PLAN ENTITLED "SUBDIVISION PLAN PREPARED FOR MARCUS D. EDGE & JOHN W. EDGE WEST END BLVD. & TRUMBAUERSVILLE RD. QUAKERTOWN BOROUGH, BUCKS COUNTY, PA." DATED 8-9-1989, PREPARED BY COWAN ASSOCIATES, INC. AND RECORDED IN PLAN BOOK 254 PAGE 28.

OWNER'S STATEMENT OF ACKNOWLEDGEMENT

I, THE UNDERSIGNED, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT I AM THE SOLE OWNER OF THE TRACT SHOWN HEREON, IN PEACEFUL POSSESSION OF THE SAME AND THAT THERE ARE NO SUITS OR ACTIONS PENDING OF AFFECTING THE SAME.

OWNER'S NAME _____ OWNER'S SIGNATURE _____

SWORN AND SUBSCRIBED BEFORE THIS _____ THE DAY OF _____, 20 _____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES:

PARKING REQUIREMENTS

REQUIREMENTS FOR A AUTO SERVICE STATION: ONE (1) SPACE PER EVERY EMPLOYEE PLUS ONE (1) REQUIRED FOR EACH ½ SERVICE BAY, PLUS ONE (1) SPACE FOR EACH 300 SF OF RETAIL SALES AREA.

REQUIRED SPACES:
(5 EMPLOYEES X 1 SPACE)+ (3 SERVICE BAYS X 1 SPACE FOR EACH ½ SERVICE BAY) + (0 SF OF RETAIL SALES AREA X 1 SPACE)
5 SPACES+ 6 SPACES+ 0 SPACES= 11 SPACES

PROPOSED SPACES: 8 SPACES **(VARIANCE REQUIRED)**

OFF- STREET LOADING REQUIREMENTS:

MOST APPLICABLE USE: RETAIL STORES (PER ZO CHP. 27- TABLE 6.2: OFF- STREET LOADING REQUIREMENTS)

RETAIL STORE DEVELOPMENTS UNDER 2,400 SF IN FLOOR AREA: NO OFF-STREET LOADING SPACES ARE REQUIRED

SITE SPECIFIC NOTES:

PROJECT INTENT IS TO DEMOLISH THE EXISTING BUILDING AND TO DEVELOP AN AUTO SERVICE STATION OF 1,922 SF.

20 10 5 0 20
SCALE: 1" = 20'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	08/30/2024	PER BOROUGH COMMENTS	JMV / AMC
2	02/03/2025	PER BOROUGH COMMENTS	JMV / AMC

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www.pa1call.org
2024100291

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAB240056.00-2A
DRAWN BY:	JMV
CHECKED BY:	AMC
DATE:	05/22/2024
CAD I.D.:	P-CIVIL-LDVP

PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

FOR

MEADOWBROOK REALTY, LLC

PROPOSED AUTO SERVICE STATION

300 S WEST END BLVD. QUAKERTOWN, PA 18951 BUCKS COUNTY

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

COMMONWEALTH OF PENNSYLVANIA
A.M. CITRULLO
PROFESSIONAL
ADAM M. CITRULLO
PROFESSIONAL ENGINEER
PE092835
PENNSYLVANIA LICENSE NO. PE092835

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 2 - 02/03/2025

R:\2024\PAB240056.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-LDVP-PAB240056.00-2A.----\LAYOUT, C-301 SITE
JMV

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: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 17, 2025

Subject: BCPC #10201-C
Preliminary Plan of Subdivision for Stainless Steel Associates
TMPs #36-5-123-15 and 36-5-118
Applicant: Stainless Steel Associates, LP
Owner: Same
Plan Dated: March 28, 2025
Date Received: April 3, 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: Combine TMP #36-5-123-15 (18.6 acres) with 10.8 acres of TMP #36-5-118 to create a new parcel totaling 29.4 acres. TMP #36-5-118 will be reduced to 2.9 acres. No construction is proposed. The site is served by public water and sewerage systems.

Location: On the east side of Route 309, approximately 1,000 feet north of the intersection of Sunshine Drive and Route 309.

Zoning: The site is split between the PI Planned Industrial District and the PC Planned Commercial District. The PI District permits use G-1 Manufacturing on a minimum lot size of 1 acre with an impervious surface ratio of 60 percent. The PC District permits use E2 Large Retail on a minimum lot area of 1 acre with an impervious surface ratio of 85 percent.

Portions of the site reside within the Arterial Corridor Overlay District and are subject to additional requirements regarding setbacks and access management measures.

Present Use: Large scale manufacturing and retail shop

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

COMMENTS

1. **Split-zoned parcel**—The proposed land conveyance to TMP #36-5-123-5 creates a parcel that is split-zoned between the township's Planned Commercial and Planned Industrial Districts. Split-zoned parcels often present difficulties to develop due to multiple and differing regulations. If the proposed lot line changes are approved, the applicant and township may wish to consider rezoning portions of the site to one overall district to circumvent any future issues associated with a split-zoned parcel.

2. **Editorial Comments**—We note the following editorial mistakes within the plan. These mistakes should be revised on future iterations of the plan:

    a. **Parcel number**—Within the Lot Area Tabulation Chart on sheet SP-1 TMP #36-5-123-15 is referenced as TMP #36-5-126-15.

    b. **Arterial Corridor Overlay District**—Portions of the site reside within the Arterial Corridor (AC) Overlay district. No reference to the AC District is found within the proposed site plan. Future iterations should show how the proposed site will comply with the requirements of the AC District Overlay.

This review will be included in the Bucks County Planning Commission board materials for the May 7, 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
25-0097

cc: Stainless Steel Associates, LP (via email)
Scott McMackin, PE, Cowan Associaites, Inc. (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)

LOT AREA TABULATION								
PARCEL ID	EXISTING LOT AREA (GROSS)	EXISTING LOT ACREAGE (GROSS)	EXISTING LOT AREA (NET)	EXISTING LOT ACREAGE (NET)	PROPOSED LOT AREA (GROSS)	PROPOSED LOT ACREAGE (GROSS)	PROPOSED LOT AREA (NET)	PROPOSED LOT ACREAGE (NET)
36-005-123-015	816,214.46 SQ. FT.	18.7377 ACRES	809,848.61 SQ. FT.	18.5916 ACRES	1,291,209.69 SQ. FT.	29.6421 ACRES	1,281,108.78 SQ. FT.	29.4102 ACRES
36-005-118	608,326.53 SQ. FT.	13.9653 ACRES	601,239.94 SQ. FT.	13.8026 ACRES	133,331.30 SQ. FT.	3.0609 ACRES	129,979.77 SQ. FT.	2.9839 ACRES

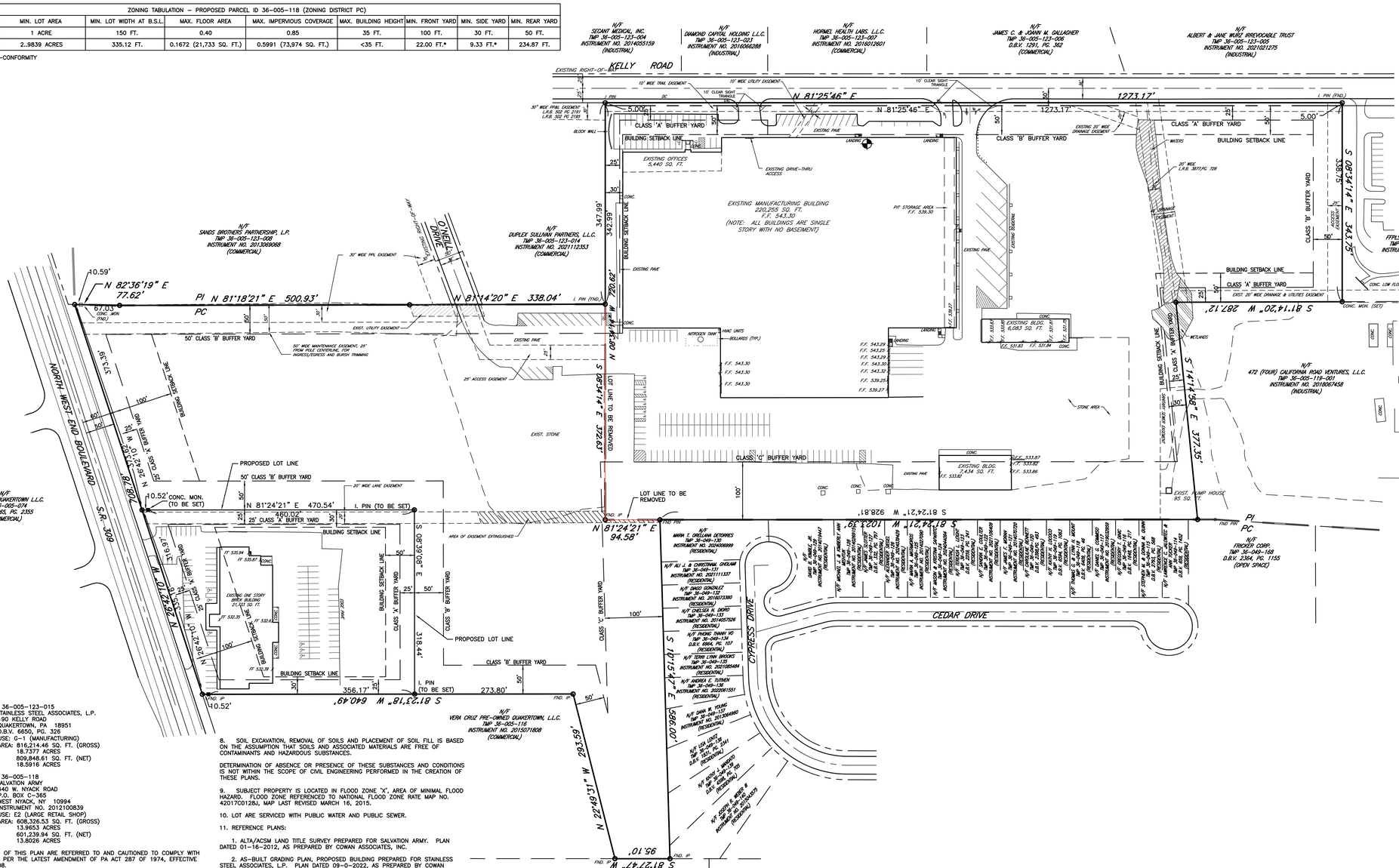
ZONING TABULATION – PROPOSED PARCEL ID 36-005-126-015 (TOTAL LOT)								
MIN. LOT AREA	MIN. LOT AREA	MIN. LOT WIDTH AT B.S.L.	MAX. FLOOR AREA	MAX. IMPERVIOUS COVERAGE	MAX. BUILDING HEIGHT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD
REQUIRED	1 ACRE	150 FT.	0.40	0.60	35 FT.	50 FT.	30 FT.	50 FT.
PROPOSED	29.4102 ACRES	371.99 FT.	0.1826 (233,867 SQ. FT.)	0.4459 (550,589 SQ. FT.)	<35 FT.	54.96 FT.	30.28 FT.	51.37 FT.

ZONING TABULATION – PROPOSED PARCEL ID 36-005-126-015 (AREA WITHIN ZONING DISTRICT PI)								
MIN. LOT AREA	MIN. LOT AREA	MIN. LOT WIDTH AT B.S.L.	MAX. FLOOR AREA	MAX. IMPERVIOUS COVERAGE	MAX. BUILDING HEIGHT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD
REQUIRED	1 ACRE	150 FT.	0.40	0.60	35 FT.	50 FT.	30 FT.	50 FT.
PROPOSED	18.5916 ACRES	1273.17 FT.	0.2887 (233,867 SQ. FT.)	0.5927 (464,520 SQ. FT.)	<35 FT.	54.96 FT.	30.28 FT.	51.37 FT.

ZONING TABULATION – PROPOSED PARCEL ID 36-005-126-015 (AREA WITHIN ZONING DISTRICT PC)								
MIN. LOT AREA	MIN. LOT AREA	MIN. LOT WIDTH AT B.S.L.	MAX. FLOOR AREA	MAX. IMPERVIOUS COVERAGE	MAX. BUILDING HEIGHT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD
REQUIRED	1 ACRE	150 FT.	0.40	0.85	35 FT.	50 FT.	30 FT.	50 FT.
PROPOSED	10.8186 ACRES	371.99 FT.	N/A	0.1908 (86,069 SQ. FT.)	<35 FT.	N/A	N/A	N/A

ZONING TABULATION – PROPOSED PARCEL ID 36-005-118 (ZONING DISTRICT PC)								
MIN. LOT AREA	MIN. LOT AREA	MIN. LOT WIDTH AT B.S.L.	MAX. FLOOR AREA	MAX. IMPERVIOUS COVERAGE	MAX. BUILDING HEIGHT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD
REQUIRED	1 ACRE	150 FT.	0.40	0.85	35 FT.	100 FT.	30 FT.	50 FT.
PROPOSED	2..9839 ACRES	335.12 FT.	0.1672 (21,733 SQ. FT.)	0.5991 (73,974 SQ. FT.)	<35 FT.	22.00 FT.*	9.33 FT.*	234.87 FT.

*EXISTING NON-CONFORMITY


KELLY ROAD
EXISTING RIGHT-OF-WAY
N 81°25'46" E 1273.17'
S 08°34'14" E 343.75'
S 81°14'20" W 287.12'
S 14°14'58" E 377.35'
N 81°24'21" E 470.54'
N 82°36'19" E 77.62'
N 81°18'21" E 500.93'
N 81°14'20" E 338.04'
N 08°34'14" W 280.62'
S 08°34'14" E 328.03'
N 08°30'39" W 347.99'
S 08°30'39" E 316.44'
S 81°27'47" W 293.59'
S 81°24'21" W 928.81'
S 81°27'47" W 640.49'
N 81°24'21" E 94.58'
S 81°27'47" W 95.10'
N/F SECANT MEDICAL, INC. TMP 36-005-123-004 INSTRUMENT NO. 20140055159 (INDUSTRIAL)
N/F DIAMOND CAPITAL HOLDING L.L.C. TMP 36-005-123-023 INSTRUMENT NO. 20160662288 (INDUSTRIAL)
N/F HORMEL HEALTH LABS, L.L.C. TMP 36-005-123-007 INSTRUMENT NO. 20150112601 (COMMERCIAL)
N/F JAMES C. & JOANN M. GALLAGHER TMP 36-005-123-006 D.B.V. 1291, PG. 362 (COMMERCIAL)
N/F ALBERT & JANE WURZ IRREVOCABLE TRUST TMP 36-005-123-005 INSTRUMENT NO. 20231021275 (INDUSTRIAL)
N/F SANDS BROTHERS, PARTNERSHIP, L.P. TMP 36-005-123-008 INSTRUMENT NO. 20130690568 (COMMERCIAL)
N/F DUPLEX SULLIVAN PARTNERS, L.L.C. TMP 36-005-123-014 INSTRUMENT NO. 20211112353 (COMMERCIAL)
N/F FFPLS QUAKERTOWN, L.L.C. TMP 36-005-123-019 INSTRUMENT NO. 20190272824 (COMMERCIAL)
N/F 472 (FOUR) CALIFORNIA ROAD VENTURES, L.L.C. TMP 36-025-119-001 INSTRUMENT NO. 20180067458 (INDUSTRIAL)
N/F CRUZ VERA QUAKERTOWN L.L.C. TMP 36-005-074 D.B.V. 6865, PG. 2355 (COMMERCIAL)
N/F VERA CRUZ PRE-OWNED QUAKERTOWN, L.L.C. TMP 36-005-116 INSTRUMENT NO. 20150071808 (COMMERCIAL)
N/F MAXWELL PORRAS TMP 36-005-115-004 D.B.V. 5162, PG. 1328 (RESIDENTIAL)
N/F TROCKEN CORP. TMP 36-049-168 D.B.V. 2364, PG. 1155 (OPEN SPACE)
CEDAR DRIVE
CYPRESS DRIVE
O'NEIL DRIVE
PROPOSED LOT LINE
LOT LINE TO BE REMOVED
EXISTING OFFICES 5,440 SQ. FT.
EXISTING MANUFACTURING BUILDING 220,255 SQ. FT. F.F. 543.30
(NOTE: ALL BUILDINGS ARE SINGLE STORY WITH NO BASEMENT)
EXISTING DRIVE-THRU ACCESS
PIT STORAGE AREA F.F. 539.30
EXISTING BUILDING 6,083 SQ. FT.
EXISTING 7,434 SQ. FT.
EXIST. PUMP HOUSE 95 SQ. FT.
EXIST. STONE
STONE AREA
WETLANDS
CLASS 'A' BUFFER YARD
CLASS 'B' BUFFER YARD
CLASS 'C' BUFFER YARD
BUILDING SETBACK LINE
50' WIDE MAINTENANCE EASEMENT, 25' FROM POLE CENTERLINE, FOR INGRESS/EGRESS AND BUSH TRIMMING
30' WIDE PPL EASEMENT
EXIST. UTILITY EASEMENT
25' ACCESS EASEMENT
20' WIDE LANE EASEMENT
AREA OF EASEMENT EXTINGUISHED
EXISTING 30' WIDE DRAINAGE EASEMENT
EXIST. 20' WIDE DRAINAGE & UTILITIES EASEMENT
EXISTING BUILDING
EXISTING PAVE
CONC. LOW FLOW CHANNEL
CONC. MON. (SET)
CONC. MON. (FND.)
I. PIN (TO BE SET)
I. PIN (FND.)
FND. IP
FND. PIN
HVAC UNITS - BOLLARDS (TYP.)
NITROGEN TANK
BLOCK WALL
CONC.
F.F. 543.29
F.F. 543.30
F.F. 539.25
F.F. 539.27
F.F. 533.87
F.F. 533.82
F.F. 533.86
F.F. 531.83
F.F. 531.84
F.F. 535.84
F.F. 535.87
F.F. 535.34
F.F. 535.67
F.F. 532.35
F.F. 532.84
F.F. 532.39
EXISTING ONE STORY BRICK BUILDING 21,433 SQ. FT.
EXISTING TWO STORY BRICK BUILDING 24,000 SQ. FT.
BUILDING SETBACK LINE
CLASS 'A' BUFFER YARD
CLASS 'B' BUFFER YARD
CLASS 'C' BUFFER YARD
PROPOSED LOT LINE
50' CLASS 'B' BUFFER YARD
25' CLASS 'A' BUFFER YARD
20' WIDE LANE EASEMENT
NORTH WEST END BOULEVARD
S.R. 309
BUILDING SETBACK LINE
10.59'
67.03'
373.39'
213.10'
213.10'
213.10

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
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James E. Miller Jr.
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Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Upper Makefield Township Board of Supervisors
Upper Makefield Township Planning Commission

Wrightstown Township Board of Supervisors
Wrightstown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 4, 2025

Subject: BCPC #13070
Final Plan of Subdivision and Land Development for Hammer Tract
TMPs #53-8-3-1
Applicant: Mike Hammer & Sherri Wiest-Hammer
Owner: Same
Plan Dated: March 3, 2025
Date Received: March 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: Subdivide an existing 9.45-acre lot into two lots of 5.23 acres (Lot A) and 4.22 acres (Lot B). The site currently straddles the boundary of Wrightstown Township and Upper Makefield Township. The subdivision proposes to split the parcel along the municipal boundary line. Lot A currently contains a two-story residential dwelling and two outbuildings, all of which are proposed to remain. A new three-story dwelling, barn structure, garage, and swimming pool are proposed for Lot B. Both lots are proposed to be served by individual on-lot water and sewage disposal systems.

Location: Along the north side of Pine Lane at its intersection with Pineville Road and SR 232.

Zoning: Upper Makefield Township – The JM – Jericho Mountain District permits single-family detached dwellings (Use B-1) on lots of at least 5 acres. Residential accessory structures (Use H-3) and swimming pools (Use H-8) are also permitted in the JM District.

Wrightstown Township - The CM – Conservation Management District permits single-family detached dwellings (Use B1) on lots of at least 1 acre.

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

The plan indicates an existing nonconformity with respect to minimum front yard setback distance along Pine Lane.

The plan also indicates that at a hearing on October 22, 204, the Upper Makefield Township Zoning Hearing Board granted variances from the following zoning ordinance provisions:

Section 400.B.
to permit a minimum lot area of 4.22 acres and an eight percent impervious surface ratio

Section 400.C.
to permit a minimum lot width of 278 feet at the building setback line where 300 feet otherwise would be required

Present Use: Residential

COMMENTS

A. **Upper Makefield Township**—The following comment pertains specifically to Upper Makefield Township:

1. **Stormwater management plan**—Upper Makefield Township adopted Ordinance 264, the *Delaware River South Watershed Act 167 Stormwater Management Ordinance* for Upper Makefield Township on March 16, 2005. The purpose of this ordinance is to promote the public health, safety, and welfare within this watershed by maintaining the natural hydrologic regime and minimizing the impact of development by implementing the measured outlined within the ordinance, including mandatory groundwater recharge, water quality, and streambank erosion requirements.

   The applicant has indicated a rain garden on the northernmost portion of the site. The township engineer should review the post construction stormwater management plan, notes, and details on sheets 13-15 to be satisfied that the plan addresses the requirements of Ordinance 264.

2. **Maintenance of BMPs**—The applicant should include operation and maintenance procedures for the rain garden facility. Once included, the township should ensure that these procedures address both the long- and short-term operational and maintenance procedures needed to continue the healthy performance of the facility, and to avoid long-term failure. The township should also ensure that all requirements of Section 318 of the subdivision and land development ordinance (SALDO) for stormwater drainage systems are met.

B. **Both Municipalities**—The following comments pertain to both East Rockhill Township and Hilltown Township:

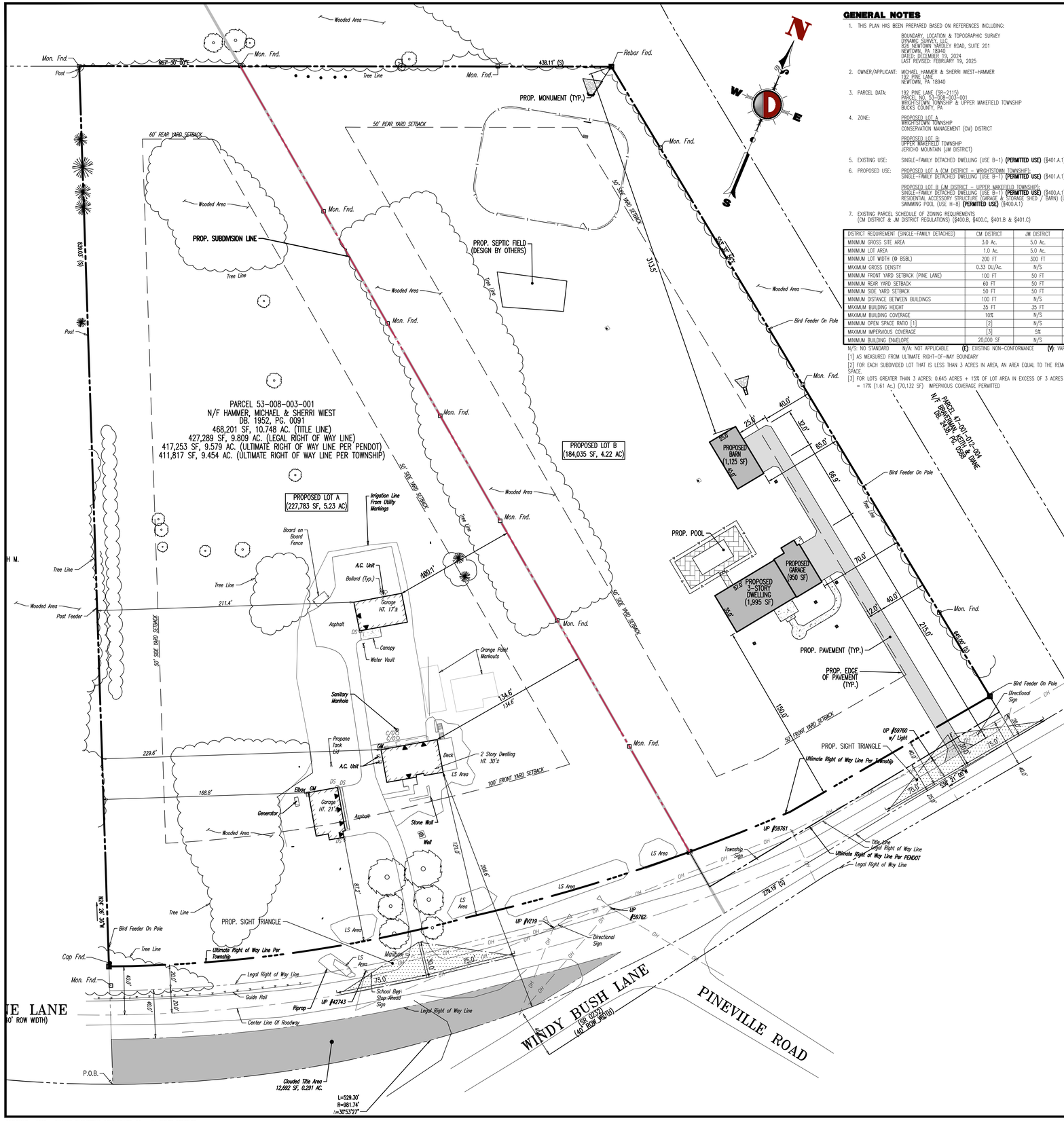
   Multi-municipal jurisdiction—Because this project lies both in Upper Makefield Township and Wrightstown Township, the townships should coordinate their review efforts in order to facilitate the permitting process.

This review will be included in the Bucks County Planning Commission board materials for the May 7, 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
25-0076

Mike Hammer & Sherri Wiest-Hammer (via email)
Justin A. Geonnotti, PE, Dynamic Engineering Consultants, PC (via email)
Jeffrey Brown, Dynamic Engineering Consultants, PC (via email)
David Nyman, Upper Makefield Township Manager (via email)
Larry Young, PE, Tri-State Engineers & Land Surveyors, Inc., Upper Makefield Township Engineer (via email)
Stacy Crandell, Wrightstown Township Manager (via email)
Cindy VanHise, PE, CKS Engineers, Inc., Township Engineer (via email)



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   BOUNDARY, LOCATION & TOPOGRAPHIC SURVEY
   DYNAMIC SURVEY, LLC
   826 NEWTOWN YARDLEY ROAD, SUITE 201
   NEWTOWN, PA 18940
   DATED: DECEMBER 19, 2024
   LAST REVISED: FEBRUARY 19, 2025
2. OWNER/APPLICANT: MICHAEL HAMMER & SHERRI WIEST-HAMMER
   192 PINE LANE
   NEWTOWN, PA 18940
3. PARCEL DATA: 192 PINE LANE (SR-2115)
   PARCEL NO. 53-008-003-001
   WRIGHTSTOWN TOWNSHIP & UPPER MAKEFIELD TOWNSHIP
   BUCKS COUNTY, PA
4. ZONE: PROPOSED LOT A
   WRIGHTSTOWN TOWNSHIP
   CONSERVATION MANAGEMENT (CM) DISTRICT
   PROPOSED LOT B:
   UPPER MAKEFIELD TOWNSHIP
   JERICHO MOUNTAIN (JM DISTRICT)
5. EXISTING USE: SINGLE-FAMILY DETACHED DWELLING (USE B-1) **(PERMITTED USE)** (§401.A.1)
6. PROPOSED USE: PROPOSED LOT A (CM DISTRICT – WRIGHTSTOWN TOWNSHIP):
   SINGLE-FAMILY DETACHED DWELLING (USE B-1) **(PERMITTED USE)** (§401.A.1)
   PROPOSED LOT B (JM DISTRICT – UPPER MAKEFIELD TOWNSHIP):
   SINGLE-FAMILY DETACHED DWELLING (USE B-1) **(PERMITTED USE)** (§400.A.1)
   RESIDENTIAL ACCESSORY STRUCTURE (GARAGE & STORAGE SHED / BARN) (USE H-3) **(PERMITTED USE)** (§400.A.1)
   SWIMMING POOL (USE H-8) **(PERMITTED USE)** (§400.A.1)
7. EXISTING PARCEL SCHEDULE OF ZONING REQUIREMENTS
   (CM DISTRICT & JM DISTRICT REGULATIONS) (§400.B, §400.C, §401.B & §401.C)

DISTRICT REQUIREMENT (SINGLE-FAMILY DETACHED)	CM DISTRICT	JM DISTRICT	EXISTING [1]
MINIMUM GROSS SITE AREA	3.0 Ac.	5.0 Ac.	411,817 SF (9.45 Ac)
MINIMUM LOT AREA	1.0 Ac.	5.0 Ac.	411,817 SF (9.45 Ac)
MINIMUM LOT WIDTH (@ BSBL)	200 FT	300 FT	718 FT
MAXIMUM GROSS DENSITY	0.33 DU/Ac.	N/S	0.11 DU/Ac.
MINIMUM FRONT YARD SETBACK (PINE LANE)	100 FT	50 FT	87.2 FT **(E)**
MINIMUM REAR YARD SETBACK	60 FT	50 FT	433.9 FT
MINIMUM SIDE YARD SETBACK	50 FT	50 FT	100.0 FT
MINIMUM DISTANCE BETWEEN BUILDINGS	100 FT	N/S	N/A
MAXIMUM BUILDING HEIGHT	35 FT	35 FT	< 35 FT
MAXIMUM BUILDING COVERAGE	10%	N/S	0.8% (3,184 SF)
MINIMUM OPEN SPACE RATIO [1]	[2]	N/S	N/A
MAXIMUM IMPERVIOUS COVERAGE	[3]	5%	2.7% (11,284 SF)
MINIMUM BUILDING ENVELOPE	20,000 SF	N/S	> 20,000 SF

N/S: NO STANDARD N/A: NOT APPLICABLE **(E)**: EXISTING NON-CONFORMANCE **(V)**: VARIANCE
[1] AS MEASURED FROM ULTIMATE RIGHT-OF-WAY BOUNDARY
[2] FOR EACH SUBDIVIDED LOT THAT IS LESS THAN 3 ACRES IN AREA, AN AREA EQUAL TO THE REMAINDER OF 3 ACRES SHALL REMAIN AS CONTIGUOUS SPACE.
[3] FOR LOTS GREATER THAN 3 ACRES: 0.645 ACRES + 15% OF LOT AREA IN EXCESS OF 3 ACRES
= 17% (1.61 Ac.) (70,132 SF) IMPERVIOUS COVERAGE PERMITTED

8. PROPOSED LOT A SCHEDULE OF ZONING REQUIREMENTS
   (CM DISTRICT REGULATIONS) (§401.B & §401.C)

DISTRICT REQUIREMENT (SINGLE-FAMILY DETACHED)	CM DISTRICT	PROPOSED LOT A [1]
MINIMUM GROSS SITE AREA	3.0 Ac.	411,817 SF (9.45 Ac)
MINIMUM LOT AREA	1.0 Ac.	227,783 SF (5.23 Ac)
MINIMUM LOT WIDTH (@ BSBL)	200 FT	441 FT
MAXIMUM GROSS DENSITY	0.33 DU/Ac.	0.19 DU/Ac.
MINIMUM FRONT YARD SETBACK (PINE LANE)	100 FT	87.2 FT **(E)**
MINIMUM REAR YARD SETBACK	60 FT	453.8 FT
MINIMUM SIDE YARD SETBACK	50 FT	100.1 FT
MINIMUM DISTANCE BETWEEN BUILDINGS	100 FT	N/A
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT
MAXIMUM BUILDING COVERAGE	10%	1.4% (3,184 SF)
MINIMUM OPEN SPACE RATIO [1]	[2]	N/A
MAXIMUM IMPERVIOUS COVERAGE	[3]	5.1% (11,729 SF)
MINIMUM BUILDING ENVELOPE	20,000 SF	114,099 FT

N/S: NO STANDARD N/A: NOT APPLICABLE **(E)**: EXISTING NON-CONFORMANCE **(V)**: VARIANCE
[1] AS MEASURED FROM ULTIMATE RIGHT-OF-WAY BOUNDARY
[2] FOR EACH SUBDIVIDED LOT THAT IS LESS THAN 3 ACRES IN AREA, AN AREA EQUAL TO THE REMAINDER OF 3 ACRES SHALL REMAIN AS CONTIGUOUS SPACE.
[3] FOR LOTS GREATER THAN 3 ACRES: 0.645 ACRES + 15% OF LOT AREA IN EXCESS OF 3 ACRES
= 18.7% (0.98 Ac.) (42,667 SF) IMPERVIOUS COVERAGE PERMITTED

9. PROPOSED LOT B SCHEDULE OF ZONING REQUIREMENTS
   (JM DISTRICT REGULATIONS) (§400.B & §400.C)

DISTRICT REQUIREMENT (SINGLE-FAMILY DETACHED)	JM DISTRICT	PROPOSED LOT B [1]
MINIMUM GROSS SITE AREA	5.0 Ac.	411,817 SF (9.45 Ac)
MINIMUM LOT AREA	5.0 Ac.	184,035 SF (4.22 Ac) **(V)**
MINIMUM LOT WIDTH (@ BSBL)	300 FT	278.0 FT **(V)**
MINIMUM FRONT YARD SETBACK (PINE LANE)	50 FT	150.0 FT
MINIMUM REAR YARD SETBACK	50 FT	310.8 FT
MINIMUM SIDE YARD SETBACK	50 FT	65 FT
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT
MAXIMUM BUILDING COVERAGE	N/S	2.2% (4,070 SF)
MAXIMUM IMPERVIOUS COVERAGE	5%	5.9% (10,795 SF) **(V)**
MINIMUM BUILDING ENVELOPE	N/S	97,920 FT

N/S: NO STANDARD N/A: NOT APPLICABLE **(E)**: EXISTING NON-CONFORMANCE **(V)**: VARIANCE
[1] AS MEASURED FROM ULTIMATE RIGHT-OF-WAY BOUNDARY

10. JERICHO MOUNTAIN (JM) DISTRICT REGULATIONS
    A. NO BUILDING SHALL BE PLACED IN ANY OF THE FOLLOWING LOCATIONS:
    - SLOPES IN EXCESS OF 15% EXCEPT BY SPECIAL EXCEPTION PROVIDED THAT THE STANDARDS AND CONDITIONS IN § 903.B.4. ARE MET. (§400.D.1)
    - WITHIN ANY IDENTIFIED FLOODPLAIN AREA AS DEFINED WITHIN THE FLOODPLAIN ORDINANCE OF EACH RESPECTIVE MUNICIPALITY (§400.D.2)
    - WITHIN 50 FEET OF THE CENTERLINE OF ANY STREAM, CREEK, RIVER, OR OTHER WATER COURSE WHERE THE AVERAGE SLOPE OF THE GROUND TO THE STREAM IS GREATER THAN 8% AND LESS THAN 15%, OR WITHIN 100 FEET OF THE CENTERLINE OF THE STREAM WHERE THE AVERAGE SLOPE OF THE GROUND IS MORE THAN 15% (§400.D.3)

    B. REGULATIONS ON WOODED LOTS (IN ADDITION TO §903.B.6)
    - NO LIVE TREE OF CALIPER GREATER THAN TEN (10") INCHES MEASURED AT A POINT FOUR (4') FEET ABOVE GRADE SHALL BE REMOVED IN CONNECTION WITH A LAND DEVELOPMENT OR BUILDING PERMIT UNLESS A ZONING PERMIT FOR A SPECIFIC NUMBER OF TREES IN A SPECIFIC LOCATION IS FIRST OBTAINED FROM THE MUNICIPAL ZONING OFFICER UPON RECOMMENDATION BY THE LOCAL PLANNING COMMISSION. PERMITS WILL BE GRANTED ONLY WHERE TREE REMOVAL WILL NOT ADVERSELY AFFECT THE INTENT OF THIS SECTION OR THE UTILITY AND CHARACTER OF THE OVERALL FOLIAGE OF THE PARCEL OR LOT IN QUESTION. (§400.4.a)
    - IN NO CASE WILL REMOVAL OF TREES EXCEED THE STANDARDS FOR STEEP SLOPES OR WOODLAND PROTECTION WITHIN §903.B.4 AND 5. (§400.4.b)
    - THE PERMIT PROVISIONS OF THIS SECTION SHALL NOT APPLY TO A LANDOWNER WHO WISHES TO REMOVE AN INDIVIDUAL TREE NOT IN CONJUNCTION WITH A LAND DEVELOPMENT OR BUILDING PERMIT. (§400.4.c)

11. PARKING REQUIREMENTS
    A. REQUIRED PARKING CALCULATION PER §803.B–1:
    NO LESS THAN TWO (2) OFF STREET PARKING SPACES SHALL BE PROVIDED ON ANY LOT WHICH A DWELLING IS ERECTED **(COMPLIES)**

12. RESIDENTIAL ACCESSORY STRUCTURE (USE H–3) REQUIREMENTS
    A. A GARAGE FOR THE PARKING OF PASSENGER AUTOMOBILES AND COMMERCIAL VEHICLES NOT EXCEEDING 3/4–TON LOADING CAPACITY; SUCH STRUCTURE, WHETHER ATTACHED OR DETACHED, SHALL MEET THE YARD REQUIREMENTS OF THE ZONING DISTRICT WITHIN WHICH IT IS LOCATED. (§803.H–3.2)
    B. BUILDINGS SUCH AS STORAGE SHEDS, BATH HOUSES, AND PRIVATE GREENHOUSES, BARNS, ETC. SHALL BE PERMITTED. (§803.H–3.3)

13. SWIMMING POOL (USE H–8) REQUIREMENTS
    A. NO PERSON, OWNER OR OCCUPANT OF LAND SHALL INSTALL OR MAINTAIN A SWIMMING POOL OR OTHER ARTIFICIAL BODY OF WATER CAPABLE OF BEING FILLED TO A DEPTH EXCEEDING 12 INCHES AT THE DEEPEST OR LOWEST POINT UNLESS A PERMIT IS FIRST OBTAINED FROM THE LOCAL ENFORCEMENT OFFICER AND THE REQUIRED PLANS AND INFORMATION ARE FILED, TOGETHER WITH REQUIRED PERMIT FEES. (§803.H–8.A.1.a)
    B. THE SETBACK FOR SWIMMING POOLS AND ALL THEIR APPURTENANCES INCLUDING BUT NOT LIMITED TO DECKS, COPINGS AND FILTER EQUIPMENT SHALL BE AT LEAST TEN (10') FEET FROM THE SIDE AND REAR PROPERTY LINES. IF THE SIDE AND REAR YARD SETBACKS FOR THE LOT SIZE IN THE ZONING DISTRICT IN WHICH THE PROPERTY IS SITUATED ARE LESS THAN TEN (10') FEET, THEN SUCH SMALLER SETBACKS SHALL APPLY. NO SWIMMING POOLS MAY BE LOCATED IN THE FRONT YARD. (§803.H–8.A.1.b)
    C. BUILDING PERMITS ARE REQUIRED PRIOR TO THE CONSTRUCTION, ALTERATION, REMODELING, OR ADDITIONS TO A SWIMMING POOL OR OTHER ARTIFICIAL WATER AREAS NOT SPECIFICALLY EXEMPT FROM THIS ORDINANCE. (§803.H–8.A.1.c)
    D. NO PERSON, OWNER, OR OCCUPANT OF LAND SHALL INSTALL OR MAINTAIN A NON–EXEMPT WADING POOL AS DEFINED IN THIS ORDINANCE UNLESS A PERMIT IS OBTAINED FROM THE LOCAL ENFORCEMENT OFFICER AND WRITTEN APPROVAL OBTAINED UPON INSPECTION AND SUBJECT TO THE DISCRETION OF THE INSPECTION OFFICER, EXCEPT AS HEREINAFTER PROVIDED. (§803.H–8.A.1.d)
    E. ANY POOL OR WATER AREA SUBJECT THERETO SHALL BE SUITABLY DESIGNED, LOCATED, AND MAINTAINED SO AS NOT TO BECOME A NUISANCE OR HAZARD EITHER TO ADJOINING PROPERTY OWNERS OR THE PUBLIC GENERALLY. ALL DETACHABLE LADDERS SHALL BE REMOVED WHEN THE POOL IS NOT IN USE. (§803.H–8.A.2)
    F. OUTDOOR LIGHTING, IF USED, SHALL BE INSTALLED IN SUCH A WAY AS TO BE SHIELDED AND NOT TO REFLECT TOWARD OR INTO THE INTERIOR OF ADJACENT RESIDENTIAL PROPERTIES. (§803.H–8.A.3)
    G. ALL ELECTRICAL WORK CONNECTED WITH THE POOL AND ALL EQUIPMENT INCIDENTAL THERETO SHALL COMPLY WITH ALL UNDERWRITERS' REGULATIONS AND MUST BE INSPECTED AND CERTIFIED BY AN ELECTRICAL UNDERWRITER'S INSPECTION AGENCY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE. IN NO EVENT MAY SAID POOL BE USED PRIOR TO SUCH APPROVAL. (§803.H–8.A.4)
    H. IF POOLS ARE CONNECTED TO ANY WATER, SEWER, OR PUBLIC UTILITY LINE, THERE MUST BE INSTALLED A SEPARATE VALVE CONTROLLING SUCH LINE, BOTH AS TO SUPPLY AND DRAINAGE, AND A PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION FROM THE AGENCY FURNISHING SUCH UTILITY SERVICE. A MINIMUM ISOLATION DISTANCE OF TWENTY–FIVE (25') FEET SHALL BE REQUIRED BETWEEN A SWIMMING POOL AND ANY SEWAGE DISPOSAL SYSTEM. (§803.H–8.A.5)
    I. APPROVED FILTRATION SYSTEMS AND CIRCULATORS MUST BE PROVIDED FOR ALL POOLS EXCEPT SUCH EXEMPT OR NON–EXEMPT WADING POOLS AS ARE EMPTIED ON A DAILY BASIS AS HEREINAFTER PROVIDED. (§803.H–8.A.6)
    J. ALL POOL INSTALLATIONS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES. (§803.H–8.A.7)
    K. IN NO CASE SHALL WATER IN THE POOL OR POOL AREA BE PERMITTED TO EMIT AN OFFENSIVE ODOR OR CREATE ANY UNHEALTHY CONDITION. FURTHER, IT SHALL BE A VIOLATION OF THIS ORDINANCE TO CAUSE OR ALLOW DRAINAGE ONTO ADJOINING LAND, PUBLIC OR PRIVATE; PROVIDED, HOWEVER, THAT THE BUILDING OFFICER MAY ISSUE A PERMIT FOR DRAINAGE INTO STORM SEWERS AT HIS DISCRETION. (§803.H–8.A.8)
    L. NO POOL SHALL BE LOCATED UNDER ANY ELECTRIC POWER LINES (INCLUDING SERVICE LINES), AND THE POOL MUST BE LOCATED AT LEAST 10 FEET (MEASURED HORIZONTALLY) FROM SUCH POWER LINES. (§803.H–8.A.9)
    M. NO WATER SHALL BE PLACED IN THE POOL UNTIL A FENCE, AS REQUIRED BY THIS ORDINANCE, HAS BEEN COMPLETED (§803.H–8.A.10)
    N. FENCING OF POOLS:
    - PERMANENT SWIMMING POOLS ABOVE OR BELOW GRADE MUST BE COMPLETELY ENCLOSED WITH A MINIMUM FOUR (4') FOOT HIGH CHAIN LINK, STOCKADE, PICKET, (NOT EXCEEDING FOUR INCH SPACING), SOLID WOODEN FENCE, BUILDING WALL, OR SUCH OTHER MATERIAL AS MAY BE ACCEPTABLE, AT THE DISCRETION OF THE BUILDING INSPECTOR, TO CARRY OUT THE INTENT OF THIS ORDINANCE. NO FENCE EXCEPT A CHAIN LINK FENCE SHALL BE HIGHER THAN FIVE (5') FEET, NOR SHALL ANY CHAIN LINK FENCE BE HIGHER THAN SEVEN FEET, UNLESS HIGHER FENCES ARE AUTHORIZED AS A SPECIAL EXCEPTION BY THE LOCAL ZONING HEARING BOARD. EXISTING FENCES ARE EXEMPT ONLY INSOFAR AS THEY EXCEED MAXIMUM HEIGHT REQUIREMENTS. (§803.H–8.A.11.a)
    - SWIMMING POOLS EQUIPPED WITH SURROUNDING ELEVATED WALKWAYS THAT ARE AT LEAST FOUR (4') FEET ABOVE THE GROUND NEED NOT BE FENCED IF THE CONSTRUCTION IS SUCH THAT IT PREVENTS ACCESS TO THE WATER BY SMALL CHILDREN, AND LADDERS OR STEPS FROM THE GROUND ARE REMOVED OR THE POOL IS MADE INACCESSIBLE, WHEN NOT ATTENDED. (§803.H–8.A.11.b)
    - PLASTIC, ALUMINUM, OR OTHER TYPES OF EXEMPT WADING POOLS INCAPABLE OF BEING FILLED TO A DEPTH IN EXCESS OF TWELVE (12") INCHES (AT DEEPEST OR LOWEST POINT) AND WHICH ARE COMPLETELY EMPTIED OF WATER ON A DAILY BASIS OR WHEN NOT IN USE SHALL BE EXEMPT FROM THE FENCING PROVISIONS OF THIS ORDINANCE. (§803.H–8.A.11.c)
    O. SWIMMING POOLS SHALL BE CONSIDERED IMPERVIOUS SURFACE FOR THE PURPOSE OF CALCULATION OF THE IMPERVIOUS SURFACE RATIO. (§803.H–8.A.12)

14. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
15. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
16. BASED ON TOPOGRAPHIC SURVEY INFORMATION, AND FEMA FLOOD MAPPING, THIS PROPERTY IS IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42017C0353J, WHICH BEARS AN REVISED DATE OF MARCH 16, 2015. BY TELEPHONE YOU CAN CALL THE NATIONAL FLOOD INSURANCE PROGRAM AT (1–800–638–6620) TO LEARN IF THIS COMMUNITY CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
17. AN NPDES PERMIT IS REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
18. DRIVEWAY ACCESS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY THE DEPARTMENT OF TRANSPORTATION AS REQUIRED BY SECTION 410 OF THE ACT OF JUNE 1, 1945 (P.P. 1242 NO. 428) KNOWN AS THE STATE HIGHWAY LAW.

VARIANCES GRANTED

THE FOLLOWING VARIANCES WERE GRANTED FROM THE NEWTOWN AREA JOINT MUNICIPAL ZONING ORDINANCE (JMZO) ON OCTOBER 22, 2024:

AS TO PROPOSED LOT B, THE FOLLOWING VARIANCES WERE GRANTED BY THE UPPER MAKEFIELD TOWNSHIP ZONING HEARING BOARD:

1. A VARIANCE FROM THE PROVISIONS OF SECTION 400.B TO ALLOW PROPOSED LOT B TO MAINTAIN A MINIMUM LOT AREA OF 4.22 ACRES; WHEREAS A MINIMUM LOT AREA OF 5.0 ACRES IS OTHERWISE REQUIRED.
2. A VARIANCE FROM THE PROVISIONS OF SECTION 400.B TO ALLOW PROPOSED LOT B TO MAINTAIN AN IMPERVIOUS SURFACE COVERAGE OF 5.9% (10,893 SQUARE FEET); WHEREAS A MAXIMUM IMPERVIOUS COVERAGE OF 5.0% IS OTHERWISE PERMITTED.
3. A VARIANCE FROM THE PROVISIONS OF SECTION 400.C TO ALLOW PROPOSED LOT B TO MAINTAIN A MINIMUM LOT WIDTH AT THE BUILDING SETBACK LINE OF 278 FEET; WHEREAS A MINIMUM LOT WIDTH AT THE BUILDING SETBACK LINE OF 300 FEET IS OTHERWISE REQUIRED.

THE GRANTED RELIEF IS CONDITIONED ON THE FOLLOWING

1. APPLICANTS SHALL OBTAIN AN MAINTAIN ALL REQUIRED TOWNSHIP APPROVALS AND PERMITS
2. APPLICANTS SHALL CONSTRUCT THE PROPOSED IMPROVEMENTS IN SUBSTANTIAL CONFORMANCE WITH EVIDENCE AND TESTIMONY PRESENTED AT THE ZONING HEARING BOARD

GRAPHIC SCALE
−40 0 20 40 80 160
(IN FEET)
1 INCH = 40 FT.

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Plotted: 03/03/25 – 12:02 PM, By: izheng
File: P:\design projects\4983 mike hammer\23-02748 wrightstown pa\Dwg\4 Land Dev Plans\04983230274850D.dwg, ---> 05 OVERALL SITE PLAN (RECORD PLAN 3 OF 8)

DYNAMIC ENGINEERING CONSULTANTS, PC
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REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: MWD | DESIGNED BY: DCR | CHECKED BY: JAG | CHECKED BY: –

PROJECT: **MIKE HAMMER & SHERRI WIEST-HAMMER**
PROPOSED SINGLE FAMILY DWELLING & MINOR SUBDIVISION
T.M.P. 53-008-003-001
192 PINE LANE (SR-2115)
TOWNSHIP OF WRIGHTSTOWN & TOWNSHIP OF UPPER MAKEFIELD
BUCKS COUNTY, PENNSYLVANIA

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THOMAS NEWMAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 091742

TITLE:
OVERALL SITE PLAN (RECORD PLAN 3 OF 8)

SCALE: (H) 1"=40' (V) | DATE: 03/03/2025
PROJECT No: 4983 23-02748

SHEET No: 5 OF 18 | Rev. #: 0

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: Warminster Township Board of Supervisors
Warminster Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 4, 2025

Subject: BCPC #13053
Preliminary Plan of Land Development for Glen at Bucks
TMP #49-24-27
Applicant: Glen at Bucks Owner A, LLC and Glen at Bucks Owner B, LLC
Owner: Same
Plan Dated: February 5, 2025
Date Received: March 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 5,000-square-foot commercial building for a leasing office and fitness center on a 34.69-acre tract that contains a multifamily residential complex. Related improvements, including an additional parking lot and stormwater control structures, are also proposed. Public water and sewer serve the site.

Location: North side of East Street Road opposite its intersection with Lowell Road.

Zoning: The R-4 Residence District permits Use 7 Multifamily dwelling on lots of 5 acres. The maximum impervious surface ratio is 35 percent. No more than 25 percent of any lot in a multifamily residential development shall be occupied by buildings or structures.

The township zoning hearing board granted variances from the following sections of the zoning ordinance on October 24, 2024:

Section 27-702.1.C.
to permit an increase of existing nonconforming impervious coverage of 81 percent to 83.1 percent when only 35 percent is permitted

Sections 27-707 and 27-2102
to permit a decrease in the amount of open space from a nonconforming rate of 26.4 percent to 25.1 percent where 40 percent is required

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

Present Use: Multifamily residential

COMMENTS

1. **Permitted use**—The site data chart on several plan sheets indicates that the existing and proposed use on the site is multifamily residential apartments. The site plan proposes a one-story 5,000-square-foot fitness and leasing center that will be part of the overall development. Accessory uses are not addressed under Use 7 Multifamily dwelling. We recommend that the township determine the classification of the proposed use and whether it is permitted or not.

2. **Proposed waiver**—Information in the Site Data Chart indicates a waiver from the required minimum right-of-way width is proposed. However, no further information is provided. 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.

3. **Natural resource protection**—Section 27-2103 of the zoning ordinance specifies environmental protection standards for wetlands, slopes, and forests. Section 22-404.D. of the SALDO requires that the preliminary plan show applicable zoning requirements. The plan should be revised to show the required resource protection ratios and indicate the proposal's compliance with the natural resource protection standards.

4. **Riparian buffer**—Section 27-2103.1.E. of the zoning ordinance does not permit land disturbance within any riparian buffer except for open space uses such as vegetation management and regulated activities. The Pennsylvania Department of Environmental Protection (PaDEP) and the township permit stream or wetland crossings, such as roads, provided that any disturbance is offset by riparian corridor improvements. The plan shows a stormwater management basin and a driveway within Zone 2 of the riparian buffer. Only naturalized stormwater facilities are permitted in Zone 2. We recommend that the applicant ensure that the stormwater facility is naturalized in compliance with the riparian corridor standards. The township should also ensure that the proposed driveway improvement is offset by riparian corridor improvements.

5. **Tree protection fence**—Section 22-530.2. of the SALDO states that tree protection areas shall be shown on the landscape plan and the grading plan. Section 22-530.3.A.(2) requires that the tree protection area shall be 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline (the line marking the outer edge of the branches of the tree), whichever is greater. The plan should be revised to clearly indicate the tree protection areas and required protection fencing.

6. **Existing recreational facilities**—The proposed fitness and leasing center will displace an existing playground and grill. It is unclear if the existing development was approved with a requirement for recreation facilities. Section 22-604 of the SALDO establishes standards for recreational facilities. The ordinance further states that where required, residential subdivisions and land developments provide playgrounds incorporating play structures. We recommend that the township determine if recreational facilities are required.

7. **Sidewalks**—The residential development is split into two sections by a stream that crosses through the site. We recommend that a sidewalk be provided to connect each section of the site and to

connect to the proposed building so that residents don't have to walk in the roadway to access the building.

8. **Registered landscape architect**—We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.

9. **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*[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.

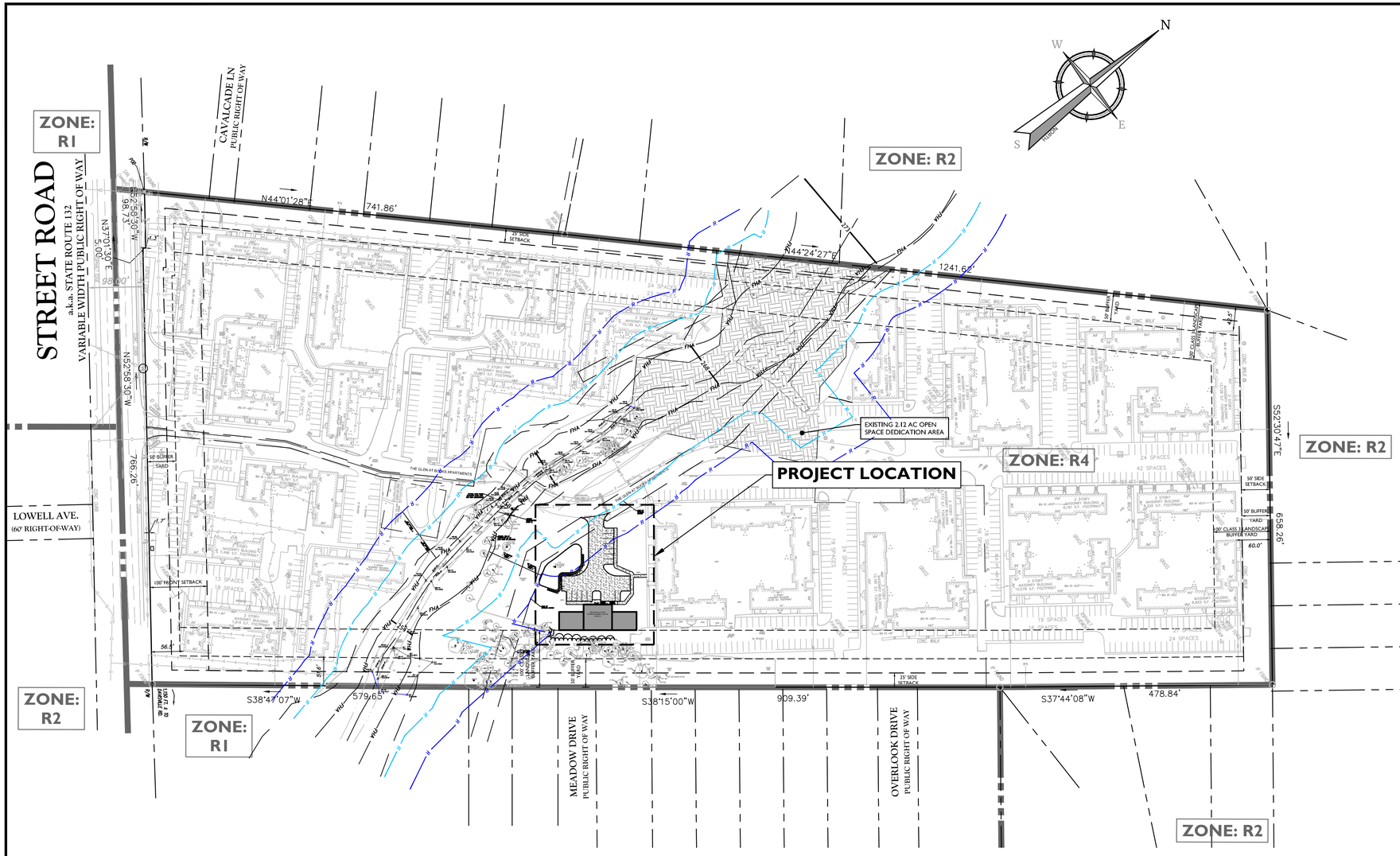
This review will be included in the Bucks County Planning Commission board materials for the May 7, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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
25-0039

cc: Gabrielle Buchter, PE, Assistant Project Manager, Colliers Engineering & Design, Inc. (via email)
Craig Kennard, PE, Gilmore & Associates, Township Engineer (via email)
Tom Scott, Township Manager (via email)
Mike Walsh, Township Planning Director (via email)
Mike Italia, Township Zoning Officer (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



LOCATION MAP

SCALE: N.T.S
WATERSHED: PENNYPACK CREEK

SITE DATA CHART

THIS PLAN REFERENCES A SURVEY PREPARED BY:

FIRST ORDER, LLC
4383 HECKTOWN ROAD, SUITE B
BETHLEHEM, PA 18020

ENTITLED: "ALTA/NSPS LAND TITLE SURVEY"
675 STREET ROAD
WARMINSTER, PA
COUNTY OF BUCKS

DATED: 6/17/21, LAST REVISED 11/16/21

OWNER: GLEN AT BUCKS OWNER A LLC & GLEN AT BUCKS OWNER B LLC, 250 CEDARBRIDGE AVENUE, SUITE 282A, LAKEWOOD, NJ 08701

APPLICANT: GLEN AT BUCKS OWNER A LLC & GLEN AT BUCKS OWNER B LLC, 250 CEDARBRIDGE AVENUE, SUITE 282A, LAKEWOOD, NJ 08701

SITE ADDRESS: 675 STREET ROAD, WARMINSTER, PA 18974, WARMINSTER TOWNSHIP, BUCKS COUNTY

ZONING DISTRICT: R-4 RESIDENCE DISTRICTS

EXISTING USE: MULTI-FAMILY RESIDENTIAL (APARTMENTS) - 390 UNITS

PROPOSED USE: MULTI-FAMILY RESIDENTIAL (APARTMENTS) - 390 UNITS

LOT AREA CALCULATION:

GROSS LOT AREA (NO EXCLUSIONS): 1,510,957 SF (34.69 AC)

	TOTAL AREA	EXCLUSION AREA
A. EASEMENTS (UTILITY):	49,420 SF*	49,420 SF
B. OPEN SPACE (REQUIRED):	604,383 SF	604,383 SF
C. RIGHT-OF-WAYS:	6,432 SF	6,432 SF
D. FLOODPLAINS:	85,050 SF*	81,605 SF

BULK LOT AREA EXCLUSIONS (A, B, C, D) -741,840 SF
NET LOT AREA 769,117 SF (17.66 AC)
*** 3400 SF OF THE FLOODPLAINS AND EASEMENTS OVERLAP**

BULK DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5 AC	17.66 AC (769,072 SF)	17.66 AC (769,117 SF)
MAX. LOT DENSITY	5 UNITS PER ACRE (153 UNITS)	390 UNITS **(E)**	390 UNITS **(E)**
MIN. LOT WIDTH	200 FT	658.26 FT	658.26 FT
MIN R.O.W. WIDTH	100 FT (STREET RD)	98 FT **(E)**	98 FT **(E)(W)**
MIN. FRONT YARD SETBACK (R-4)	35 FT	56.5 FT MIN.	56.5 FT
MIN. FRONT YARD SETBACK (STREET RD)	100 FT	56.5 FT MIN **(E)**	56.5 FT **(E)**
MIN. SIDE YARD SETBACK	25 FT	42.5 FT MIN.	42.5 FT
			98.3 FT (NEW BLDG.)
MIN. REAR YARD SETBACK	50 FT	60 FT MIN.	60 FT
MAX. OCCUPIED AREA (BUILDINGS / STRUCTURES)	35% (466,813 SF MAX.)	29.4% (225,853 SF)	30.0% (230,853 SF)
MAX. IMPERVIOUS COVER	35% (+10% W/ PERVIOUS HARDSCAPE)	81.0% (623,350 SF) **(E)**	83.1% (638,966 SF) **(V)**
MIN. OPEN SPACE (NO IMPERVIOUS)	40% (604,383 SF REQUIRED)	26.4% (398,512 SF) **(E)**	25.1% (378,858 SF) **(V)**
MAX. PRINCIPLE BUILDING HEIGHT	35 FT	29.2 FT MAX.	29.2 FT
MAX. ACCESSORY BUILDING HEIGHT	20 FT	9.5 FT (POOL HOUSE)	20 FT
MAX. ACCESSORY STRUCTURE GFA	500 SF	400 SF (POOL HOUSE)	400 SF (POOL HOUSE)
MIN. BUFFER (R-4 ADJ. TO ANY DISTRICT BOUNDARY LINE)	50 FT	30 FT	30 FT
OFF STREET PARKING & LOADING			
MIN. STALL SIZE	9' X 18'		9' X 18' MIN.
MIN. 2-WAY DRIVE AISLE	24 FT		26 FT MIN.
MIN. 1-WAY DRIVE AISLE	20 FT	N/A	N/A
MIN. FRONT YARD PARKING SETBACK (STREET RD)	50 FT	1.3 FT **(E)**	1.3 FT **(E)**
MIN. DRIVEWAY 1-WAY WIDTH	12 FT	N/A	NO CHANGE
MIN. DRIVEWAY 2-WAY WIDTH	25 FT	25 FT MIN.	26 FT
MIN. LOADING	REQUIRED (>6,000 SF)	N/A	N/A
CLEAR SIGHT TRIANGLES(INTERSECT. STREET LINES)	10 FT X 10 FT		PROVIDED
LANDSCAPING & LIGHTING			
MIN. STREET TREES	1 PER 40 FT		NO CHANGE
MIN. BUFFERYARD	100 FT WIDE	1.3 FT MIN. (FRONT) **(E)**	1.3 FT MIN. (FRONT) **(E)** 100.3 FT (NEW BLDG.)
MIN. PARKING AREA LANDSCAPING	15% (STALL AREA ONLY) 1 TREE PER 5 SPACES	NOT PROVIDED **(E)** NOT PROVIDED **(E)**	15% MIN. TO BE PROVIDED IN NEW PARKING FIELD
	1 SHRUB PER 3 FT OF CURB	NOT PROVIDED **(E)**	TO BE PROVIDED IN NEW PARKING FIELD
MIN. PARKING LANDSCAPE ISLAND	1 PER 12 SPACES (10' WIDE)	NOT PROVIDED **(E)**	TO BE PROVIDED IN NEW PARKING FIELD
MIN. PARKING AREA SCREENING	6+ SPACES, 3' HIGH HEDGE	NOT PROVIDED **(E)**	TO BE PROVIDED IN NEW PARKING FIELD
MIN. TREE REPLACEMENT (3" OR GREATER)	INCH-PER-INCH REPLACEMENT	N/A	TBD
PARKING LOT HEDGE	REQUIRED	N/A	PROVIDED

(E) = EXISTING NON-CONFORMING CONDITION
(V) = VARIANCE
(W)= WAIVER

PARKING CALCULATIONS*

LAND USE	SIZE	PARKING RATE	REQUIRED	EXISTING	PROPOSED
ALL RESIDENTIAL	390 UNITS	2 SPACES PER UNIT	780 STALLS	740 STALLS **(E)**	755 STALLS **(E)**

*EXISTING PARKING REQUIREMENT(SECTION 27-2202(1)) - STRUCTURES AND USES IN EXISTENCE AT THE DATE OF ADOPTION OF THIS CHAPTER SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF THIS PART 22 AS LONG AS THE USE IS NOT CHANGED.

ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
DEP.=	DEPRESSED	GR=	GRATE
CL=	CENTER LINE	TR=	TO REMAIN
D.C. =	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	CP=	CITY PLAN
UP =	UTILITY POLE		
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

SITE PLAN LEGEND

	PROPOSED
ZONING BOUNDARY LINE	
BUILDING SETBACK LINE	
EDGE OF PAVEMENT	
CURB	FACE / BACK
FLUSH CURB	
DEPRESSED CURB	
FENCES	
SIGNS	
ASPHALT PAVEMENT	
BUILDING AREA	

100 0 100 200
SCALE : 1" = 100'

EXISTING CONDITIONS LEGEND

RIGHT OF WAY LINE
PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
PROPOSED SETBACK LINE
LANDSCAPE BUFFER LINE
PARCEL LINE
CURB
SIGNS
TREELINE
OVERHEAD WIRE
FENCE
MAJOR CONTOUR
MINOR CONTOUR
APPROXIMATE WETLANDS LOCATION
DEDICATION AREA EASEMENT

MANHOLE
HYDRANT
STREET LIGHT
TREE
WATER VALVE
GAS VALVE
SANITARY CLEANOUT
UNKNOWN VALVE
VENT
UTILITY POLE
BUILDING AREA
8% - 15% STEEP SLOPES
15% - 25% STEEP SLOPES
>25% STEEP SLOPES

STORM PIPE
SANITARY SEWER
GAS LINE
ELECTRIC LINE
APPROX. STREAM CENTERLINE
EDGE OF STREAM
APPROXIMATE 100-YR FLOODPLAIN (PER FEMA DELINEATION)
RIPARIAN BUFFER (ZONE 1)
RIPARIAN BUFFER (ZONE 2)
FEMA BASE FLOOD ELEVATION
ZONING BOUNDARY LINE

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — GABRIELLE BUCHTER — ENGINEER — No. PE096502

Gabrielle Buchter
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE096502
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY/FINAL LAND DEVELOPMENT

FOR

CHELSEA MANAGEMENT

PROJECT:
PROPOSED LEASING & FITNESS CENTER

LOCATION:
675 E. STREET ROAD
WARMINSTER, PA 18974
BUCKS COUNTY

Colliers Engineering & Design
PHILADELPHIA
2 Penn Center, Suite 222
1500 JFK Boulevard
Philadelphia, PA, 19102
Phone: 215.861.9021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	2/5/25	GEB	KFM

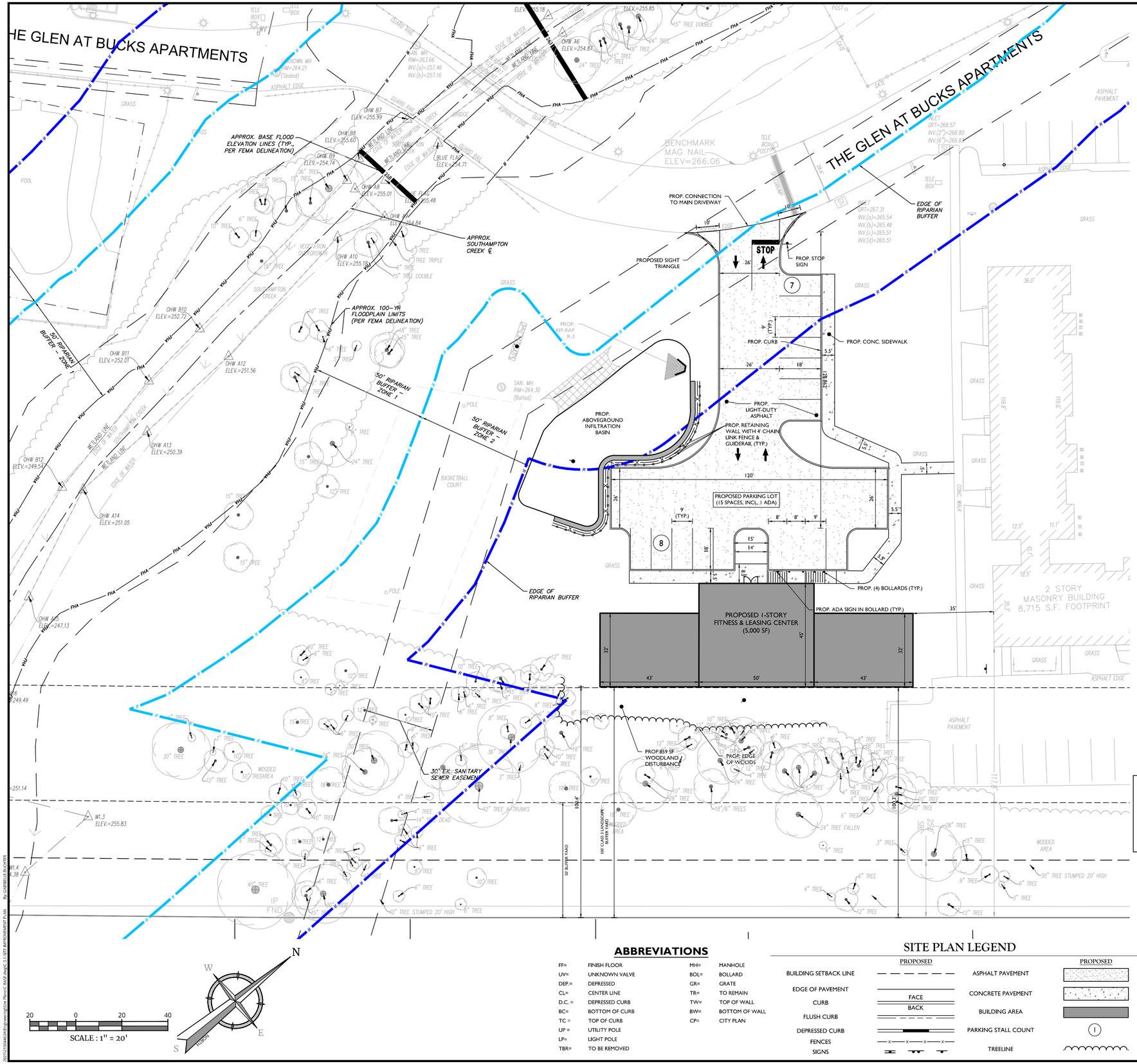
PROJECT NUMBER: 21004463A
DRAWING NAME: C-BASE

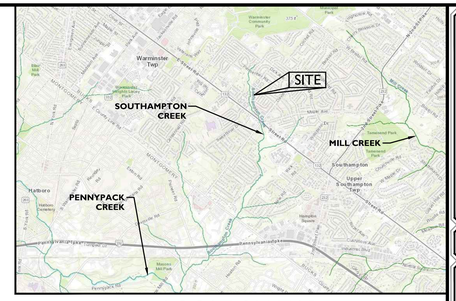
SHEET TITLE:
OVERALL SITE IMPROVEMENT PLAN

SHEET NUMBER:
C-3.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2021\21004463A\Engineering\Site Plans\C-BASE.dwg|C-3.0-OVERALL SITE IMPROVEMENT PLAN By: GABRIELLE BUCHTER





LOCATION MAP

SCALE: N.T.S
WATERSHED: PENNYPACK CREEK

SITE DATA CHART

THIS PLAN REFERENCES A SURVEY PREPARED BY:

FIRST ORDER, LLC
4383 HECKTOWN ROAD, SUITE B
BETHLEHEM, PA 18020

ENTITLED: "ALTA/NSPS LAND TITLE SURVEY"
675 STREET ROAD
WARMINSTER, PA
COUNTY OF BUCKS

DATED: 6/17/21, LAST REVISED 11/16/21

OWNER: GLEN AT BUCKS OWNER A LLC & GLEN AT BUCKS OWNER B LLC, 250 CEDARBRIDGE AVENUE, SUITE 282A, LAKEWOOD, NJ 08701

APPLICANT: GLEN AT BUCKS OWNER A LLC & GLEN AT BUCKS OWNER B LLC, 250 CEDARBRIDGE AVENUE, SUITE 282A, LAKEWOOD, NJ 08701

SITE ADDRESS: 675 STREET ROAD, WARMINSTER, PA 18974, WARMINSTER TOWNSHIP, BUCKS COUNTY

ZONING DISTRICT: R-4 RESIDENCE DISTRICTS

EXISTING USE: MULTI-FAMILY RESIDENTIAL (APARTMENTS) - 390 UNITS

PROPOSED USE: MULTI-FAMILY RESIDENTIAL (APARTMENTS) - 390 UNITS

LOT AREA CALCULATION:

	TOTAL AREA	EXCLUSION AREA
GROSS LOT AREA (NO EXCLUSIONS):		1,510,957 SF (34.69 AC)
A. EASEMENTS (UTILITY):	49,420 SF*	49,420 SF
B. OPEN SPACE (REQUIRED):	604,383 SF	604,383 SF
C. RIGHT-OF-WAYS:	6,432 SF	6,432 SF
D. FLOODPLAINS:	85,050 SF*	81,605 SF
BULK LOT AREA EXCLUSIONS (A, B, C, D)		-741,840 SF
NET LOT AREA		**769,117 SF (17.66 AC)**

*** 3400 SF OF THE FLOODPLAINS AND EASEMENTS OVERLAP**

BULK DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5 AC	17.66 AC (769,072 SF)	17.66 AC (769,117 SF)
MAX. LOT DENSITY	5 UNITS PER ACRE (153 UNITS)	390 UNITS **(E)**	390 UNITS **(E)**
MIN. LOT WIDTH	200 FT	658.26 FT	658.26 FT
MIN R.O.W. WIDTH	100 FT (STREET RD)	98 FT **(E)**	98 FT **(E)(W)**
MIN. FRONT YARD SETBACK (R-4)	35 FT	56.5 FT MIN.	56.5 FT
MIN. FRONT YARD SETBACK (STREET RD)	100 FT	56.5 FT MIN **(E)**	56.5 FT **(E)**
MIN. SIDE YARD SETBACK	25 FT	42.5 FT MIN.	42.5 FT 98.3 FT (NEW BLDG.)
MIN. REAR YARD SETBACK	50 FT	60 FT MIN.	60 FT
MAX. OCCUPIED AREA (BUILDINGS / STRUCTURES)	35% (466,813 SF MAX.)	29.4% (225,853 SF)	30.0% (230,853 SF)
MAX. IMPERVIOUS COVER	35% (+10% W/ PERVIOUS HARDSCAPE)	81.0% (623,350 SF) **(E)**	83.1% (638,966 SF) **(V)**
MIN. OPEN SPACE (NO IMPERVIOUS)	40% (604,383 SF REQUIRED)	26.4% (398,512 SF) **(E)**	25.1% (378,858 SF) **(V)**
MAX. PRINCIPLE BUILDING HEIGHT	35 FT	29.2 FT MAX.	29.2 FT
MAX. ACCESSORY BUILDING HEIGHT	20 FT	9.5 FT (POOL HOUSE)	20 FT
MAX. ACCESSORY STRUCTURE GFA	500 SF	400 SF (POOL HOUSE)	400 SF (POOL HOUSE)
MIN. BUFFER (R-4 ADJ. TO ANY DISTRICT BOUNDARY LINE)	50 FT	30 FT	30 FT

OFF STREET PARKING & LOADING			
MIN. STALL SIZE	9' X 18'		9' X 18' MIN.
MIN. 2-WAY DRIVE AISLE	24 FT		26 FT MIN.
MIN. 1-WAY DRIVE AISLE	20 FT	N/A	N/A
MIN. FRONT YARD PARKING SETBACK (STREET RD)	50 FT	1.3 FT **(E)**	1.3 FT **(E)**
MIN. DRIVEWAY 1-WAY WIDTH	12 FT	N/A	NO CHANGE
MIN. DRIVEWAY 2-WAY WIDTH	25 FT	25 FT MIN.	26 FT
MIN. LOADING	REQUIRED (>6,000 SF)	N/A	N/A
CLEAR SIGHT TRIANGLES(INTERSECT. STREET LINES)	10 FT X 10 FT		PROVIDED

LANDSCAPING & LIGHTING			
MIN. STREET TREES	1 PER 40 FT		NO CHANGE
MIN. BUFFERYARD	100 FT WIDE	1.3 FT MIN. (FRONT) **(E)**	1.3 FT MIN. (FRONT) **(E)** 100.3 FT (NEW BLDG.)
MIN. PARKING AREA LANDSCAPING	15% (STALL AREA ONLY) 1 TREE PER 5 SPACES	NOT PROVIDED **(E)** NOT PROVIDED **(E)**	15% MIN. TO BE PROVIDED IN NEW PARKING FIELD
	1 SHRUB PER 3 FT OF CURB	NOT PROVIDED **(E)**	TO BE PROVIDED IN NEW PARKING FIELD
MIN. PARKING LANDSCAPE ISLAND	1 PER 12 SPACES (10' WIDE)	NOT PROVIDED **(E)**	TO BE PROVIDED IN NEW PARKING FIELD
MIN. PARKING AREA SCREENING	6+ SPACES, 3' HIGH HEDGE	NOT PROVIDED **(E)**	TO BE PROVIDED IN NEW PARKING FIELD
MIN. TREE REPLACEMENT (3" OR GREATER)	INCH-PER-INCH REPLACEMENT	N/A	TBD
PARKING LOT HEDGE	REQUIRED	N/A	PROVIDED

(E) = EXISTING NON-CONFORMING CONDITION
(V) = VARIANCE
(W) = WAIVER

PARKING CALCULATIONS*

LAND USE	SIZE	PARKING RATE	REQUIRED	EXISTING	PROPOSED
ALL RESIDENTIAL	390 UNITS	2 SPACES PER UNIT	780 STALLS	740 STALLS **(E)**	755 STALLS **(E)**

*EXISTING PARKING REQUIREMENT(SECTION 27-2202(1)) - STRUCTURES AND USES IN EXISTENCE AT THE DATE OF ADOPTION OF THIS CHAPTER SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF THIS PART 22 AS LONG AS THE USE IS NOT CHANGED.

EXISTING CONDITIONS LEGEND

RIGHT OF WAY/ADJACENT PROPERTY LINE
PROPERTY LINE
EASEMENT LINE
PROPOSED SETBACK LINE
LANDSCAPE BUFFER LINE
PARCEL LINE
CURB
SIGNS
TREELINE
OVERHEAD WIRE
FENCE
MAJOR CONTOUR
MINOR CONTOUR

MANHOLE
HYDRANT
STREET LIGHT
TREE
WATER VALVE
GAS VALVE
SANITARY CLEANOUT
UNKNOWN VALVE
VENT
UTILITY POLE
BUILDING AREA
RIPARIAN BUFFER (ZONE 1)
RIPARIAN BUFFER (ZONE 2)
LIMIT OF DISTURBANCE

ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
DEP.=	DEPRESSED	GR=	GRATE
CL=	CENTER LINE	TR=	TO REMAIN
D.C. =	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	CP=	CITY PLAN
UP =	UTILITY POLE		
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

SITE PLAN LEGEND

	PROPOSED		PROPOSED
BUILDING SETBACK LINE		ASPHALT PAVEMENT	
EDGE OF PAVEMENT		CONCRETE PAVEMENT	
CURB	FACE / BACK	BUILDING AREA	
FLUSH CURB		PARKING STALL COUNT	1
DEPRESSED CURB		TREELINE	
FENCES			
SIGNS			

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REV	DATE	DRAWN BY	DESCRIPTION

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GABRIELLE BUCHTER — ENGINEER — No. PE096502

Gabrielle Buchter
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE096502
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY/FINAL LAND DEVELOPMENT
FOR
CHELSEA MANAGEMENT

PROJECT:
PROPOSED LEASING & FITNESS CENTER

LOCATION:
675 E. STREET ROAD
WARMINSTER, PA 18974
BUCKS COUNTY

Colliers Engineering & Design
PHILADELPHIA
2 Penn Center, Suite 222
1500 JFK Boulevard
Philadelphia, PA, 19102
Phone: 215.861.9021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	2/5/25	GEB	KFM

PROJECT NUMBER: 21004463A
DRAWING NAME: C-BASE

SHEET TITLE: SITE IMPROVEMENT PLAN

SHEET NUMBER: C-3.1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2021\21004463A\Engineering\Site Plans\C-BASE.dwg|C-3.1 SITE IMPROVEMENT PLAN By: GABRIELLE BUCHTER

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

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Warrington Township Board of Supervisors
Warrington Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 25, 2025

Subject: BCPC #12790-A
Sketch Plan of Land Development for Halle Properties, LLC
TMPs #50-32-45, -46
Applicant: Halle Properties, LLC
Owner: Ronald Spivack Residuary Trust
Plan Dated: March 6, 2025
Date Received: April 2, 2025

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

GENERAL INFORMATION

Proposal: Construct a 7,020-square-foot retail building (proposed automotive repair store) on a 2.256-acre site. An existing commercial building will be removed. Public water and sewer will serve the site.

Location: Along the eastern side of Easton Road, approximately 500 feet south of its intersection with Street Road.

Zoning: The BZ Business Zone District permits Use E6 Automotive Repair by conditional use approval on a minimum lot size of 20,000 square feet. The permitted maximum building coverage and impervious surface ratio are 35 and 70 percent, respectively.

The site also falls within the Corridor Overlay District along Easton Road. The overlay district includes standards for setbacks, façade and streetscape design, and public amenities.

Present Use: Former commercial business

COMMENTS

1. **Conditional use**—Section 370-425.D.(5) of the zoning ordinance permits Use E6 Automotive Repair as a conditional use in the BZ District. This issue should be discussed and resolved prior to the board

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

of supervisors taking any future action on the proposal. The final plan should note all granted conditional uses.

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

   Section 370-425.E.(1)(f)[1][a]
   to provide a 78.1-foot front yard setback from the street line when the front façade shall be located not less than 15 feet nor more than 35 feet from the streetline

   Section 370-601.Q.(1)
   to not provide a setback and buffers for access drives and parking bays with a minimum planting strip of 10 feet when directly adjacent to a building except in loading and unloading areas; the plan shows an 8-foot-wide sidewalk between the proposed building and the parking lot curbline

   Section 370-604.A.(2)
   to allow 17 percent of the total proposed parking within 25 feet of the street when only 15 percent is permitted

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

3. **Natural resources protection**—Section 370-503.G.(1) of the zoning ordinance establishes protection ratios for natural resources including slopes and woodlands. The plan includes an Existing Site Resource Analysis which indicates that there are no unusable or partly unusable land areas. The plan notes existing trees do not meet the definition of a forest in Section 370-202 of the zoning ordinance and slopes are manmade and counted towards the area of forest. A plan submitted for the Easton Car Wash in 2022 (BCPC #12790, dated September 6, 2022) indicated that 0.10 acres of the site are partly unusable area (slopes) and there are existing trees 6 to 24 inches in diameter. We recommend that township officials determine if resources on the site meet the definitions of resources subject to the protection standards.

4. **Required studies at preliminary plan submission**

   a. **Environmental impact study**—Section 305-505.E.(4)(r)(2) of the subdivision and land development ordinance (SALDO) requires that an environmental impact study (EIS) identifying all resource protection areas and environmentally sensitive areas, be submitted together with the preliminary plan application for any development of land for commercial or industrial use on a lot which is larger than one acre. This study should be submitted with the preliminary plan.

   b. **Traffic impact study**–Section 305-505.E.(4)(q) of the SALDO requires a traffic impact study (TIS) for all preliminary subdivision and land development applications when the land development is projected to generate 200 new ADT (average daily trips), or 20 or more new peak hour trips. The applicant should provide information about the number of anticipated trips by this development so the township can determine if a TIS is required. A TIS should be submitted with the preliminary plan if applicable.

5. **Design standards for Route 611 zoning districts**—Section 305-333 of the SALDO contains design standards for the Route 611 corridor zoning districts that address plan submission requirements for façade features, roof designs, access, landscaping, and signs for buildings along the Route 611 corridor. The preliminary plan should include information to indicate compliance with these ordinance standards.

6. **Sidewalks**—Section 305-313 of the SALDO requires that sidewalks be provided along both sides of all streets classified as secondary streets or greater. We recommend that the preliminary plan show the required sidewalks along Easton Road and an on-site sidewalk connecting the sidewalk along Easton Road to the proposed commercial building.

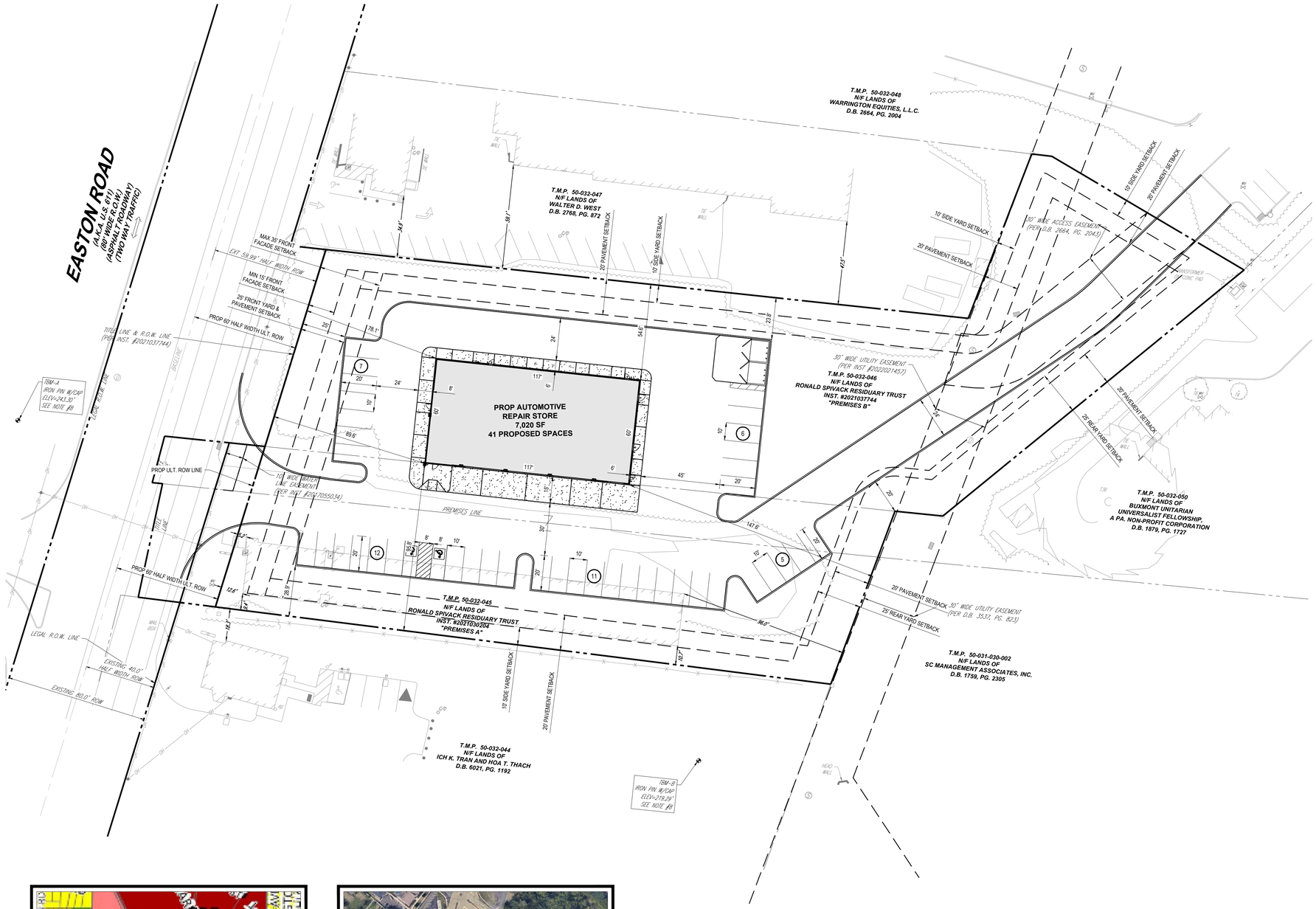
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

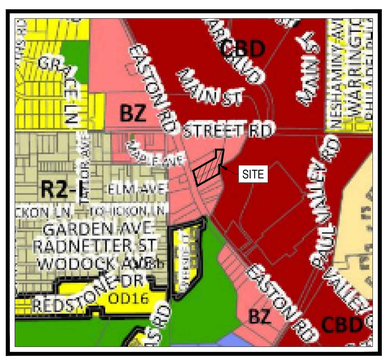
This review will be included in the Bucks County Planning Commission board materials for the May 7, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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:tmr
25-0100

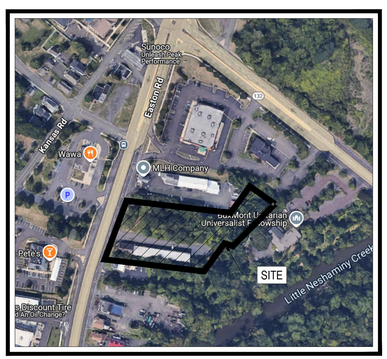
cc: April Miller, Discount Tire (via email)
Will Jager, Bohler Engineering PA, LLC (via email)
Allen Mason, PE, Carroll Engineering Corporation, Township Engineer (via email)
Angela Benner, Township Manager (via email)
Roy Rieder, Planning Director (via email)





ZONING MAP

SCALE: 1" = 1,000'



LOCATION MAP

SCALE: 1" = 600'

ZONING TABLE

ZONE: BZ - BUSINESS ZONE DISTRICT
USE: AUTOMOTIVE REPAIR (CONDITIONAL USE)

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN NET LOT AREA	§ 370-425.E.(1).(a)	20,000 SF	93,595 SF	93,595 SF
MAX NONRESIDENTIAL BUILDING FOOTPRINT	§ 370-425.E.(1).(c)	25,000 SF	7,392 SF	7,020 SF
MIN BUILDING HEIGHT	§ 370-425.E.(1).(d)	35.0'	29.7'	<35.0'
MIN LOT WIDTH AT BUILDING SETBACK LINE	§ 370-425.E.(1).(e).[1]	200.0'	213.1'	213.1'
MIN YARD SETBACKS				
FRONT YARD	§ 370-425.E.(1).(f).[1]	25.0'	5.2' (ENC)	78.1'
FRONT YARD FACADE LOCATION	§ 370-425.E.(1).(f).[1].[a]	NOT LESS THAN 15' NOR MORE THAN 35' FROM THE STREET LINE	MIN = 5.2' (ENC) MAX = 12.6' (ENC)	MIN = 78.1' (V) MAX = 89.6' (V)
SIDE YARD	§ 370-425.E.(1).(f).[2]	10.0'	9.4' (ENC)	54.6'
REAR YARD	§ 370-425.E.(1).(f).[3]	25.0'	96.0'	147.6'
SIDE / REAR YARD ADJACENT TO RESIDENTIAL DISTRICT / USE	§ 370-425.E.(1).(f).[4]	50.0'	N/A	N/A
MAX BUILDING COVERAGE	§ 370-425.E.(1).(g)	35.00% OF GROSS LOT AREA	7.74%	7.50%
MIN IMPERVIOUS SURFACE RATIO	§ 370-425.E.(1).(h)	70.00% OF GROSS LOT AREA	22.35% (21,348 SF)	50.03% (46,827 SF)
MAX BUILDING LENGTH FACING A STREET	§ 370-425.E.(1).(j)	100.0'	32.2'	60.0'
MIN OPEN SPACE	§ 370-425.E.(1).(k)	0.383 AC	N/A	0.000 AC [4]
			(V) =	VARIANCE REQUIRED
			(ENC) =	EXISTING NON-CONFORMITY

LOT AREA CALCULATIONS

98,257 SF (2.256 AC)	(GROSS TRACT AREA)	98,257 SF (2.256 AC)	(GROSS TRACT AREA)
4,662 SF (0.107 AC)	(RIGHT-OF-WAY AREA)	4,662 SF (0.107 AC)	(RIGHT-OF-WAY AREA)
0 SF (0.000 AC)	(RESOURCE PROTECTION AREA)		
93,595 SF (2.149 AC)	(NET LOT AREA)	93,595 SF (2.149 AC)	(GROSS LOT AREA)

EXISTING SITE RESOURCE ANALYSIS

GROSS SITE AREA (GSA): 2.256 AC

A. RESERVE LAND AREAS (RL)
(1) ALL EXISTING ROADS, UTILITY STREET LINES, & EASEMENTS: 0.233 AC.
(2) ALL STREET LINES FOR EXISTING STREETS AS SPECIFIED IN THE TOWNSHIP SALDO AND/OR ALL FUTURE STREET LINES AND OTHER LAND RESERVED BY VIRTUE OF THE OFFICIAL TOWNSHIP MAP: 0.107 AC.
(3) ALL LAND SHOWN ON PREVIOUSLY RECORDED SUBDIVISION PLANS AS RESERVED FROM DEVELOPMENT: 0.000 AC.

B. TOTALLY UNSTABLE LAND AREA (TUL)
(1) STREAMS, TYPE 1: 0.000 AC.
(2) WATER BODY, TYPE 1: 0.000 AC.
(3) WETLANDS: 0.000 AC.
TOTAL SECTION B: 0.000 AC.
TOTAL SECTIONS A AND B: 0.340 AC.

C. CALCULATE THE GROSS BUILDABLE SITE AREA (GBSA)
(1) GROSS SITE AREA (GSA): 2.256 AC.
(2) SUBTRACT TOTAL OF SECTIONS A AND B (-): 0.340 AC.
(3) TOTAL GROSS BUILDABLE SITE AREA (GBSA) (=) 1.916 AC.

D. TOTAL DWELLING UNITS PERMITTED (NOT APPLICABLE)

E. PARTLY UNUSABLE LAND AREAS (PUL)
(1) AREAS WITH 25% OR GREATER SLOPES: [3]
(2) 0.04 AC. (100% DISTURBED) X 0.85 = 0.000 AC.
(3) AREAS WITH SLOPES BETWEEN 15% AND 25%: [3]
(4) 0.06 AC. (100% DISTURBED) X 0.70 = 0.000 AC.
(5) AREAS WITH SLOPES BETWEEN 8% AND 15%: [3]
(6) 0.13 AC (100% DISTURBED)X 0.60 = 0.000 AC.
(7) FORESTED AREAS [2]
(8) 1.22 AC (100% DISTURBED) X 0.80 = 0.000 AC.
TOTAL SECTION E: 0.000 AC.

F. CALCULATE THE NET GROSS BUILDABLE SITE AREA (NGBSA):
(1) GROSS BUILDABLE SITE AREA (SECTION C): 1.916 AC.
(2) SUBTRACT THE TOTAL OF SECTION E (-): 0.000 AC.
(3) EQUALS THE NET GROSS BUILDABLE SITE AREA (NGBSA) (=): 1.916 AC.

G. OPEN SPACE REQUIREMENTS (WHERE APPLICABLE)
(1) COMMON OPEN SPACE (COS) APPLIES TO ALL PROPOSED LAND DEVELOPMENT AND USES, RESIDENTIAL, NONRESIDENTIAL, AND MIXED-USE.
A. COMMON OPEN SPACE (COS)
THE NGBSA (SECTION F): 1.916 AC.
MULTIPLIED BY 0.20 (X) =
EQUALS THE COMMON OPEN SPACE REQUIREMENT (=) 0.383 AC. [4]
(2) ACTIVE OPEN SPACE (AOS) APPLIES TO ALL RESIDENTIAL SUBDIVISION AND RESIDENTIAL LAND DEVELOPMENT AND TO ALL MIXED RESIDENTIAL/NONRESIDENTIAL COMMUNITIES AND DEVELOPMENTS (NOT APPLICABLE)

NOTES:
1. A FOREST IS DEFINED AS WOODLANDS COMPRISING OF:
1.1. HALF AN ACRE OR MORE OF WOODED LAND WHERE THE LARGEST TREES MEASURE AT LEAST SIX INCHES IN DIAMETER AT BREAST HEIGHT (DBH) OR 4.5 FEET FROM THE GROUND; OR
1.2. A GROVE OF TREES FORMING ONE CANOPY WHERE AT LEAST FIVE OR MORE TREES MEASURE AT LEAST 10 INCHES DBH.
2. WITHIN AREAS THAT CONTAIN MORE THAN ONE OF THE ABOVE RESERVE LAND AREAS, TOTALLY UNUSABLE LAND AREAS, AND/OR PARTLY UNUSABLE LAND AREAS, THE MOST RESTRICTIVE WAS USED IN DETERMINING THE NET GROSS BUILDABLE SITE AREA.
3. STEEP SLOPE CALCULATIONS EXCLUDE MAN MADE STEEP SLOPES CREATED BY PREVIOUS RESIDENTIAL DEVELOPMENT AND ADJACENT DEVELOPMENT TO THE NORTH AND TEST PIT EVALUATION. STEEP SLOPE AREAS TO BE PROTECTED ARE WITHIN THE AREA OF THE FOREST AND HAVE ALREADY BEEN COUNTED TOWARDS THE AREA OF THE FOREST.
4. BASED ON PREVIOUS EXPERIENCE WITH THE TOWNSHIP, A FEE-IN-LIEU WILL BE PROVIDED FOR THE OPEN SPACE REQUIREMENTS.

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	§ 370-601.B	9.5' x 18.0'	N/A	10.0' X 20.0'
MIN AISLE WIDTH	§ 370-601.F	ONE-WAY: 19.0' TWO-WAY: 24.0'	ONE-WAY: N/A TWO-WAY: 35.9'	ONE-WAY: N/A TWO-WAY: 24.0'
PARKING, ACCESS, DRIVEWAY, AND LOADING SETBACK FROM BUILDING	§ 370-601.Q.(1)	10.0'	0.0' (ENC)	0.0' (V)
MIN NUMBER OF STALLS	§ 370-602.B	39.00	N/A	41.00
ZONING DISTRICT SPECIFIC PARKING AREA SETBACK	§ 370-604.A	25.0' FROM THE STREET LINE	N/A	25.0'
MAX % OF TOTAL PARKING IN FRONT OF BUILDINGS	§ 370-604.A.(2)	15.00%	N/A	35.90% (V)
MIN LOADING SIZE	§ 370-605.A	14' W x 55' L	N/A	15' W x 55' L
MIN ACCESS DRIVE SEPARATION FROM ADJACENT INTERSECTION	§ 370-606.A	80' OF ANY INTERSECTING PUBLIC STREET	87.5'	108.7'
MIN PARKING AND LOADING AREA SETBACK FROM PUBLIC THOROUGHFARE OR ADJOINING PROPERTY	§ 370-607.A	20.0'	N/A	20.0'

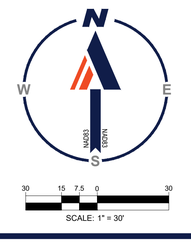
*AUTOMOTIVE BODY REPAIR:
REQUIRED SPACES FOR USE = 1 SPACE FOR EVERY 200 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO RETAIL, PLUS 4 PER EACH SERVICE BAY, PLUS 1 FOR EACH EMPLOYEE = 893.4 SF / 200 = 5 SPACES + 6 BAYS * 4 = 24 SPACES + 10 EMPLOYEES = 39 REQUIRED SPACES.

	(V) =	VARIANCE REQUIRED
	(ENC) =	EXISTING NON-CONFORMITY

ZONING PLAN NOTES

(Rev. 1/2020)

1. THIS PLAN WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES BELOW:
ALTA/NSPS LAND TITLE SURVEY:
PLANS BY CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 210, CHALFONT, PA, 18914
ENTITLED: "HALLE PROPERTIES, L.L.C."
FILE NO: 02-240364-00
DATED: 1/7/2025, LAST REVISED: 2/6/2025
SHEETS 1-2 OF 2
2. THE PLAN DEPICTED HEREIN IDENTIFIES A ZONING PLAN RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS ZONING PLAN IS PREPARED FOR CONCEPTUAL ZONING PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS ZONING PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.



30 15 7.5 0 30

SCALE: 1" = 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE INFORMATION, DESIGN AND CONCEPTS OF THIS PLAN ARE COPYRIGHTED BY AND SHALL NOT BE DISCLOSED OR USED FOR ANY PURPOSE, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ATTENTION ALL CONTRACTORS. LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PA1CALL.ORG
#20243532583

FOR EXHIBIT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAA240292.00-0A
DRAWN BY:	DB
CHECKED BY:	WJ
DATE:	3/6/2025
CAD I.D.:	P-ZONG-ZONE

PROJECT:

ZONING PLAN

FOR

HALLE PROPERTIES, INC.

PROPOSED DEVELOPMENT

529 & 541 EASTON ROAD
WARRINGTON TOWNSHIP
BUCKS COUNTY, PA

BOHLER
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

J.P. ALEJNIKOV
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE085400

SHEET TITLE:

ZONING PLAN

SHEET NUMBER:

1 OF 1

ORG. DATE - 3/6/2025

R:\2024\PAA240292.00\CAD\DRAWINGS\PLAN SETS\ZONING PLAN\P-ZONG-ZONE-PAA240292.00-0A.dwg, -----LAYOUT: ZONE-0A

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

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: April 2, 2025

Subject: BCPC #13068
Preliminary Plan of Lot Line Adjustment for 00 and 607 Lonely Road
TMPs #52-10-139 and 52-10-141
Applicant: Glenn Moyer
Owner: John Romeo and Glenn Moyer
Plan Dated: October 25, 2024
Date Received: March 3, 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 7.54 acres from TMP #52-10-141 to TMP #52-10-139 resulting in a 19.47-acre lot (TMP #52-10-141) and a 17.9-acre lot (TMP #52-10-139). No new construction is proposed for either of the two lots. Individual on-lot water and sewer serve the site.

Location: Along the southwest side of Lonely Road, north of Cathill Road and west of Jesmont Road.

Zoning: The RA Residential Agriculture District permits single-family dwellings with a minimum lot area of one acre and an impervious surface ratio of 15 percent.

Present Use: Residential

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 365-18.B.1
   from drawing the plan at a scale of one-inch equals 50 feet

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

Section 365-18.C.(6)(C)
from showing the zoning requirements of the natural resource protection standards on the plan

Section 365-18.C.(14)
from showing all existing buildings/structures, driveways, wells, sewer systems, utility easements, all other easements, utility poles, etc. on the plan

Section 365-48.B.
from the requirement to have permanent stone or concrete monuments placed along the property line and across all corners of lots within a subdivision

Sections 365-16, 31, 39 and 40
from the required cartway widening, curb, and sidewalk improvements

Section 365-48.C.
from the requirement that all streets shall be monumented on the ultimate right-of-way lines

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

2. **Requested variance**—The site plan indicates that the applicant is requesting a variance from the following zoning ordinance requirement:

   Section 450-1906.A.
   from establishing an ultimate right-of-way width for the road

   The requested variance should be discussed and resolved prior to the Board of Supervisors taking action on the proposed plan.

3. **Editorial**—The list of requested waivers includes a variance request. The relief requested from Section 450-1906.A is a variance from the zoning ordinance. Variance requests should be listed separately from the requested waivers.

This review will be included in the Bucks County Planning Commission board materials for the May 7, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DM:emh
25-0032

cc: Glenn Moyer (via email)
John Romeo (via email)
Robert J. Beers, PLS, All County and Associates, Inc. (via email)
Steve Baluh, PE, Wynn Associates, Inc., Township Engineer (via email)
Greg Lippincott, Township Manager (via email)

SITE & OWNER INFORMATION:

TAX PARCEL: 52-010-139
G & D, LP
GLENN MOYER
353 MEADOW WOOD LANE
SOUDERTON, PA 18964
DOCUMENT # 6806-1464

TAX PARCEL: 52-010-141
JOHN ROMEO
LONELY ROAD
SELLERSVILLE, PA 18960
DOCUMENT # 1995

PLAN PURPOSE:
THE PURPOSE OF THIS PLAN IS TO CONVEY LAND FROM TAX PARCEL NUMBER 52-010-141 TO TAX PARCEL 52-010-139. NO NEW LOTS ARE BEING CREATED WITH THIS PLAN.

PLAN REFERENCES:
1. SUBDIVISION PLAN FOR PERRY D. BEAN BY PHILIP W. BEARN ENGINEERING CO., DATED OCT. 24, 1978, RECORDED IN PLAN BOOK 180, PAGE 22.
2. PLAN OF SURVEY FOR ALEX AND MARY KUTT, WEST ROCKHILL TWP., BUCKS COUNTY, PA BY DENNIS M. LITZENBERGER, P.L.S., DATED 12/8/2008.
3. LOT LINE ADJUSTMENT PLAN FOR JOHN ROMEO, WEST ROCKHILL TWP., BUCKS COUNTY, PA BY ALL COUNTY AND ASSOCIATES, INC., DATED 08/22/2023, INST. # 2024018297.

TOPOGRAPHY:
THE TOPOGRAPHIC INFORMATION SHOWN HEREON BASED UPON PASDA CONTOURS WHICH ARE FROM AN AERIAL LiDAR SURVEY.

BOUNDARY:
THE BOUNDARY SHOWN HEREON IS BASED UPON A GROUND SURVEY BY A.C.A. BETWEEN NOVEMBER, 2024 AND JANUARY, 2025 .

GENERAL PLAN NOTES:

EXISTING LAND USE: SINGLE FAMILY HOME, AGRICULTURAL

PROPOSED LAND USE: SINGLE FAMILY HOME

WATER AND SEWER: THE SITE IS SERVED BY ON LOT WATER AND SEWER.

UTILITIES: NO UTILITY SURVEY HAS BEEN COMPLETED BY THIS OFFICE.

PA1CALL: A PA1CALL WAS NOT REQUIRED, NOR PERFORMED BY THIS OFFICE.

ZONING

WEST ROCKHILL TOWNSHIP
RA – RESIDENTIAL AGRICULTURE DISTRICT

STANDARD SUBDIVISION		52-010-141		52-010-139	
MINIMUM REQUIREMENTS	RA	EX	PROP	EX	PROP
LOT AREA **, *** (ACRES)	1 AC	27.0071	19.4664	10.3601	17.9007
LOT WIDTH	150'	1,300'	1,300'	388'	453'
FRONT YARD	50'	=50'	=50'	599'	591'
REAR YARD	35'	=35'	=35'	76'	76'
SIDE YARD	50'	=50'	=50'	136'	136'
MAXIMUM REQUIREMENTS					
NET DENSITY (1 DU PER...SF)	664,000	1,176,429	847,956	451,286	866,874
IMPERVIOUS SURFACE	15%	N/A	N/A	4.13%	2.32%
BUILDING HEIGHT	35'	≤35'	≤35'	≤35'	≤35'

* TAKEN FROM THE ZONING ORDINANCE OF WEST ROCKHILL TOWNSHIP: REFER TO TEXT FOR COMPLETE ZONING DETAILS.
** FOR THE PURPOSES OF THIS LOT LINE ADJUSTMENT PLAN, ANY NATURAL RESOURCE AREAS LOCATED WITHIN THE TRACT BOUNDARY HAVE NOT BEEN TAKEN OUT OF THE LOT AREA.
*** LOT AREA HAS BEEN SHOWN AS GROSS LOT AREA AND DOES NOT REMOVE AREAS PER THE DEFINITION OF LOT AREA IN THE TOWNSHIP ZONING ORDINANCE.

IMPERVIOUS COVERAGE CALCULATIONS:

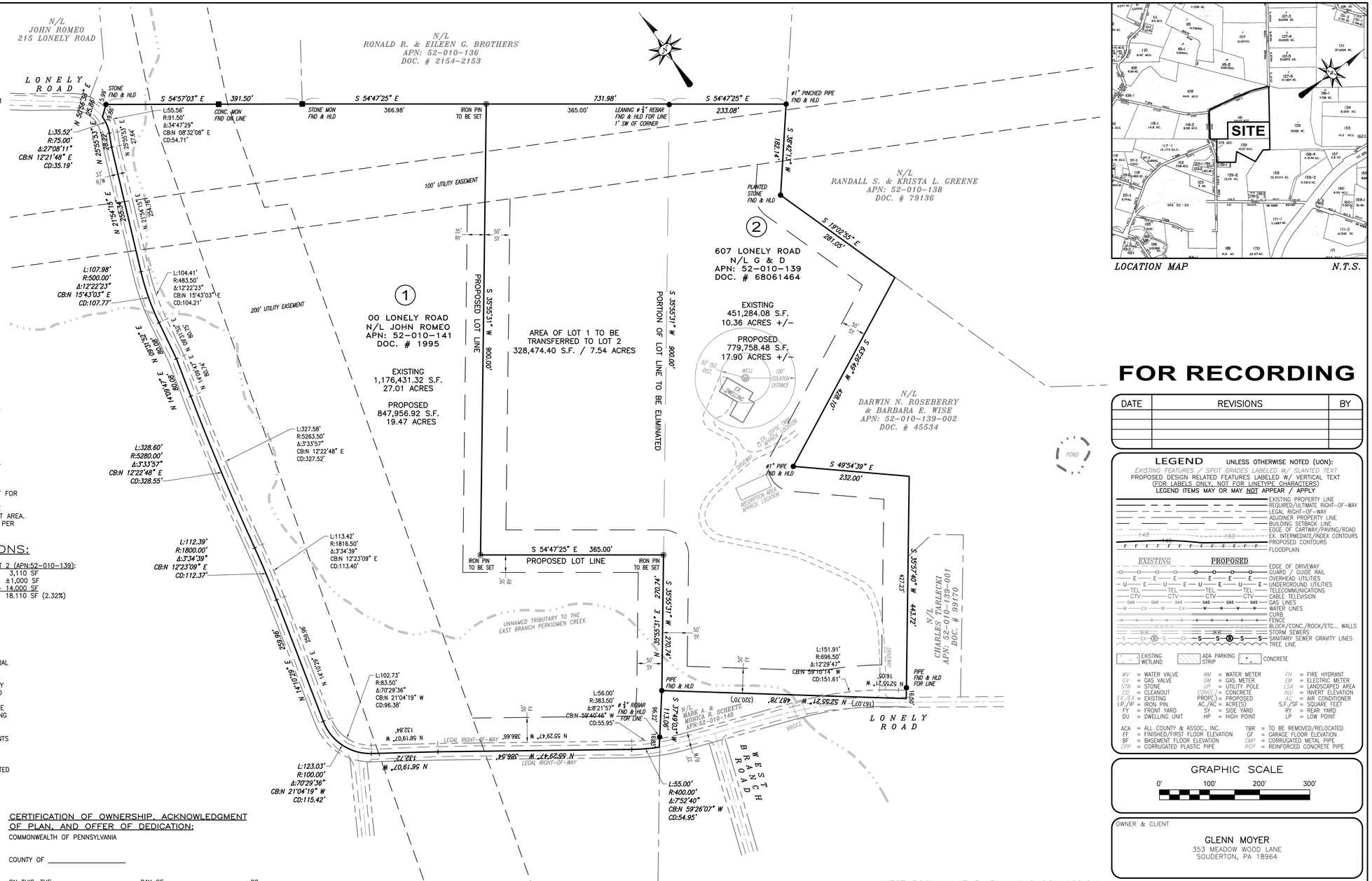
EXISTING IMPERVIOUS – LOT 2 (APN:52-010-139):

HOUSE	3,110 SF
WALKS/PATIOS	±1,000 SF
DRIVEWAY	+ 14,000 SF
TOTAL	18.110 SF (4.13%)

PROPOSED IMPERVIOUS – LOT 2 (APN:52-010-139):

HOUSE	3,110 SF
WALKS/PATIOS	±1,000 SF
DRIVEWAY	+ 14,000 SF
TOTAL	18.110 SF (2.32%)

WAIVER REQUESTS:
WAIVERS FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF WEST ROCKHILL TOWNSHIP HAVE BEEN FORMALLY REQUESTED, AS FOLLOWS:
1. SECTION 365-18.B.(1) WHICH REQUIRES THE PLAN TO BE DRAWN AT A SCALE OF ONE INCH EQUALS 50 FEET.
2. SECTION 365-18.C.(6)(C) WHICH REQUIRES THAT ZONING REQUIREMENTS OF THE NATURAL RESOURCE PROTECTION STANDARDS BE SHOWN ON THE PLAN
3. SECTION 365-18.C.(14) WHICH REQUIRES THAT ALL EXISTING BUILDINGS/STRUCTURES (TEMPORARY OR PERMANENT; AND THEIR USES), DRIVEWAYS, WELLS, SEWER SYSTEMS, UTILITY EASEMENTS, ALL OTHER EASEMENTS, UTILITY POLES (WITH OWNERSHIP AND POLE NUMBER ID CERTIFICATION), ETC. ACCOMPANY THE PLAN
4. SECTION 365-48.B WHICH REQUIRES PERMANENT STONE OR CONCRETE MONUMENTS BE ACCURATELY PLACED BY A LICENSED SURVEYOR AT THE INTERSECTION OF ALL LINES FORMING ANGLES AND AT CHANGE IN DIRECTIONS OF LINES IN THE BOUNDARY (PERIMETER) OF THE PROPERTY, AND AT ALL CORNERS OF LOTS WITHIN A SUBDIVISION
5. SECTIONS 365-16, 31, 39, AND 40 WHICH REQUIRES AN INSTALLATION OF IMPROVEMENTS (CARTWAY WIDENING, CURB AND SIDEWALK)
6. SECTION 365-48.C WHICH REQUIRES THAT ALL STREETS BE MONUMENTED ON THE ULTIMATE RIGHT-OF-WAY
7. SECTION 365-48.C WHICH REQUIRES THAT ALL ULTIMATE RIGHT OF WAYS BE MONUMENTED
8. SECTION 450-1906.A. ULTIMATE RIGHT-OF-WAY WIDTHS ARE ESTABLISHED FOR THOSE ROADS WHEREIN THE EXISTING LEGAL RIGHT-OF-WAY IS LESS THAN THAT INDICATED BELOW FOR THE PARTICULAR CLASS OF ROAD



LOCATION MAP N.T.S.

FOR RECORDING

DATE	REVISIONS	BY

LEGEND UNLESS OTHERWISE NOTED (UON):
EXISTING FEATURES / SPOT GRADES LABELED W/ SLANTED TEXT
PROPOSED DESIGN RELATED FEATURES LABELED W/ VERTICAL TEXT
(FOR LABELS ONLY, NOT FOR LINETYPE CHARACTERS)
LEGEND ITEMS MAY OR MAY NOT APPEAR / APPLY

EXISTING PROPERTY LINE
REQUIRED/ULTIMATE RIGHT-OF-WAY
LEGAL RIGHT-OF-WAY
ADJOINER PROPERTY LINE
BUILDING SETBACK LINE
EDGE OF CARTWAY/PAVING/ROAD
EX. INTERMEDIATE/INDEX CONTOURS
PROPOSED CONTOURS
FLOODPLAIN

EXISTING	PROPOSED
	EDGE OF DRIVEWAY
	GUARD / GUIDE RAIL
E E E E	OVERHEAD UTILITIES
U U U U	UNDERGROUND UTILITIES
TEL TEL TEL TEL	TELECOMMUNICATIONS
CTV CTV CTV CTV	CABLE TELEVISION
GAS GAS GAS GAS	GAS LINES
W W W W	WATER LINES
	CURB
	FENCE
	BLOCK/CONC./ROCK/ETC... WALLS
S S S S	STORM SEWERS
S S S S	SANITARY SEWER GRAVITY LINES
	TREE LINE

EXISTING WETLAND | ADA PARKING STRIP | CONCRETE

WV = WATER VALVE
GV = GAS VALVE
STN = STONE
CO = CLEANOUT
EX./EX = EXISTING
I.P./IP = IRON PIN
FY = FRONT YARD
DU = DWELLING UNIT
WM = WATER METER
GM = GAS METER
UP = UTILITY POLE
CONC/ = CONCRETE
PROP/ = PROPOSED
AC./AC = ACRE(S)
SY = SIDE YARD
HP = HIGH POINT
FH = FIRE HYDRANT
EM = ELECTRIC METER
LSA = LANDSCAPED AREA
INV = INVERT ELEVATION
AC = AIR CONDITIONER
S.F./SF = SQUARE FEET
RY = REAR YARD
LP = LOW POINT

ACA = ALL COUNTY & ASSOC., INC.
FF = FINISHED/FIRST FLOOR ELEVATION
BF = BASEMENT FLOOR ELEVATION
CPP = CORRUGATED PLASTIC PIPE
TBR = TO BE REMOVED/RELOCATED
GF = GARAGE FLOOR ELEVATION
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE

GRAPHIC SCALE
0' 100' 200' 300'

OWNER & CLIENT
GLENN MOYER
353 MEADOW WOOD LANE
SOUDERTON, PA 18964

PROJECT
PROPOSED LOT LINE ADJUSTMENT
00 & 607 LONELY ROAD
WEST ROCKHILL TOWNSHIP BUCKS COUNTY PENNSYLVANIA

ALL COUNTY AND ASSOCIATES, INC.
SURVEYING | ENGINEERING | ENVIRONMENTAL
P.O. BOX 472 | 1841 POTTSTOWN PIKE, ST. PETERS, PA 19470
PHONE: 610-469-3830 | FAX: 610-469-6385
E-MAIL: SURVEYS@ALL-COUNTY-ASSOC.COM

FIELD PERSONNEL	SHEET TITLE			
N/A	**LOT LINE ADJUSTMENT PLAN**			
DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.	DATE
N/A	RJB	RJB	MOYEGL0001	10/25/2024
PLAN SCALE	CADD FILE			SHEET NO.
1"= 100'	MOYER-WEST ROCKHILL-607_LONELY-SURVEY_BASE			1 of 1

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION:

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

ON THIS, THE _____ DAY OF _____, 20 ____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED GLENN MOYER, PRINCIPAL(S) OF G & D, LP, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED PLAN, 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.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

_____ _____
OWNER (GLENN MOYER) NOTARY PUBLIC
APN:52-010-139

_____
OWNER
APN:52-010-139

MY COMMISSION EXPIRES _____

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION:

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

ON THIS, THE _____ DAY OF _____, 20 ____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JOHN ROMEO, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED PLAN, 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.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

_____ _____
OWNER (JOHN ROMEO) NOTARY PUBLIC
APN:52-010-141

_____
OWNER
APN:52-010-141

MY COMMISSION EXPIRES _____

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH ACCEPTED STANDARDS OF CARE AND PRACTICE OF LAND SURVEYING WITHIN THE STATE OF PENNSYLVANIA.

_____
ROBERT J. BEERS, P.L.S.
LIC. NO. SU-046637-E

_____
DATE

BUCKS 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 ____.

WEST ROCKHILL TWP. BOARD OF SUPERVISORS:

APPROVED BY THE BOARD OF SUPERVISORS OF WEST ROCKHILL TOWNSHIP THIS

_____ DAY OF _____, 20 ____.

_____

_____

WEST ROCKHILL TWP. PLANNING COMMISSION:

RECOMMENDED FOR APPROVAL BY THE WEST ROCKHILL TOWNSHIP

PLANNING COMMISSION THIS _____ DAY OF

_____, 20 ____.

_____

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

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: Wrightstown Township Board of Supervisors
Wrightstown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 4, 2025

Subject: BCPC #13073
Preliminary Plan of Minor Subdivision for Tilsner
TMP #53-12-48
Applicant: Steven Tilsner
Owner: Same
Plan Dated: January 22, 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: Subdivide an existing lot of 2.80 acres into two lots of 1.01 acres (Lot 1) and 1.80 acres (Lot 2). Lot 1 contains an existing single-family dwelling which is proposed to remain. No improvements are proposed for Lot 2 at this time, though the plan shows standards consistent with a future single-family dwelling. Each of the two lots will be served by individual on-lot water and sewerage.

Location: Along the west side of Brownsburg Road, approximately 300 feet south of its intersection with Matthews Lane.

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 front yard for Lot 1. This subdivision neither reduces nor expands the existing nonconformity.

Present Use: Residential

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

COMMENTS

1. **Dedication of park and recreation land**—Section 22-531.3.B.(1)(a) of the subdivision and land development ordinance (SALDO) requires that any applicant of a subdivision shall dedicate a minimum of 2,500 square feet per dwelling unit for park and recreation use. This SALDO provision, however, goes on to require that for any residential subdivision of less than thirty dwelling units may be exempt from this requirement, and shall instead be required to pay the fee-in-lieu of the offer of dedication. We recommend the Township enforce this element of the provision and require the applicant to pay the fee-in-lieu should they elect to forgo the land dedication.

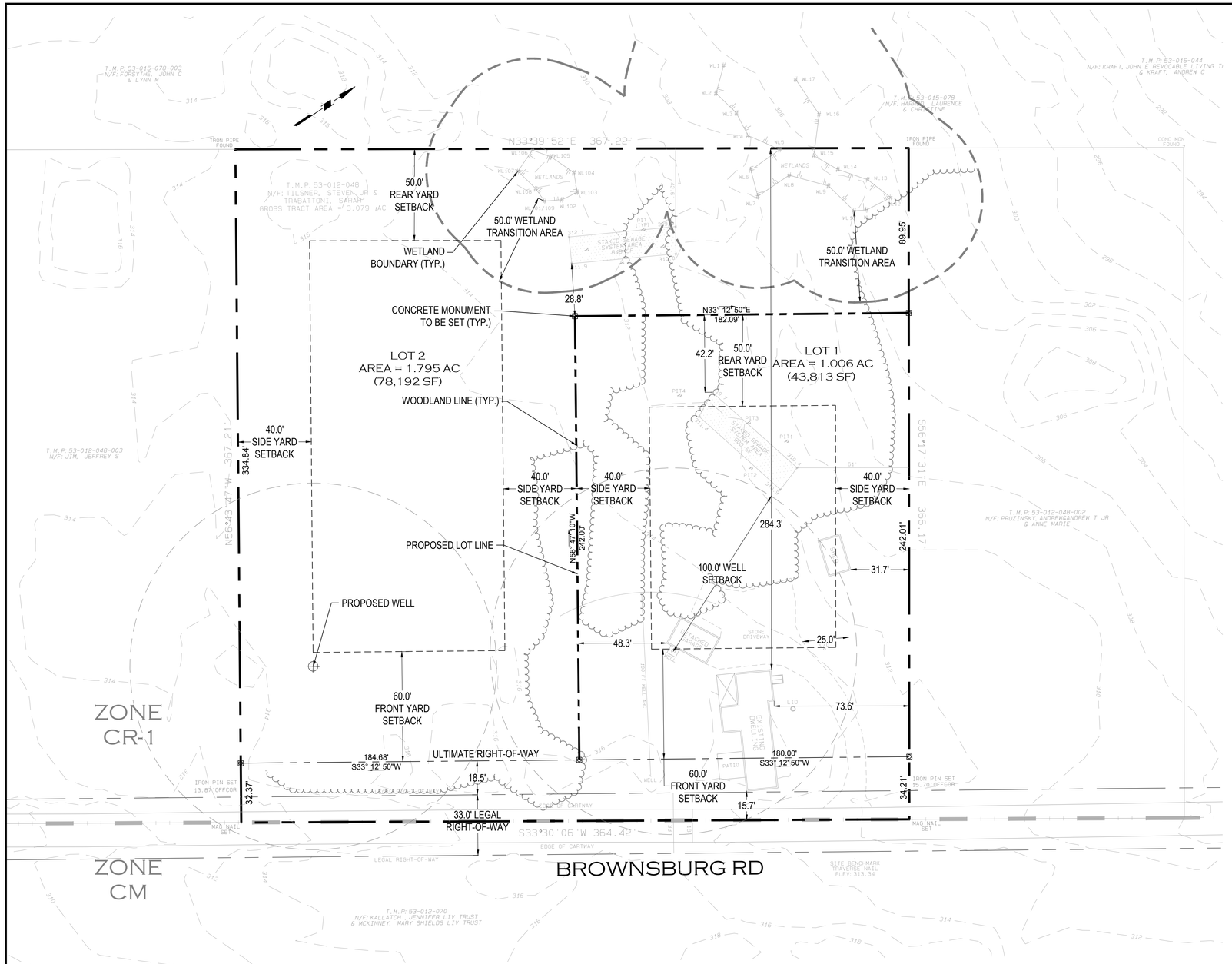
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the May 7, 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
25-0075

cc: Steven Tilsner (via email)
Anand Bhatt, Arna Engineering Inc. (via email)
Cindy VanHise, PE, CKS Engineers, Inc., Township Engineer (via email)
Stacy Crandell, Township Manager (via email)



WRIGHTSTOWN TOWNSHIP-NEWTOWN AREA JOINT MUNICIPAL ZONING
ZONING DISTRICT: CR-1-COUNTRY RESIDENTIAL/LOW DENSITY DISTRICTS

ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
Principal Permitted Use:	B-1-Single-Family Detached Dwelling	B-1-Single-Family Detached Dwelling	B-1-Single-Family Detached Dwelling	B-1-Single-Family Detached Dwelling
Bulk Requirements				
Minimum Lot Area	1 AC	2.801 AC	1.006 AC	1.795 AC
Minimum Lot Width at Building Setback Line	150 FT	365.1 FT	180.5 FT	184.6 FT
Maximum Building Height	35 FT	< 35 FT	< 35 FT	< 35 FT
Maximum Impervious Surface Ratio	0.18	0.04	0.11	<0.18
Minimum Yards				
Front	60 FT	**0 FT ***	**0 FT****	> 60 FT
Side (each)	40 FT	73.6 FT	48.3 FT	> 40 FT
Rear	50 FT	284.3 FT	284.3 FT	> 50 FT
Rear or Side (Accessory building other than garage)	12 FT	31.7 FT	31.7 FT	> 12 FT
Parking				
Min. Off-street parking	2 spaces	2 Spaces	2 spaces	2 spaces

* **Existing nonconformity**
****Existing nonconformity to remain**

RESOURCE PROTECTION TABLE (LOT 1)

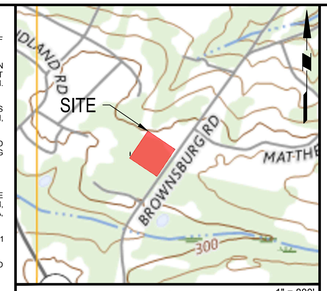
Resource	Minimum Required Resource Protection Ratio I	Acres of Land in Resource II	Resource Protection Land III (I x II)	Allowable Disturbance within Natural Resources IV	Total Proposed Disturbance within Natural Resources V
100-yr Flood plain	1.00	0.000	0.000	0.000	0.000
Floodplain Soils	1.00	0.000	0.000	0.000	0.000
Lakes, Ponds, Waters of Commonwealth	1.00	0.000	0.000	0.000	0.000
Wetlands	1.00	0.000	0.000	0.000	0.000
Woodland	0.85	0.414	0.352	0.062	<0.062
Steep Slope (more than 25%)	0.85	0.000	0.000	0.000	0.000
Wetland Transition Areas	0.80	0.000	0.000	0.000	0.000
Steep Slope (15 - 25%)	0.75	0.000	0.000	0.000	0.000

RESOURCE PROTECTION TABLE (LOT 2)

Resource	Minimum Required Resource Protection Ratio I	Acres of Land in Resource II	Resource Protection Land III (I x II)	Allowable Disturbance within Natural Resources IV	Total Proposed Disturbance within Natural Resources V
100-yr Flood plain	1.00	0.000	0.000	0.000	0.000
Floodplain Soils	1.00	0.000	0.000	0.000	0.000
Lakes, Ponds, Waters of Commonwealth	1.00	0.000	0.000	0.000	0.000
Wetlands	1.00	0.038	0.038	0.000	0.000
Woodland	0.85	1.639	1.393	0.246	<0.246
Steep Slope (more than 25%)	0.85	0.000	0.000	0.000	0.000
Wetland Transition Areas	0.80	0.255	0.204	0.051	<0.051
Steep Slope (15 - 25%)	0.75	0.000	0.000	0.000	0.000

NOTES:

1. THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
2. EXISTING FEATURES AND BOUNDARY INFORMATION SHOWN ON THIS PLAN ARE BASED ON PLAN OF BOUNDARY RETRACEMENT SURVEY FOR 194 BROWNSBURG ROAD, PREPARED BY DENNIS M. LITZENBERGER , LAST REVISED DECEMBER 3, 2024.
3. ULTIMATE RIGHT-OF-WAY WIDTH FOR BROWNSBURG ROAD IS BASED ON "HIGHWAY CLASSIFICATION MAP" FOR NEWTOWN, UPPER MAKEFIELD, AND WRIGHTSTOWN TOWNSHIP, DATED 2001.
4. THE SUBJECT SITE CONSISTS OF TMP #53-012-048 AND IS LOCATED IN THE CR-1 COUNTRY RESIDENTIAL-LOW DENSITY ZONING DISTRICT OF WRIGHTSTOWN TOWNSHIP.
5. THE SUBJECT SITE GROSS TRACT AREA IS 3.079 ACRES.
6. THE SITE IS OUTSIDE OF THE 100-YR FLOODPLAIN BASED ON THE MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BUCKS COUNTY, PENNSYLVANIA, MAP NUMBER 42017C 0338 J, EFFECTIVE DATE MARCH 16, 2015.
7. WOODLAND LINE IS DIGITIZED BASED ON THE GOOGLE EARTH, 2021 AERIAL IMAGE.
8. THE PROPOSED LOT IS TO BE SERVICED BY ON-LOT WATER AND SEWER.



1" = 800'
LOCATION MAP
800 0 400 800
SCALE IN FEET

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT I _____ AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA: THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON NOVEMBER 22, 2022; THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST, THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY, OR EASEMENTS EXIST, EXCEPT AS SHOWN HEREIN.

SURVEYOR SIGNATURE DATE LICENSE NUMBER

OWNERS CERTIFICATION
TO ALL WHOM THESE PRESENTS MAY COME WE, _____ SEND GREETINGS. KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN WRIGHTSTOWN TOWNSHIP, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

WITNESS MY (OUR) HAND SEAL THIS _____ DAY OF _____, 20_____.

_____
OWNER

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF _____

ON THE _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATE IN THE TOWNSHIP OF WRIGHTSTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE _____DAY OF _____ 20___.

DESIGN ENGINEER CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE WRIGHTSTOWN TOWNSHIP ORDINANCES AND REGULATIONS.

_____ _____
DESIGN ENGINEER SIGNATURE DATE

TOWNSHIP ENGINEER REVIEW

REVIEWED BY THE WRIGHTSTOWN TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20_____.

_____
TOWNSHIP ENGINEER SIGNATURE

BUCKS COUNTY PLANNING COMMISSION BCPC NO.

CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

_____
BCPC SIGNATURE

WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 20___.

_____
CHAIR

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS APPROVAL
APPROVED BY THE WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 20___.

_____ _____
_____ _____
_____

LEGEND

EXISTING SYMBOLS & LINES
- PROPERTY/RIGHT-OF-WAY LINE
- TREE LINE
- CONTOUR LINE
- STONE DRIVEWAY
- WELL
- CLEANOUT
- WETLANDS
- WETLAND BUFFER

PROPOSED SYMBOLS & LINES
- PROPERTY LINE
- ZONING BOUNDARY
- BUILDING SETBACK LINE
- MONUMENT
- WELL
- SEPTIC FIELD

arna
ENGINEERING
CIVIL ENGINEERS

arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280

30 0 10 30
SCALE IN FEET

Project
TILSNER MINOR SUBDIVISON
TMP # 53-012-048

WRIGHTSTOWN TOWNSHIP
BUCKS COUNTY PENNSYLVANIA

Drawing Title
SUBDIVISION (RECORD) PLAN

DRAFT

DATE	COMMENTS	NO.

REVISIONS

Project No.	230019701
Date	1-22-2025
Scale	1" = 30'
Drawn By	KG
Checked By	AB
Drawing No.	CS-100

PROJECT: 230019701 TILSNER MINOR SUBDIVISION

Bucks County Planning Commission

Planning Module Reviews

May 7, 2025

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
Bensalem Township	2866 Wine Ave	12538-A	25-0087	2-39-86	1-09004-480-3J
Bristol Borough	656 Spruce Street	13009	25-0071	4-9-38	1-09005-042-3J
Bristol Township	620 3rd Avenue	13001	25-0072	5-7-1 & 5-7-136	1-09001-387-3J
Bristol Township	Avenue E	13019	25-0086	5-20-1-5	1-09001-388-3J
Lower Southampton Township	242 West Bristol Road	10829-A	25-0089	21-8-5	1-09006-200-3J
Lower Southampton Township	Proposed Retail Store	12884	25-0080	21-7-1-1	1-09006-199-3J
Richland Township	Richland Tracts	12882	25-0070	36-13-51, -52, -53, and -38-31	1-09940-336-3K

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

April 10, 2025

Lawrence J. Byrne, PE
L.J. Byrne Engineering, LLC
333 East Street Road
Warminster, PA 18974-3307

RE: 2866 Wine Ave Planning Module
PaDEP Code #1-09004-480-3J
BCPC #12538-A
TMP #2-39-86
Bensalem Township, Bucks County, PA

Dear Mr. Byrne:

We have received a copy of the planning module[1] regarding the subdivision of a 19,615-square-foot parcel into two single-family detached lots of 7,554 and 10,875 square feet. An existing dwelling has been removed, and two new single-family detached dwellings will be constructed, one on each lot. The site is located on the northwestern side of the intersection of Virginia Avenue and Wine Avenue.

The existing single-family dwelling on the site which is to be removed is currently connected to the public sewer and water, so a total of 1 new EDU is required for the project. The total increased sewage flow from the project will be 250 gpd based on 250 gpd/EDU. The sewage from the site will flow to the existing gravity sewers in Wine Avenue through the Bensalem Township Bucks County Water and Sewer Authority sewage system to the City of Philadelphia's Poquessing Interceptor and then to the Philadelphia Water Department's (PWD) Northeast Water Pollution Control Plant for treatment.

The *Act 537 Sewage Facility Plan Update for the Poquessing Interceptor Service Area* is the official Act 537 plan for this portion of Bensalem Township. The proposal is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by PWD's Northeast Water Pollution Control Plant for treatment.

We note that Component 3. Sewage Collection and Treatment Facilities has several sections that are incomplete. These include Section G. Proposed Wastewater Disposal Facilities, Section J. Chapter 94 Consistency Determination, and Section Q. False Swearing Statement. All required signatures, dates, and permit numbers should be included in the planning module package that will be sent to the PaDEP.

[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 Bensalem 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.

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

The Poquessing Interceptor is under a Connection Management Plan (CMP). The planning module submission should include correspondence indicating this project has been allocated capacity under the CMP.

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,

David C. Zipf

David C. Zipf, AICP
Planner

DCZ:emh
25-0087

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
John Chaykowski, Township Director of Administration (via email)
Act 537 file (via email)

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-09004-480-3J
BCPC #: 12538-A

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

2866 Wine Avenue

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

1. Date plan received by county planning agency March 13, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name Bucks County Planning Commission
3. Date review completed by agency April 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 *et seq*.)?
☒	☐	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 _____
☒	☐	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: David C. Zipf, AICP

Title: Planner

Signature: David C. Zipf

Date: April 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.

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

March 28, 2025

Don Meadows
Dumack Engineering
1038 Second Street Pike,
Richboro, PA 18954

RE: 656 Spruce Street Planning Module
PaDEP Code #1-09005-042-3J
BCPC #13009
TMP #4-9-38
Bristol Borough, Bucks County, PA

Dear Mr. Meadows:

We have received a copy of the planning module[1] regarding the subdivision of a 9,007-square-foot site (TMP #4-9-38) into two lots and the construction of a single-family dwelling on each lot. The site is located along the western side of Spruce Street, approximately 260 feet north of its intersection with Plum Street.

The proposed dwelling will generate wastewater flows, totaling 500 gallons per day (2 EDUs), that will flow by public sewer through the Bristol Borough-Bucks County Water and Sewer Authority (BCWSA) sewer system and will be treated at the Bristol Borough Wastewater Treatment Plant.

The *1970 Bucks County Sewage Facilities plan* is the official Act 537 Plan for this portion of Bristol Borough. The proposal to connect to the existing public sewer facility is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by connection to public sewer.

Section G.6. and 7. indicate that documentation has been included to confirm project consistency with the Historic Preservation Act and Protection of Rare, Endangered or Threatened Species. However, the packet does not include the completed Cultural Resources Notice, a return receipt for its submission to the PHMC, the PHMC review letter, and the Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt.

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

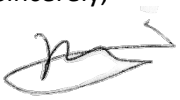
[1] Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Bristol Borough sewage facilities plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission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

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

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,



Lynn Y. Lai, AICP
Planner

LYL:tmr
25-0071

Attachment

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

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-09005-042-3J
BCPC #: 13009

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

656 Spruce Street

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

1. Date plan received by county planning agency February 27, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency March 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 *et seq.*)?
☒	☐	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 See attached letter.
☐	☐	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project? If yes, describe impacts See attached letter.
☐	☒	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 _____

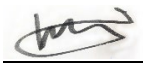
SECTION C. AGENCY REVIEW (continued)

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 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.

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
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

March 28, 2025

Wesley Plaisted, PE
Tri-State Engineers and Land Surveyors, Inc.
801 West Street Road
Feasterville, PA 19053

RE: 620 3rd Avenue Planning Module
PaDEP Code #1-09001-387-3J
BCPC #13001
TMPs #5-7-1 & 5-7-136
Bristol Township, Bucks County, PA

Dear Mr. Plaisted:

We have received a copy of the planning module[1] regarding the proposed extension to an existing sewage collection system to serve two new single-family dwellings that are part of a three-lot subdivision at 3rd and New York Avenues. An existing house on one lot is currently served by public sewer; new single-family dwellings are to be constructed on the other two lots. The proposed sewer extension will connect to the township's existing sanitary sewer collection system. The wastewater will then be conveyed through the Bristol Township conveyance system and ultimately treated at the Croydon Wastewater Treatment Plant. Proposed project flows are 476 gallons per day (gpd) based on 2 EDUs (238 gpd/EDU).

The *Update Revision to Bristol Township's Sewage Facilities Management (Act 537) Plan* (dated November 12, 2018, with subsequent revision), is the official Act 537 Plan for Bristol Township. 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.

Information noted in the Alternative Sewage Facilities Analysis included in the Component 3 Module indicates the Croydon Wastewater Treatment Plant is subject to a Connection Management Plan (CMP). The analysis states that it is understood that necessary repairs and/or upgrades to the treatment plant and the surrounding sanitary sewer conveyance system have been made and are continuing to be made as required by the CAP, and that flows generated by the project are consistent and within the system's conveyance limitations. We note that the planning module submission must include documentation that the project has been allocated capacity under the approved CMP for Bristol Township. This required

[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 Bristol 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.

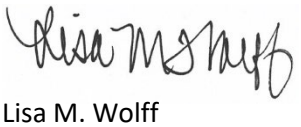
COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

information, as well as all required signatures and dates, should be included in the planning module package that will be sent to the PaDEP.

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,



Lisa M. Wolff
Senior Planner

LMW:tmr
25-0072

Attachment

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

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09001-387-3J
BCPC #:
13001

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

620 3rd Avenue Planning Module

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

1. Date plan received by county planning agency February 28, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency March 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 *et seq.*)?
☒	☐	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: Lisa M. Wolff

Title: Senior Planner

Signature:

Date: March 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.

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

April 14, 2025

Wesley Plaisted, PE
Tri-State Engineers and Land Surveyors, Inc.
801 West Street Road
Feasterville, PA 19053

RE: Avenue E Planning Module
PaDEP Code #1-09001-388-3J
BCPC #13019
TMP #5-20-1-5
Bristol Township, Bucks County, PA

Dear Mr. Plaisted:

We have received a copy of the planning module[1] regarding the proposed connection to an existing sewage collection system to serve a subdivision consisting of 10 new single-family dwellings proposed on an extension of Avenue E in Bristol Township. The proposed sewer extension will connect to the township's existing sanitary sewer collection system. The sewage will then be conveyed through the Queen Anne Interceptor (owned by the Township of Falls Authority) and the Neshaminy Interceptor (owned by the Bucks County Water and Sewer Authority) for eventual treatment at the Philadelphia Water Department's Northeast Water Pollution Control Facility. Project flows are proposed to be 2,500 gallons per day (gpd) based on 10 EDUs (250 gpd/EDU).

The *Update Revision to Bristol Township's Sewage Facilities Management (Act 537) Plan* (dated November 12, 2018, with subsequent revisions), is the official Act 537 Plan for Bristol Township. 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.

Information noted in Component 3 acknowledges that the Bucks County Water and Sewer Authority's Neshaminy Interceptor is under a Connection Management Plan (CMP). The submission includes a letter from Bucks County Water and Sewer Authority certifying there is conveyance capacity in the interceptor to receive the maximum daily flow of 2,500 gpd. The letter states that the project will be listed for 10 EDUs on the Neshaminy Interceptor Connection Management Plan in the Phase 1 Scheduled EDUs (RELEASED) column in the next update to PaDEP.

[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 Bristol 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.

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

The required documentation from the water company (AQUA) stating that it will serve the project has not been included, as noted in Section F. of Component 3. This information, as well as all required signatures and dates, should be included in the planning module package that will be sent to PaDEP.

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,

Lisa M. Wolff
Senior Planner

LMW:emh
25-0086

Attachment

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

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-09001-388-3J
BCPC #: 13019

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

Avenue E Planning Module

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

1. Date plan received by county planning agency March 13, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency April 14, 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 *et seq*.)?
☒	☐	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: Lisa M. Wolff

Title: Senior Planner

Signature: Lisa M Wolff

Date: April 14, 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.

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

April 11, 2025

Vincent Fioravanti, PE
Fioravanti, Inc.
618 Street Road
Southampton, PA 18966

RE: 242 West Bristol Road Planning Module
PaDEP Code #1-09006-200-3J
BCPC #10829-A
TMP #21-8-5
Lower Southampton Township, Bucks County, PA

Dear Mr. Fioravanti:

We have received a copy of the planning module[1] regarding the proposal to subdivide a 10.569-square-foot parcel into 12 residential lots varying in size from 0.458 acres to 1.082 acres. The site is located on the southwest side of West Bristol Road, about 750 feet northwest of the intersection of West Bristol Road and Buck Road (PA 532). New wastewater flows, totaling 3,850 gallons per day (11 EDUs), will flow through the Lower Southampton Township public sewer to the Philadelphia Water Department's (PWD) Poquessing Interceptor to be ultimately treated by the PWD Northeast Water Pollution Control Plant.

The *Act 537 Sewage Facilities Plan Update for Lower Southampton Township* is the official Act 537 Plan for this portion of Lower Southampton. The proposal to construct a sanitary sewer main extension is consistent with the official Act 537 Plan since this plan indicates that the site is within an area to be served by Manhole 156 of the Lower Southampton Township sewer system.

We note that Component 3. Sewage Collection and Treatment Facilities has sections that are incomplete. These include Section G. Proposed Wastewater Disposal Facilities and Section J. Chapter 94 Consistency Determination. All required signatures, dates, and permit numbers should be included in the planning module package that will be sent to the PaDEP.

The Poquessing Interceptor is under a Connection Management Plan (CMP). The planning module submission should include correspondence indicating this project has been allocated capacity under the CMP.

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

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

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,

Parker Frohlich

Parker Frohlich
Planner

PF:emh
25-0089

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Joseph Galdo, Township Manager (via email)
Michael Italia, BCO, CZO, Township Zoning Officer/Building Code Official (via email)
Justin Fischetti, Fioravanti, Inc. (via email)
Act 537 file (via email)

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-09006-200-3J
BCPC #: 10829-A

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

242 West Bristol Road

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

1. Date plan received by county planning agency March 14, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency April 11, 2025

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

Yes	No		
☒	☐	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq*.)?
☒	☐	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: Parker Frohlich

Title: Planner

Signature: Parker Frohlich

Date: April 11, 2025

Name of County or Areawide Planning Agency: Bucks County Planning Commission

Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901

Telephone Number: 215 345-3400

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

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

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

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

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
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

April 4, 2025

Justin A. Geonnotti, PE
Dynamic Engineering Consultants, PC
826 Newtown Yardly Road, Suite 201
Newtown, PA 18940-1797

RE: Proposed Retail Store Planning Module
PaDEP Code #1-09006-199-3J
BCPC #12884
TMP #21-7-1-1
Lower Southampton Township, Bucks County, PA

Dear Mr. Geonnotti:

We have received a copy of the planning module[1] regarding the proposal to subdivide a 1.23-acre lot into two lots; 0.5-acre Lot A and 0.73-acre Lot B. Lot A is currently developed with a motor vehicle fueling station which will remain, and Lot B will be developed as a retail building with two tenants. Wastewater flows, totaling 1,400 gallons per day (1 EDU for the existing Lot A and 2 new EDUs for Lot B), will flow through public sewer owned by Lower Southampton Township to the Pouquessing Interceptor to ultimately be treated by the Philadelphia Water Department's (PWD) Northeast Water Pollution Control Plant.

The *Act 537 Sewage Facilities Plan Update for Lower Southampton Township* (2016) is the official Act 537 Plan for this portion of Lower Southampton Township. The proposal to connect to the public sewer system is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by sanitary sewage facilities.

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.

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

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

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

Sincerely,

Parker Frohlich

Parker Frohlich
Planner

PSF:emh
25-0080

Attachment

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

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-09006-199-3J
BCPC #: 12884

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

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name

Proposed Retail Store

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

1. Date plan received by county planning agency March 5, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency April 4, 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 *et seq*.)?
☒	☐	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: Parker Frohlich

Title: Planner

Signature: Parker Frohlich

Date: April 4, 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.

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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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 27, 2025

Susan Rice, PE
S.T.A. Engineering, Inc.
133 Shasta Road
Plymouth Meeting, PA 19462-1824

RE: Richland Tracts Planning Module
PaDEP Code #1-09940-336-3K
BCPC #12882
TMP #36-13-51, -52, -53, and -38-31
Richland Township, Bucks County, PA

Dear Ms. Rice:

We have received a copy of the planning module[1] regarding the Richland Tracts at Tollgate Road warehouse development. The proposed 638,000-square-foot warehouse is located at the southwest corner of South West End Boulevard and Tollgate Road on a 62.3-acre site. Wastewater flows of 11,165 gallons per day (45 EDUs) will be treated by a proposed private on-site sewage treatment facility with stream discharge into Morgan Creek.

The *Act 537 Sewage Facilities Plan for Richland Township* is the official Act 537 Plan for this portion of Richland Township. The proposal to construct a private on-site sewage treatment facility plant is not consistent with the official Act 537 Plan because the site is located within the service area of the Quakertown Wastewater Treatment Plant (Quakertown WWTP). However, the project narrative states that the Quakertown WWTP does not have capacity to process wastewater flows from the warehouse and the private onsite treatment facility will be phased out once treatment capacity is available.

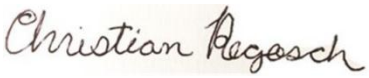
The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data and copies of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

[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 Richland 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.

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

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

Sincerely,



Christian Regosch
Senior Planner

CPR:emh
25-0070

Attachment

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

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-09940-336-3K
BCPC #: 12882

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

Richland Tracts

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

1. Date plan received by county planning agency February 26, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name Bucks County Planning Commission
3. Date review completed by agency March 27, 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 *et seq*.)?
☒	☐	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 See attached letter.
☐	☒	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: March 27, 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.