BCPC
Bucks County Planning Commission

BOARD MEETING
AGENDA

WEDNESDAY, AUGUST 6, 2025
2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from July 2, 2025
5. Executive Director's Report
6. Act 247 Reviews for August 6, 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 August 6, 2025.

BCPC
Bucks County Planning Commission

MINUTES OF MEETING

WEDNESDAY, JULY 2, 2025

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

MEMBERS PRESENT:	Eleanor M. Breslin; Richard Donovan; Thomas Jennings; James E. Miller Jr.; David R. Nyman; Edward Tokmajian
MEMBERS ABSENT:	Harold Hayes; James Keenan; Tom Tosti
STAFF PRESENT:	Richard G. Brahler Jr.; Cassandra Goodmansen; Erin M. Holden; Maryellen Lott; Christian Regosch; Michael A. Roedig; Patricia Rosica; Evan J. Stone
SOLICITOR:	Dan Grieser, Esq.
GUESTS:	Shawn Loughlin, Bucks County IT Department

- **CALL TO ORDER**
  Ms. Breslin called the meeting to order at 2:13 PM.

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

- **REVISION OF THE AGENDA**
  Upon motion by Ms. Breslin, seconded by Mr. Tokmajian, the motion carried to revise the meeting agenda adding a special presentation at the end of the meeting.

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

- **APPROVAL OF MINUTES FOR THE MEETING, JUNE 4, 2025**
  Upon motion of Mr. Tokmajian, seconded by Mr. Nyman, the motion carried to approve the minutes of the June 4, 2025, meeting as presented.

- **EXECUTIVE DIRECTOR'S REPORT**
  Mr. Stone reminded the board about a retirement celebration for Richard Brahler after the meeting.

  Mr. Stone discussed two pieces of legislation that may impact our work. House Bill 1532, which passed on July 1, 2025, is now moving to the State Senate. This bill proposes amendments to provisions concerning definitions, comprehensive plans, and intergovernmental agreements. House Bill 502 would grant the state authority to site electric generation and transmission facilities without requiring local planning or zoning approval. Ms. Breslin noted that Tinicum Township has passed a resolution opposing House Bill 502 at their recent township meeting.

Mr. Stone reported that in June 2025, we received 28 applications, reviewed a total of 453 lots or units and 132,748 square feet of nonresidential land development, collecting $34,662.79 in revenue. Year-to-date we have received 144 applications, reviewed a total of 1,329 lots or units and 519,106 square feet of nonresidential development, collecting $112,457.36 in revenue. In comparison to last year, year-to-date in June 2024, we received a total of 118 applications, reviewed a total of 549 lots or units and 871,081 square feet of nonresidential development, collecting $80,184.39 in revenue.

Mr. Nyman mentioned the Perkiomen Flood Mitigation Project. Crystal Gilchrist recently gave a presentation on the project to the Pennridge Area Coordinating Committee. He has a PDF of the presentation available for anyone who is interested.

- **ACT 247 REVIEWS**
  The reviews of July 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. Miller and seconded by Mr. Nyman. Mr. Jennings abstained from voting on BCPC #24-25-WS1 - Morrisville Borough.

  There were no comments on the reviews.

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

- **NEW BUSINESS**
  There was no new business.

- **PRESENTATION: LIFE IS A HIGHWAY: THE RETIREMENT OF RICH BRAHLER BY EVAN STONE, DIRECTOR**
  Mr. Stone spoke about Mr. Brahler's distinguished career at the BCPC, celebrating his many accomplishments. A photo montage highlighting Mr. Brahler's time at the BCPC followed.

  Ms. Breslin expressed the Board's appreciation and thanks. Mr. Roedig, Mr. Nyman, and Mr. Tokmajian personally thanked Mr. Brahler for his work, expertise, and his significant contributions to advancing the county's trail initiatives.

- **ADJOURNMENT**
  Upon the motion of Mr. Nyman, seconded by Mr. Tokmajian, Ms. Breslin adjourned the meeting at 2:32 PM.

Submitted by:
Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **Staffing** – We have extended an offer to a candidate to fill the Director of Transportation Planning position, and we anticipate an August 25, 2025, start. Jeremy Stoff has been promoted to Senior Planner and will officially assume those duties in October. We have advertised the vacant planner position created by Jeremy's promotion. John Ives, Director of Agricultural Land Preservation, has resigned and his last day with the department is August 1, 2025.

- **Delaware Valley Regional Planning Commission (DVRPC)** – Attended the monthly board meeting. Participated in the DVRPC-facilitated "In-Person Convening" to discuss integrating sustainable energy improvements into Whole Home Repair programs across the counties.

- **Bucks County Conservation District (BCCD)** – Attended the monthly board meeting in my role as Associate Director.

- **MS4 Permit** – Attended a meeting with county staff and representatives from PA DEP to review the county's MS4 Annual Report. Planning staff will support efforts to meet the public outreach and education requirements of the MS4 stormwater permit. This work will be coordinated with General Services, the Law Department, and the county's engineering consultant.

- **Delaware River Toll Bridge** – Staff and I attended a joint meeting of the project teams involved in the study to replace the Delaware River Toll Bridge between Burlington and Bucks Counties. The meeting focused on the potential inclusion of a pedestrian connection on any proposed new span. Currently, pedestrian access is prohibited on the turnpikes in both Pennsylvania and New Jersey. This restriction prevents the project team from evaluating pedestrian accommodations. Unless the PA and NJ Turnpike Authorities authorize a change in policy, a pedestrian connection will not be included in the alternatives analysis for the new bridge.

- **Economic & Workforce Development** – Meeting was canceled due to the July 4th holiday.

- **Perkiomen Flood Mitigation Project** – We continue to assist Montgomery County with data sharing and coordination of study efforts, working closely with the Bucks County Conservation District and the project consultant.

- **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.

- **ACT 167** – Our work on the Act 167 Plan can be found here. Phase 2 Field Visits have been completed, and we continue to coordinate with the consultant team.

- **Comprehensive Recreation, Parks and Open Space Plan (CRPOS)** – Attended the 9th steering committee meeting for the County's Recreation, Parks and Open Space Master Plan.

- **Legislative Updates** – (report at meeting)

- **Revenue Log** – (report at meeting)

ACTIVITY REPORT

Community Planning

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

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

- **Buckingham Township Planning Commission**

Langhorne Borough Planning Commission – Continued working on a second traditional neighborhood development overlay district. Began working on an update to the borough's comprehensive plan.

New Hope Borough Comprehensive Plan – Continued working on the borough's comprehensive plan update.

Nockamixon Township Comprehensive Plan – Continued working with the township's planning commission on updating the comprehensive plan draft.

Plumstead Township Comprehensive Plan – Staff met with the Plumstead Township Planning Commission to review comments on the first draft document of *Plumstead Forward*, the township's implementable comprehensive plan update.

Riegelsville Borough Comprehensive Plan — Staff met with the Riegelsville Borough Planning Commission to review draft elements of *Riegelsville Reimagined,* the borough's implementable comprehensive plan update. A full draft of the plan is expected to be completed in the fall.

Solebury Township Comprehensive Plan Committee – Continued gathering data and working with the township's comprehensive plan committee to coordinate scheduling and content for the final two public forums to be held in September and October. Began preparing draft material for the plan introduction and sustaining agriculture focus area.

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.

- Brown Farm (14 +- acres) in **Bedminster Township**
- Leopold Farm (42 +- acres) in **Bedminster Township**

- Kashner Farm (18 +- acres) in **Bedminster Township**
- Lokay Farm (57 +- acres) in **Bedminster Township**
- Mark and Justina Thomas Farm (28 +- acres) in **Bedminster Township**
- Wisler Farm #1 and #2 (37 +- acres) in **Bedminster Township**
- Kinney Farm (49 +- acres) in **Buckingham Township**
- Ripp Farm (32 +- acres) in **Buckingham Township**
- Bolton Farm (28 +- acres) in **Hilltown Township**
- Rosenberger Farm (10 +- acres) in **Hilltown Township**
- Bender Farm (17 +- acres) in **Milford Township**
- Bello Farm (20 +-acres) in **Plumstead Township**
- Fleishman/Ottinger Farm (10 + acres) in **Springfield Township**
- Tierney Farm (41 +- acres) in **Tinicum 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:

22	Subdivision and Land Development Proposals
2	Sketch Plans
9	Municipal Plans and Ordinances
7	Sewage Facility Planning Modules
0	Traffic Impact Studies

Geographic Information Systems (GIS)

The GIS staff attended the following meetings:

- County GIS Professionals Association of Pennsylvania Quarterly Meeting

County-Owned Building Application – Staff is working with the Sustainability department to develop a county-owned building GIS application. The county is developing a building benchmarking program, and an accurate inventory of county-owned buildings is essential to that effort. To support this, an internal map and a field maps app were created to identify buildings and add attributes such as location and images.

Sustainability

The sustainability staff attended the following meetings:

- National Renewable Energy Laboratory regional meeting for Communities to Clean Energy initiative.
- DVRPC Whole Home Repair and Built to Last meeting which seeks to promote and execute decarbonization among lower income residential homes.
- Sustainability Energy Partnership meeting for prospective new members to review the incentives for joining and review the vetting process for the SEP partnership.

Transportation and Trails

The transportation and trails staff attended the following meetings:

- DVRPC Regional Technical Committee
- DVRPC Board Meeting
- DVRPC Goods Movement Task Force
- DVRPC Regional Vision Zero 1:1
- DVRPC TASA Webinar
- Woodbourne Road and Big Oak Road Grade Crossing
- Delaware Rover Bridge Meeting with Bucks and Burlington
- Doylestown Bike and Hike Committee
- Upper Bucks Rail Trail Phase II Kickoff
- Frosty Hollow Trail Field Walkthrough
- Bucks and Montgomery County Trail Summit Planning
- East Coast Greenway/ River Road Trail Planning
- County Parks and Recreation Master Plan
- Neshaminy Greenway Trail Core Creek Biweekly Progress
- Project status meetings for Phase II of the Newtown Rail Trail and Neshaminy Greenway Trail-Phase I

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

Neshaminy Greenway Trail - Phase I – Provided project management, coordinated with the DVRPC and PennDOT on plan submission reviews, and conducted project status meeting. Conducted meeting with BCCD for NPDES Permit renewal.

Neshaminy Greenway Trail Core Creek - Phase III – Provided project management and processed invoices.

Levittown Trail – Coordinated with the DVRPC, DCNR, and the consultant.

Upper Bucks Rail Trail – Phase II – Planning staff held a kickoff meeting with Richland Township representatives and Micheal Baker International. Micheal Baker is proceeding with the design of the trail.

Bucks County Planning Commission

Municipal Reviews

August 6, 2025

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Bridgeton Township	3-25-1R	25-0202	Board of Supervisors	-	Zoning Ordinance Amendment: Short-Term Rental Accessory Use
Doylestown Borough	8-25-2	25-0205	Borough Council	-	SALDO Amendment: List of Approved Plantings
Middletown Township	22-25-2(P)	25-0198	Korman Commercial Properties	22-15-12-1, 22-15-16, 22-16-131, 22-16-124, 22-16-125, and 22-16-127	Zoning Ordinance Amendment: Logistics Fulfillment Center use Zoning Map Amendments: Various
Morrisville Borough	24-25-WS2	25-0184	Morrisville Municipal Authority	-	Act 537 Plan Update
New Britain Borough	25-25-1	25-0192	Borough Council	25-7-51 & 25-1-5	Zoning Map Amendments: Inclusion in the MUO District; R-1 to C-2
Richland Township	36-25-ASA1	25-0191	Richard and Arlene Baringer; Keith Dewitt	36-9-169 and -169-1	Addition to Agricultural Security Area
Solebury Township	41-25-4	25-0199	Board of Supervisors	-	Zoning Ordinance Amendment: Excessive Noise
Tinicum Township	44-25-4	25-0180	Board of Supervisors	-	Zoning Ordinance Amendment: Variances
Yardley Borough	54-25-2	25-0200	Borough Council	-	Zoning Ordinance Amendment: Special Events

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Tom Tosti
Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Bridgeton Township Board of Supervisors
Bridgeton Township Planning Commission

From: Bucks County Planning Commission

Date: August 6, 2025

Subject: BCPC #3-25-1R
Proposal to Amend the Zoning Ordinance—Short-Term Rental Accessory Use
Applicant: Board of Supervisors
Date Received: July 21, 2025
Hearing Date: August 13, 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 August 6, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by adding and revising regulations and establishing a short-term rental use.

Proposed Zoning Provisions:

Amend Section 202, Home Occupation, to define accessory home occupation and to include standards listed under Section 403.D.9.

Amend Section 202 to include definitions for the following terms related to Short-Term Rental use:

- Autonomous Dwelling Unit
- Operator
- Primary Residence
- Proof of Primary Residence
- Shared Dwelling
- Short-Term Rental

Add new Use 18 Short-Term Rental to Section 403.D. with the following standards:

- A permit is required for Short-Term Rentals

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

- A single-family detached dwelling is the principal building on the property
- Only 24 rentals are permitted per year, which cannot exceed 200 total rental days
- Short-Term Rentals are permitted in each residential zoning district as an accessory use
- One parking space is required per room being rented out
- No more than 10 guests are permitted, or two guests per bedroom, whichever is fewer
- Rentals must last at least 24 hours
- A Short-Term Rental permit may be revoked due to zoning, code, or criminal violations
- Existing Short-Term Rentals may continue provided they are owned by a Bridgeton Township resident
- Short-Term Rental owners must comply with all applicable federal, state, county, and local laws and ordinances, including the Fair Housing Act, fire and zoning codes, and Department of Health regulations regarding on-lot sanitary sewer systems.

Amend Section 306.B., Table of Use Regulations, to add Short-Term Rental as a use permitted by right in all zoning districts except in the Industrial District.

COMMENTS

We reviewed a previous version of this amendment in July of 2025 (BCPC #3-25-1, dated July 2, 2025). The comments from our previous review have been addressed. We commend township officials for providing for transient use of a residential property. Such use of a property helps supplement residents' incomes and reasonable use regulations will limit potential impacts.

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

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

B-EK:emh
25-0202

cc: David M. Shafkowitz, Esq., Shafkowitz Law Group, P.C. (via email)
Sheryl Patterson, Township Secretary/Treasurer (via email)
Jim Kopchak, Township Zoning Officer (via email)

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Executive Director

UNOFFICIAL

MEMORANDUM

To: Doylestown Borough Council
Doylestown Borough Planning Commission

From: Bucks County Planning Commission

Date: August 6, 2025

Subject: BCPC #8-25-2
Proposal to Amend the Subdivision and Land Development Ordinance—List of Approved Plantings
Applicant: Borough Council
Date Received: July 23, 2025
Hearing Date: September 15, 2025

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on August 6, 2025.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance to revise the list of approved plantings to address the impact on plantings from rising temperatures and to define and allow for native cultivars and native hybrids.

Proposed Subdivision and Land Development Ordinance Provisions:

Add definitions of Native Cultivar and Native Hybrid to Section 520.1.

Replace Section 520.2.C. with the following: All required plants shall be Native Plants to the Eastern United States and Mid-Atlantic region and hardy to USDA Planting Zone 6b. Approved plant species are listed herein in Section 14. Approved Plants and may also include Native Cultivars and Native Hybrids thereof.

Replace Section 520.13 with the following: Recommended Plant Characteristics. All required plants shall be Native Plants. Native plant species to enhance Doylestown's native ecology shall be prioritized. Native cultivars and native hybrids may be used. Borough Council may permit other plants, in consultation with the Shade Tree Commission, if the plants are hardy in the area, non-invasive, not subject to blight, disease, or insect infestation, and of the same general character

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and growth habit. The following sizes listed for shade trees, evergreen trees, ornamental trees, deciduous shrubs, evergreen shrubs, and ground cover are the minimum acceptable sizes.

Amend Section 520.14 by adding additional trees to the list of Approved Plants.

COMMENTS

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

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

MMW:emh
25-0205

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

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Executive Director

UNOFFICIAL

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Bucks County Planning Commission

Date: August 6, 2025

Subject: BCPC #22-25-2(P)
Private Request for Zoning Map Change and Zoning Ordinance Amendment—Korman Commercial Properties
TMPs #22-15-12-1, 22-15-16, 22-16-131, 22-16-124, 22-16-125, and 22-16-127
Owner: Korman Commercial Properties
Applicant: Same
Date Received: July 22, 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 August 6, 2025.

GENERAL INFORMATION

Requested Action: Amend the zoning map to rezone TMP #22-15-12-1 from C Commercial District and M-1 Light Manufacturing District to M-1 Light Manufacturing District, rezone TMP #22-15-16 from C Commercial District and OR Open Recreation District to M-1 Light Manufacturing District, rezone TMP #22-16-131 from C Commercial District and OR Open Recreation District to M-1 Light Manufacturing District and OR Open Recreation District, rezone TMPs #22-16-124 and #22-16-125 from C Commercial District and OR Open Recreation District to OR Open Recreation District, and rezone TMP #22-16-127 from C Commercial District to OR Open Recreation District. The affected parcels will become a new M-1 Light Manufacturing District which contains 79.92 acres, and a new OR Open Recreation District which contains 4.82 acres.

Amend the zoning ordinance to add a new use "Logistics Fulfillment Center" and its requirements under Section 500-1902.A.

Location and Size of Tract: The tract comprises 84.74 acres along the southern side of Lincoln Highway (Business Route 1) and the northern side of Neshaminy Creek, approximately 3,000 feet west of the intersection of Lincoln Highway and Hulmeville Road.

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

Proposed Zoning Provisions: Amend the township's zoning ordinance Chapter 500, Article XIX, M-1 Light Manufacturing District, as follows:

Amend Section 500-1902, Use Regulations, as follows:

- Add a new subsection "(34) Logistics Fulfillment Center" and its definition at the end of Section 500-1902.A.

Amend Section 500-1904, Area, dimensional and design requirements, as follows:

- Add Section 500-1904.C.(1) to regulate the area and dimensional requirements for Logistics Fulfillment Center, including minimum site area of 50 acres, minimum frontage at street line of 500 feet, maximum building coverage of 30 percent, maximum impervious surface ratio of 60 percent, minimum front and rear yard setbacks of 75 feet, minimum side yard setback of 50 feet, minimum building separation of 50 feet, minimum parking setbacks of 50 feet (front), 20 feet (side) and 30 feet (rear), and maximum building height of 60 feet.
- Add Section 500-1904.C.(2) to require a minimum gross tract area of 50 acres for Logistics Fulfillment Center.
- Add Section 500-1904.C.(3) to require a minimum buffer yard of 150 feet for Logistics Fulfillment Center along any adjacent land zoned for residential, agricultural, or open recreation use.
- Add Section 500-1904.C.(4) to allow for the reduction of natural resource protection standards on sites meeting specified criteria, where a Logistics Fulfillment Center is proposed, to encourage productive reuse of the former brown fields.
- Add Section 500-1904.C.(5) to require the uses within a Logistics Fulfillment Center to take access from internal roadways.
- Add Section 500-1904.C.(6) to require street trees to be planted along interior roadways.
- Add Section 500-1904.C.(7) to require vegetation to be planted within the setback yards except along the internal roadways, driveways, and parking areas.
- Add Section 500-1904.C.(8) to regulate outside storage.
- Add Section 500-1904.C.(9) to regulate parking.
- Add Section 500-1904.C.(10) to require all uses in a Logistics Fulfillment Center to be served by public water and sewer.
- Add Section 500-1904.C.(11) to require all commonly owned elements, such as streets, water and sewer lines, basins, etc., be owned and maintained in accordance with the Pennsylvania Uniform Condominium Act and be dedicated to the township only if requested by the township.
- Add Section 500-1904.C.(12) to regulate special conveyancing.
- Add Section 500-1904.C.(13) to require submission of a traffic and transportation impact study for the development of a Logistics Fulfillment Center.
- Add Section 500-1904.C.(14) to clarify that if requirements for the Logistics Fulfillment Center use conflict with other requirements of the zoning ordinance, the Logistics Fulfillment Center use requirements shall govern.

Existing Zoning Provisions: The C Commercial District permits a variety of uses such as retail store, personal service shop, eating establishment, and office. The minimum site area for the district is 20,000 square feet, the minimum lot width is 100 feet, and the maximum impervious surface ratio is 60 percent.

The M-1 Light Manufacturing District permits many uses, such as agriculture and horticulture, municipal building or recreation facility, office, warehouse, and manufacturing. The minimum lot area is 80,000 square feet, the minimum lot width is 200 feet, and the maximum impervious surface ratio is 60 percent.

The OR Open Recreation District permits uses such as recreation, nature and conservation educational, and forestry/timber harvesting. The minimum setback is 100 feet from the ultimate right-of-way of any public road, and the maximum building height is 35 percent.

COMMENTS

We recommend that the board of supervisors consider the following in addressing the request to rezone the site:

A. **Zoning Map Change**

1. **Comprehensive Plan**—The proposed amendment is not consistent with the future land use plan in the township's comprehensive plan. The *Middletown Township Comprehensive Plan Update* (2020) recommends that future land use for the site be commercial, light manufacturing, and open recreation, with a goal to "invest in the parks and recreation facilities to sustain and enhance the quality of life." The proposed rezoning would allow for large-scale light industrial and manufacturing uses on the larger site, without an option for commercial or recreation uses on that area.

2. **Compatibility with surrounding zoning and land use**[1]—The permitted land uses in the OR Open Recreation District are compatible with the site's surrounding land uses and zoning. While the rezoning request reduces the area zoned OR from 19.49 acres to 4.82 acres, the eastern-most portion of the existing OR zoning, shown to remain, is adjacent to residential zoning and uses.

   The permitted uses in the M-1 Light Manufacturing District, including the proposed Logistics Fulfillment Center use(s), are compatible with an industrial (mining) operation to the north in an existing M-1 District. Other surrounding uses and zoning are a mixture of residential, some commercial, and primarily wooded vacant lots zoned for residential, commercial, and open recreation. Adequate landscaping and buffering requirements are integral to limiting impacts to surrounding areas, particularly where residential uses are adjacent to nonresidential uses.

B. **Zoning Ordinance Amendment**

1. **Split zoning**—The existing parcels (TMPs #22-15-12-1, 22-15-16, 22-16-131, 22-16-124, and 22-16-125) are currently split-zoned; however, the rezoning still proposes a split-zoned parcel (TMP #22-16-131) under M-1 Light Manufacturing District and OR Open Recreation District. Split-zoned parcels often present difficulties to develop due to multiple and differing regulations. 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 lot.

2. **Natural resource protection**—Section 500-1904.C.(4) of the proposed zoning amendment indicates that natural resource protection standards for steep slopes and woodlands may be

[1] The surrounding land use and zoning is described on the last page of our review under Pertinent Information.

reduced for Logistics Fulfillment Center proposals, as a conditional use. Major reasons for woodland and steep slope protection standards are to reduce erosion and sedimentation, to reduce the volume and rate of downstream stormwater runoff, and to prevent slope instability. Adequate protection of critical environmental features should be provided regardless of the use on or the zoning of a site. However, if the township considers the proposal to reduce natural resource protection standards for this use, we strongly recommend specific minimum protection standards be included in the amendment.

3. **Data center**—The zoning amendment indicates the proposed Logistics Fulfillment Center would accommodate a data center use, which usually requires powerful infrastructure and cooling systems to operate. We recommend the zoning amendment include nuisance standards to mitigate the effects that the networking equipment, cooling systems, power systems, and security systems would have on neighboring properties.

4. **Energy conservation**—The Zoning Plan indicates a three-warehouse land development plan, totaling 757,000 square feet on the proposed site. Given the size of the project, we strongly encourage the use of alternative forms of energy generation and conservation. This may include green roofs, solar panels, geothermal systems, or a requirement that buildings meet a certified efficiency standard. The Bucks County Planning Commission prepared a model alternative energy ordinance[2] to provide examples of various incentives which could be included to encourage the use and incorporation of alternative energy systems at the beginning of a residential or nonresidential development proposal. We recommend that the zoning amendment have a subsection of energy conservation requirements included.

Summary (Subsections A and B)

The purpose of the M-1 Light Manufacturing District with the proposed Logistics Fulfillment Center use, is to provide warehouse and data center developments with a bigger bulk size along Lincoln Highway. The proposed rezoning is not consistent with the *Middletown Township Comprehensive Plan Update* (2020), but is compatible with surrounding zoning and land use. If the proposed zoning changes are adopted, we recommend the future land use plan in the township's comprehensive plan be amended for consistency and that all split-zoned parcels be eliminated. Further, if the township approves of the concept of the proposed amendment, we recommend the amendment include additional data center and natural resource protection regulations as well as energy conservation requirements.

C. **Conceptual Site Plan**

The proposed amendment includes a Zoning Plan that depicts a land development with three warehouses totaling 757,000 square feet. Uses within the buildings include manufacturing, wholesale storage/warehousing, and cold storage. Outside trailer storage is also shown. We note that there is no guarantee that possible future development proposals for the site would be consistent with this site plan, as this plan is meant to illustrate a potential development scenario under the proposed zoning amendment. We offer the following comments on the layout shown on the Zoning Plan. This is not meant as an endorsement or recommendation for the proposed ordinance amendment, but as an opportunity to highlight planning issues.

[2] https://communityplanning-bucksgis.opendata.arcgis.com/pages/model-ordinances

1. **Former landfill use**—The conceptual plan and related information included with the submission indicate the site was previously used as a landfill. We recommend that the township require detailed environmental studies before consideration of any development proposals for the site. Further, township officials should be provided with more information and details on the nature of the former landfill to determine if there are additional setbacks, regulations, and possible restrictions on future use that may apply to this site.

2. **Zoning requirements**—The conceptual plan includes zoning information for the proposed M-1 Light Manufacturing District. The Schedule of Zoning Requirements and general notes on the plan indicate that variances from parking setbacks, permitted building height, and some buffer requirements will be required. We recommend that any future development proposals on the site be designed to comply with ordinance requirements.

3. **Floodplain**—The plan identifies the location of the 100-year floodplain on a portion of the site closest to Neshaminy Creek. Assurances should be provided that all proposed construction activity complies with the floodplain regulations in Section 500-2603 of the township zoning ordinance and Chapter 254 Floodplain Management in the township code of ordinances.

4. **Open space and conservation easement**—The plan proposes a 17.75-acre riparian conservation easement and a 4.82-acre open space site. Future plans should designate the use of the open space and the conservation easement as lawn, natural area, recreation area, or stormwater management, as required by Section 440-423.C. of the subdivision and land development ordinance (SALDO). Section 440-302.D.(17) also recommends that the applicant submit the method for administration and maintenance of the open space area as part of a sketch plan submission.

5. **Tree protection zone**—The proposed site contains a riparian wooded area that is to be conserved. Future land development plans should show the tree protection zone and intended locations of tree protection fencing. The tree protection zone should not be altered, regraded, compacted or built upon, nor used for storage or parking of vehicles.

6. **Truck overflow management**—Increases in truck traffic volume and stronger regulations pertaining to driver hours of service may result in excessive truck traffic congestion or logistical issues with loading and unloading trucks at the site. Future plan submissions should provide a truck overflow management plan that provides for truck staging areas, overnight parking, and clearly demarcated circulation patterns to minimize these potential issues. Consideration of this issue should be given as future warehouse plans are proposed to accommodate the growing warehouse industry in the township.

7. **Oversupply of parking**—The conceptual plan indicates a total of 538 parking spaces would be provided, of which only 253 are required by the zoning ordinance. We recommend not providing an oversupply of parking. Eliminating excess spaces will result in less site impervious surface coverage, allow for more efficient land use, and increase the walkability of the development.

8. **Parking lot landscaping**—Section 440-421.E.(1) of the SALDO requires that no one row of off-street parking spaces shall exceed 12 parking spaces; raised planting beds shall be at intervals not to exceed 12 spaces. In some areas of the parking lot, parking rows of up to 26 parking spaces in a row without planting beds are shown.

9. **Emergency access**—The two driveways accessing Lincoln Highway are close to proposed Warehouses B and C, and further from Warehouse A. To reach Warehouse A, emergency vehicles would have to drive in front of or behind Warehouse B. We recognize that siting an emergency access in front of Warehouse A may be difficult since that portion of the site borders the Route 1 off-ramp for Lincoln Highway. However, we recommend consideration be given to providing some type of emergency access from Lincoln Highway closer to Warehouse A in the event emergency vehicles are blocked from traveling around Warehouse B.

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

LYL:emh
25-0198

cc: Korman Commercial Properties (via email)
Justin Geonnotti, PE, Dynamic Engineering (via email)
Eden Ratliff, Township Manager (via email)
Jim Ennis, AICP, Director of Building and Zoning (via email)
James J. Esposito, Esq., Township Solicitor (via email)
John Chaykowski, Bensalem Township Director of Administration (via email)

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PERTINENT INFORMATION

Site Characteristics, Natural Features: The site contains a mix of woodland and wetlands.

Existing Land Use: Wooded and commercial

Surrounding Land Use:

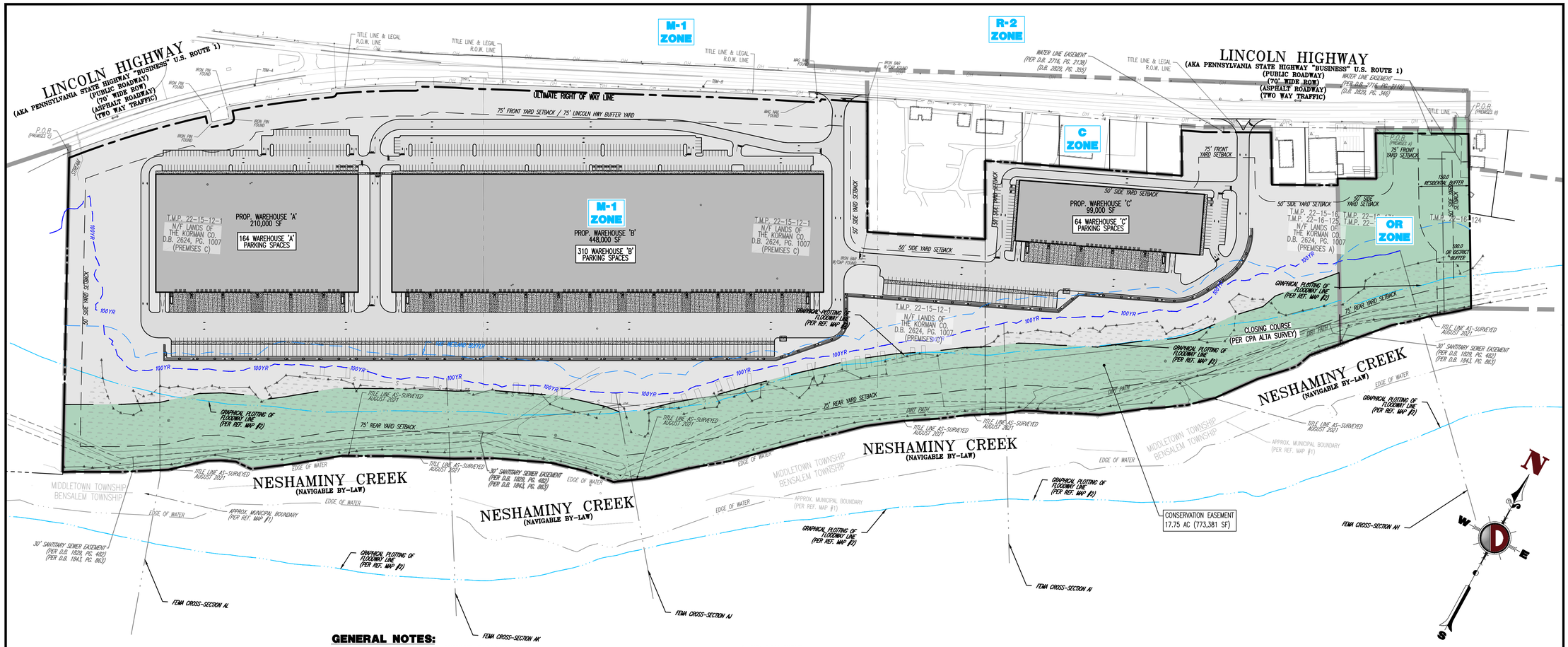
North: Wooded, vacant, mining, commercial, and residential
East: Residential, vacant, and wooded
South: Neshaminy Creek and wooded
West: Wooded

Surrounding Zoning:

North: M-1 Light Manufacturing District, R-2 Residence District, and C Commercial District
East: OR Open Recreation District and R-2 Residence District
South: R-A-1 Residential Agricultural District and R-A Rural District (Bensalem Township)
West: R-2 Residence District

Municipal Comprehensive Plan: The *Middletown Township Comprehensive Plan Update* (2020) recommends commercial and retail, light industrial, and open space and recreational uses for the sites.

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GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

   ALTA/NSPS LAND TITLE SURVEY
   CONTROL POINT ASSOCIATES, INC.
   1600 MANOR DRIVE, SUITE 210
   CHALFONT, PA 18914
   SURVEYOR FILE NO: 02-170163-01
   LAST REVISED: DECEMBER 10, 2021

2. OWNER/APPLICANT: KORMAN COMMERCIAL PROPERTIES
   8 NESHAMINY INTERPLEX, SUITE 400
   TREVOSE, PA 19053

3. PARCEL DATA: 2011 WEST LINCOLN HIGHWAY (SR-2037)
   PARCEL NO. 22-015-012-001, 22-015-016, 22-016-124,
   22-016-125, 22-016-127 & 22-016-131
   TOWNSHIP OF MIDDLETOWN
   BUCKS COUNTY, PA

4. EXISTING ZONE: LIGHT MANUFACTURING (M-1) DISTRICT
   COMMERCIAL (C) DISTRICT
   OPEN RECREATION (OR) DISTRICT

5. PROPOSED ZONE: LIGHT MANUFACTURING (M-1) DISTRICT

6. EXISTING USE: LANDFILL **(NON-PERMITTED USE)**

7. PROPOSED USE: MANUFACTURING **(PERMITTED USE)** (§500-1902.A(7))

   WHOLESALE STORAGE/WAREHOUSING **(PERMITTED USE)** (§500-1902.A(8))

   COLD STORAGE **(TBD)**

   OUTSIDE TRAILER STORAGE **(PERMITTED ACCESSORY USE)** (§500-1904.A(4))

8. SCHEDULE OF ZONING REQUIREMENTS **(ASSUMES ZONING MAP AMENDMENT TO LIGHT MANUFACTURING (M-1) DISTRICT)** (§500-1904)

DISTRICT REQUIREMENT	M-1 DISTRICT	EXISTING [1]	PROPOSED [1]
MINIMUM LOT AREA	80,000 SF	3,644,807 SF (83.7 Ac)	3,644,807 SF (83.7 Ac)
MINIMUM LOT WIDTH (@ BSBL)	200 FT	4,187.7 FT	4,187.7 FT
MINIMUM FRONT YARD SETBACK (LINCOLN HIGHWAY)			
– BUILDING	75 FT	N/A	129 FT
– PARKING	75 FT	N/A	66.8 FT **(V)**
MINIMUM REAR YARD SETBACK			
– BUILDING	75 FT	N/A	405.3 FT
– PARKING	75 FT	N/A	265 FT
MINIMUM SIDE YARD SETBACK			
– BUILDING	50 FT	N/A	202.1 FT
– PARKING	50 FT	N/A	20 FT **(V)**
MAXIMUM BUILDING HEIGHT	35 FT	N/A	120 FT **(V)**
MAXIMUM BUILDING COVERAGE	30%	N/A	20.8% (757,000 SF)
MAXIMUM IMPERVIOUS COVERAGE	60%	3.9% (140,491 SF)	45.6% (1,663,644 SF)
MINIMUM BUFFER YARD (ABUTTING RESIDENTIAL DISTRICT/USE)	150 FT	1,106.1 FT	785.3 FT
MINIMUM BUFFER YARD (ABUTTING OPEN RECREATION DISTRICT)	100 FT	1,106.1 FT	785.3 FT

N/S: NO STANDARD N/A: NOT APPLICABLE **(E): EXISTING NON-CONFORMANCE** **(V): VARIANCE**

[1] AS MEASURED FROM ULTIMATE RIGHT-OF-WAY AND ASSUMES PARCELS TO BE CONSOLIDATED DURING LAND DEVELOPMENT PHASE

9. PARKING REQUIREMENTS
   A. WHITE OR YELLOW PAINT SHALL BE USED TO STRIPE ALL PARKING STALLS. ALL PARKING STALLS BE DELINEATED AND SEPARATED BY TWO PARALLEL STRIPES WHICH ARE TWO FEET APART, MEASURED FROM THE OUTSIDE EDGE OF EACH STRIPE. EACH STRIPE SHALL BE FOUR INCHES IN WIDTH. (§500-2704.F(2)
   B. REQUIRED PARKING CALCULATION PER §500-2702.I:

   WHOLESALE, MANUFACTURING AND INDUSTRIAL PLANTS, INCLUDING WAREHOUSES AND STORAGE BUILDINGS AND YARDS, AND ALL OTHER STRUCTURES DEVOTED TO SIMILAR MERCANTILE OR INDUSTRIAL PURSUITS: AT LEAST ONE (1) OFF-STREET PARKING SPACE FOR EVERY TWO (2) EMPLOYEES.

   THEREFORE:

   WAREHOUSE BUILDING A:

   (210,000 SF) X (1 EMPOYEE/1,500 SF) = 140 EMPLOYEES
   (140 EMPLOYEES) X (1 SPACE/2 EMPLOYEES) = 70 SPACES REQUIRED
   = 164 SPACES PROPOSED **(COMPLIES)**

   WAREHOUSE BUILDING B:

   (448,000 SF) X (1 EMPOYEE/1,500 SF) = 299 EMPLOYEES
   (299 EMPLOYEES) X (1 SPACE/2 EMPLOYEES) = 150 SPACES REQUIRED
   = 310 SPACES PROPOSED **(COMPLIES)**

   WAREHOUSE BUILDING C:

   (99,000 SF) X (1 EMPOYEE/1,500 SF) = 66 EMPLOYEES
   (66 EMPLOYEES) X (1 SPACE/2 EMPLOYEES) = 33 SPACES REQUIRED
   = 64 SPACES PROPOSED **(COMPLIES)**

10. LOADING REQUIREMENTS
    A. EVERY WAREHOUSE OR WHOLESALE ESTABLISHMENT WITH A GROSS FLOOR AREA OF 25,000 SQUARE FEET OR MORE SHALL BE PROVIDED WITH AT LEAST ONE (1) OFF-STREET LOADING BERTH. (§500-2703.A)
    B. EVERY WAREHOUSE OR WHOLESALE ESTABLISHMENT SHALL PROVIDE AT LEAST ONE (1) OFF-STREET LOADING BERTH FOR EACH THREE TRACTOR-TRAILERS SERVING THE FACILITY ON AN AVERAGE DAY. (§500-2703.C)

11. OUTSIDE STORAGE AND DISPLAY REQUIREMENTS **(TBD BASED ON ZONING DETERMINATION)**
    A. OUTSIDE STORAGE AND DISPLAY AREAS FOR LUMBERYARDS, LAWN AND GARDEN CENTERS, TRUCK TERMINALS, FLOWER SHOPS, AND AGRICULTURAL RETAIL USES MAY OCCUPY AN AREA OF UP TO 10% OF THE EXISTING BUILDING COVERAGE. (§500-2408.B)
    B. OTHER PRIMARY NONRESIDENTIAL USES SHALL BE PERMITTED OUTSIDE STORAGE AND DISPLAY AREAS WHEN AUTHORIZED BY THE ZONING HEARING BOARD AS A SPECIAL EXCEPTION, SUBJECT TO THE LIMITATIONS OF SUBSECTION B ABOVE. (§500-2408.C)
    C. NO PART OF THE STREET RIGHT-OF-WAY, NO SIDEWALKS OR OTHER AREAS INTENDED OR DESIGNED FOR PEDESTRIAN USE, NO PARKING AREAS, AND NO PART OF THE FRONT YARD SHALL BE OCCUPIED BY OUTSIDE STORAGE OR DISPLAY. (§500-2408.D)
    D. OUTSIDE STORAGE AREAS SHALL BE SHIELDED FROM VIEW FROM PUBLIC STREETS. (§500-2408.E)

12. BUFFER REQUIREMENTS
    A. ALONG ANY ADJACENT LAND ZONED FOR OR IN RESIDENTIAL OR AGRICULTURAL USE, A BUFFER YARD SHALL BE PROVIDED WHICH SHALL BE NOT LESS THAN 150 FEET IN WIDTH, MEASURED FROM THE PROPERTY LINE OR FROM THE STREET LINE. THE BUFFER YARD SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF §500-2605. (§500-1904.A(2))
    B. THE REQUIRED FRONT, SIDE AND REAR YARD SETBACKS SHALL BE PLANTED WITH VEGETATION (I.E., GRASS, TREES, SHRUBS, ETC.) AND SHALL NOT BE USED FOR PAVING OR INTERNAL DRIVEWAYS, EXCEPT FOR DRIVEWAYS THAT GIVE ACCESS TO A PROPERTY FROM THE STREET. (§500-1904.A(3)) **(V)**
    C. ALL PARKING AREAS, LOADING FACILITIES AND OUTSIDE STORAGE AREAS SHALL BE LOCATED TO THE REAR OR SIDE OF BUILDINGS. HOWEVER, PARKING SHALL BE PERMITTED IN THE FRONT OF BUILDINGS WHEN A BUFFER YARD IS REQUIRED IN THIS AREA. (§500-1904.A(5)) **(V)**
    D. ANY LOT OR PARCEL WHICH ABUTS AN OR OPEN RECREATION DISTRICT SHALL PROVIDE A MINIMUM ONE-HUNDRED-FOOT-WIDE BUFFER YARD MEASURED FROM THE PROPERTY LINE OR THE STREET LINE. (§500-2605.A(3))
    E. ALL EXISTING DECIDUOUS AND CONIFEROUS TREES LARGER THAN TWO INCHES IN CALIPER AND/OR SIX FEET IN HEIGHT MAY BE CONSIDERED TO CONTRIBUTE TO THE DEFINITION OF AN EXISTING BUFFER ON THE PROPERTY. IN ALL CASES, EXISTING PLANT MATERIAL OF THE ABOVE CALIPER AND HEIGHT SHALL BE PRESERVED IN ANY BUFFER YARD EXCEPT WHERE CLEARANCE IS REQUIRED TO ENSURE ADEQUATE SIGHT DISTANCE. ANY REMOVAL SHALL, WHERE FEASIBLE, INVOLVE RELOCATION RATHER THAN CLEARING. (§500-2605.B)
    F. BUFFER YARDS REQUIRED FOR THE M-1 ZONING DISTRICTS SHALL MEET ONE OF THE FOLLOWING PLANTING OPTIONS. (§500-2605.C(1)):
       - OPTION 1: ONE CANOPY TREE PER 40 FEET; PLUS ONE EVERGREEN TREE PER 20 FEET; PLUS ONE SHRUB PER FOUR FEET.
       - OPTION 2: ONE FLOWERING TREE PER 40 FEET; PLUS ONE EVERGREEN TREE PER 20 FEET; PLUS ONE EVERGREEN HEDGE ON LOT LINE
       - OPTION 3: ONE FLOWERING TREE PER 40 FEET PLUS; ONE EVERGREEN TREE PER 20 FEET; PLUS ONE BERM FOUR FEET HIGH.
    G. THE BUFFER YARD MAY OVERLAP THE REQUIRED FRONT, SIDE OR REAR YARDS AND, IN CASE OF CONFLICT, THE LARGER YARD REQUIREMENTS SHALL APPLY. (§500-2605.D(1))
    H. NO STRUCTURE, MANUFACTURING OR PROCESSING ACTIVITY, PARKING OR STORAGE OF MATERIALS SHALL BE PERMITTED IN THE BUFFER YARD. (§500-2605.D(3))

13. FENCE REQUIREMENTS
    A. THE HEIGHT OF FENCES FOR NONRESIDENTIAL USES SHALL BE NO MORE THAN EIGHT (8') FEET, EXCEPT WHERE THIS CHAPTER OR OTHER ORDINANCES, STATUTES OR REGULATIONS REQUIRE A GREATER HEIGHT. (§500-2305.A)

14. NATURAL RESOURCE PROTECTION STANDARDS
    A. FLOODPLAINS
       - AREAS IDENTIFIED AS WITHIN THE FLOODPLAIN OF THE ONE-HUNDRED-YEAR RECURRENCE INTERVAL FLOOD SHALL NOT BE ALTERED, REGRADED, FILLED OR BUILT UPON EXCEPT IN CONFORMANCE WITH §500-2603, FLOODPLAIN REGULATIONS, OF THIS CHAPTER. FOR AREAS DESIGNATED AS "APPROXIMATE ONE-HUNDRED-YEAR FLOODPLAIN" ALONG STREAMS AND WATERCOURSES WHERE THE ONE-HUNDRED-YEAR FLOODPLAIN (WITH A FLOODWAY AND FLOOD-FRINGE) HAS NOT BEEN DELINEATED, THE REQUIREMENTS OF FLOODPLAIN SOILS SHALL BE MET. MINOR ROAD CROSSINGS MAY BE PERMITTED IN THE FLOODPLAIN WHERE DESIGN APPROVAL IS OBTAINED FROM THE TOWNSHIP AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND WHERE NO OTHER REASONABLE ACCESS IS AVAILABE. (§500-2601.A)
    B. STEEP SLOPES **(VARIANCE ANTICIPATED)**
       - STEEP SLOPES 8% TO 15%: NO MORE THAN 50% OF SUCH AREAS SHALL BE ALTERED, REGRADED, CLEARED OR BUILT UPON. (§500-2601.C(1))
       - STEEP SLOPES 15% TO 25%: NO MORE THAN 30% OF SUCH AREAS SHALL BE ALTERED, REGRADED, CLEARED OR BUILT UPON. (§500-2601.C(2))
       - STEEP SLOPES 25% OR GREATER: NO MORE THAN 15% OF SUCH AREAS SHALL BE ALTERED, REGRADED, CLEARED OR BUILT UPON. (§500-2601.C(3))
       - AREAS OF STEEP SLOPE THAT ARE LESS THAN 3,000 SQUARE FEET SHALL BE EXEMPTED FROM THESE STANDARDS. (§500-2601.C(4))
    C. WOODLANDS **(VARIANCE ANTICIPATED)**
       - NO MORE THAN 20% OF WOODLANDS LOCATED IN ENVIRONMENTALLY SENSITIVE AREAS SHALL BE ALTERED, REGRADED, CLEARED OR BUILT UPON. ENVIRONMENTALLY SENSITIVE AREAS SHALL INCLUDE FLOODPLAINS, FLOODPLAIN SOILS, STEEP SLOPES, WETLANDS, WETLAND MARGINS AND LAKE OR POND SHORELINES. (§500-2601.D(1))
       - NO MORE THAN 50% OF WOODLANDS WHICH ARE NOT LOCATED IN ENVIRONMENTALLY SENSITIVE AREAS SHALL BE ALTERED, REGRADED, CLEARED OR BUILT UPON. HOWEVER, WHERE MORE THAN 20% OF SUCH WOODLANDS ARE ALTERED, REGRADED, CLEARED OR BUILT UPON, THE REQUIREMENTS SET FORTH WITHIN §500-2601.D(2)(a) THROUGH §500-2601.D(2)(g) SHALL BE MET. (§500-2601.D(2))
    D. WETLANDS
       - WETLAND AREAS SHALL NOT BE ALTERED, REGRADED, FILLED, PIPED, DIVERTED OR BUILT UPON EXCEPT WHERE STATE AND FEDERAL PERMITS HAVE BEEN OBTAINED. (§500-2601.G)
    E. WETLANDS MARGIN **(TBD BASED ON PREPARATION OF WETLANDS REPORT)**
       - NO MORE THAN 20% OF WETLAND MARGIN AREAS SHALL BE ALTERED, REGRADED, FILLED OR BUILT UPON. IN ADDITION, ANY DEPARTMENT OF ENVIRONMENTAL PROTECTION' REGULATIONS UNDER CHAPTER 105, CONCERNING ACTIVITIES IN WETLANDS MARGINS, SHALL BE MET. (§500-2601.H)
       - THE WETLANDS MARGIN SHALL EXTEND 100 FEET FROM THE WETLAND BOUNDARY OR TO THE LIMIT OF THE HYDRIC SOILS, WHICHEVER IS LESS. THE LIMIT OF HYDRIC SOILS SHALL BE AS MAPPED IN THE SOIL SURVEY OF BUCKS AND PHILADELPHIA COUNTIES, PENNSYLVANIA, UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, JULY 1975, UNLESS RECLASSIFIED BY A CERTIFIED SOIL SCIENTIST. (§500-2601.H(1))

15. 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.

16. 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.

17. BASED ON TOPOGRAPHIC SURVEY INFORMATION, AND FEMA FLOOD MAPPING, THIS PROPERTY IS IN ZONE "AE" (100-YR FLOODPLAIN WITH BFE DETERMINED) AND WITHIN THE REGULATORY FLOODWAY PER THE FLOOD INSURANCE RATE MAP, MAP NO. 42017C0436J, 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.

18. AN NPDES PERMIT IS REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

19. 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.

20. A FINAL ON-SITE UTILITY DESIGN HAS NOT BEEN COMPLETED FOR PREPARATION OF THIS PLAN. COMPLETE LAND DEVELOPMENT DRAWINGS AND REVIEW BY THE APPLICABLE UTILITY AUTHORITIES IS STILL REQUIRED.

21. THIS PLAN IS INTENDED FOR ZONING APPROVAL PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION. THIS PLAN MAY BE SUBJECT TO CHANGE UPON PREPARATION OF COMPLETE LAND DEVELOPMENT PLAN DRAWINGS, AND REQUIRED PERMITTING.

GRAPHIC SCALE

-150 0 75 150 300 600

(IN FEET)
1 INCH = 150 FT.

DYNAMIC ENGINEERING
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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: LZ
DESIGNED BY: MTM
CHECKED BY: JAG
CHECKED BY: –

PROJECT: KORMAN COMMERCIAL PROPERTIES
PROPOSED INDUSTRIAL DEVELOPMENT
PARCEL NO. 22-015-012-001, 22-015-016, 22-016-124, 22-016-125, 22-016-127 & 22-016-131
2011 WEST LINCOLN HIGHWAY (SR-2037)
MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PA

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TITLE:
ZONING PLAN WITH AMENDED ZONING

SCALE: (H) 1"=150' (V)
DATE: 02/22/2024
PROJECT No: 4925-23-02348

SHEET No: 1 OF 1
Rev. #: 0

Plotted: 02/26/24 – 8:25 AM, By: izheng
File: P:\DEC\PC PROJECTS\4925 The Korman Co\23-02348 Middletown PA\Dwg\Exhibits (Misc)\2024-02-22 Zoning Map Amendment\04925230234812EX0.dwg, ----> 01 OVERALL ZONING PLAN

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

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Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Morrisville Borough Council
Morrisville Borough Planning Commission

Falls Township Board of Supervisors
Falls Township Planning Commission

From: Bucks County Planning Commission

Date: August 6, 2025

Subject: BCPC #24-25-WS2
Proposal for an Update to the Official Act 537 Sewage Facilities Plan
Applicant: Morrisville Municipal Authority
Date Received: July 2, 2025
Hearing Date: Not indicated

In accordance with the provisions of the Pennsylvania Sewage Facilities Planning Act (Act 537) and Section 304 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at its meeting on August 6, 2025.

GENERAL INFORMATION

Proposed Action: Update the Morrisville Borough's and Fall Township's Act 537 sewage facilities plan to address the present and future wastewater facilities needs of Morrisville Borough, Falls Township, Yardley Borough, and Lower Makefield Township.

The *Update Revision to the Borough of Morrisville and Township of Falls Sewage Facilities Management (Act 537) Plans* update addresses current and future wastewater management needs, alternatives, and recommendations to address aging infrastructure, obsolete technology, and upgrades needed to include effluent quality requirements.

The Wastewater Treatment Plant Feasibility Study and Corrective Action Plan, dated November 10, 2015, evaluated four possible alternatives for the Morrisville Borough Wastewater Treatment Plant (WWTP) improvements. The feasibility report identifies plant upgrades that are required to address the long-term needs of the treatment plant and the municipal service area.

The update provides the following alternatives and recommendations:

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

- No action alternative—This alternative was not evaluated, as it would not serve to resolve on-going concerns and operational issues given the current failing infrastructure and treatment method.
- Upgrade the existing Morrisville WWTP—Improving facilities at the current site while continuing operations would require meeting effluent quality requirements during construction. The property site is limited in size and is located within the designated 100-year floodplain.
- Replace existing Morrisville WWTP with a new regional facility—The current treatment plant must remain operational and compliant throughout construction. The limited property space inhibits the ability to accommodate future growth and reduces the ability to add sustainable energy alternatives. The new facility would maintain operations within the designated 100-year floodplain.
- Construction of a new facility on the Keystone Trade Center (KTC) site—Re-engineering existing sewer collection infrastructure to redirect flows from Morrisville to a proposed new regional facility would allow more benefits based on economic development potential, the ability to implement sustainable energy alternatives, elimination of the Morrisville Wastewater Treatment Plant, improved effluent quality, better site layout, and the space for potential future growth.
- The plan update recommends the fourth alternative: construction on a new property within the KTC and to allow for continued operation of the existing plant during construction. Morrisville Municipal Authority (MMA) would own, operate, and maintain the WWTP, pump station at the existing MMA site, and associated force main.

COMMENTS

We commend the Morrisville Municipal Authority for undertaking this update of Morrisville Borough's and Falls Township's official sewage facilities plan. The plan is comprehensive and contains a physical and demographic analysis, identifies needs of existing sewage facilities, identifies alternatives, and makes recommendations to upgrade the current Morrisville Wastewater Treatment Plant. The plan details previous Act 537 wastewater planning and describes the borough's sewage facility planning issues and alternatives in a clear and concise presentation.

We note the following issue for the borough's consideration:

Future growth—We note there are several instances within the update that allude to future development and additional wastewater flows. The plan indicates that the new facility will accommodate connections for unsewered properties along Pennsylvania Avenue and improved wastewater service to the KTC properties for future development. Also, within the executive summary it is noted that the new facility will be able to accommodate additional volume to serve more regional users and that the project is critical to regional development.

However, on page 18 of the plan, it is stated that future growth potential for currently served areas is limited to redevelopment and, therefore, it is not discussed in the plan. The development of a new wastewater treatment facility represents a significant investment and further investigation into the future needs of the region is warranted during the planning phase. Therefore, we recommend that an examination of potential future growth be undertaken to ensure that adequate wastewater treatment capacity is available.

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

B-EK:tr
25-0184

cc: Robert Campbell, PE, Pennoni Engineering (via email)
Olivia Szabo, Associate Engineer, Pennoni Engineering (via email)
Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Randall Flager, Esq., Flager & Associates, PC, Morrisville Borough Solicitor (via email)
Michael Clarke, Esq., Clarke Gallagher Barbiero Amuso & Glassman Law, Falls Township Solicitor (via email)
James Dillon, Morrisville Borough Manager (via email)
Matt Takita, Falls Township Manager (via email)
David W. Kratzer Jr., Lower Makefield Township Manager (via email)
Paula Johnson, Yardley Borough Manager/Secretary (via email)
Act 537 File (via email)

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MEMORANDUM

To: New Britain Borough Council
New Britain Borough Planning Commission

From: Bucks County Planning Commission

Date: August 6, 2025

Subject: BCPC #25-25-1
Proposal to Amend the Zoning Map
TMPs #25-7-51 & 25-1-5
Applicant: Borough Council
Date Received: July 11, 2025
Hearing Date: August 13, 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 August 6, 2025.

GENERAL INFORMATION

Proposed Action: Amend the New Britain Borough Zoning Map to include TMP #25-7-51 in the MUO Mixed-Use Overlay District and rezone TMP #25-1-5 from the R-1 Residential District to the C-2 Commercial District.

Location and size of parcels:

TMP #25-7-51 consists of 4.43 acres and is located along Shady Retreat Road, approximately 500 feet north of its intersection with East Butler Avenue.

TMP #25-1-5 consists of 6.0 acres and is located along West Butler Avenue on the west side of its intersection with Ute Road.

Proposed Zoning Provisions:

TMP #25-7-51 – The MUO Mixed-Use Overlay District permits a combination of commercial, business, and residential uses located in such a way as to encourage walkability and contribute to the "Main Street" character of Butler Avenue.

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

TMP #25-1-5 – The C-2 Commercial District allows a variety of small-scale neighborhood commercial, service, and office uses along Butler Avenue on lots of at least 15,000 square feet.

Existing Zoning Provisions:

TMPs #25-7-51 and 25-1-5 – The R-1 Residential District permits primarily residential uses on lots of at least 20,000 square feet. It also permits places of worship by special exception.

COMMENTS

We recommend that the borough council consider the following in addressing the proposal to include TMP #25-7-51 in the MUO Mixed-Use Overlay District and to rezone TMP #25-1-5 from the R-1 Residential District to the C-2 Commercial District:

1. **Comprehensive Plan**—Section 603.(j) of the Pennsylvania Municipalities Planning Code states that zoning shall be consistent with a municipality's comprehensive plan. Accordingly, the merits of the proposed rezoning should be coordinated with the analysis and recommendations from the *New Britain Borough Comprehensive Plan (2020)*.

   The proposed amendment is inconsistent with the planned growth pattern presented in the comprehensive plan's Future Land Use map, which shows TMP #25-7-51 outside of the neighboring area designated as "Future Mixed Use" and, instead, designates the parcel as "Residential." Further, TMP #25-1-5 is within an area designated as "Exempt," due to its existing status as a place of worship.

   If the proposed rezonings are adopted, we recommend that the Future Land Use plan in the comprehensive plan be amended for consistency.

2. **Compatibility with surrounding zoning and land use**[1]—The permitted land uses in the proposed MUO Mixed-Use Overlay District and C-2 Commercial District are generally compatible with the surrounding land uses and zoning districts, with the exception of the R-1 Residential Districts to the north of TMP #25-7-51 and TMP #25-1-5.

   The borough should remain mindful of landscaping and buffering requirements for proposals in which certain permitted land uses in the subject zoning districts are proposed within proximity to their neighboring zoning districts, particularly where residential uses are adjacent to nonresidential uses.

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.

JWS:emh
25-0192

cc: Michael Peters, Esq., Eastburn and Gray, PC, Borough Solicitor (via email)
John Wolff, Borough Manager (via email)
Stephanie J. Mason, Doylestown Township Manager (via email)

[1] The surrounding land use and zoning is described on the last page of our review under Pertinent Information.

PERTINENT INFORMATION

Site Characteristics, Natural Features:

TMP #25-7-51: The parcel is within the R-1 Residential District and is fully wooded. It is also intersected by Cooks Run.
TMP #25-1-5: The parcel is within the R-1 Residential District and contains a place of worship.

Existing Land Use:

TMP #25-7-51: Vacant
TMP #25-1-5: Institutional (Lenape Valley Church)

Surrounding Land Use:

TMP #25-7-51

- North: Single-family residential
- East: Multifamily residential
- South: Commercial and multifamily residential
- West: Single-family residential

TMP #25-1-5

- North: Single-family residential
- East: Commercial
- South: Commercial
- West: Multifamily residential (under construction) and Institutional (school)

Surrounding Zoning:

TMP #25-7-51

- North: R-1 Residential
- East: LI Light Industrial
- South: C-3 Commercial/LI Light Industrial and MUO Mixed Use Overlay
- West: R-1 Residential

TMP #25-1-5

- North: R-1 Residential
- East: SC Shopping Center
- South: C-1 Commercial
- West: C-2 Commercial and E-I Educational Institutional

Municipal Comprehensive Plan: The Existing Land Use Map of the *New Britain Borough Comprehensive Plan (2020)* shows TMP #25-7-51 as "Residential" and TMP #25-1-5 as "Exempt."

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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Bucks County Planning Commission

Date: August 6, 2025

SUBJECT: BCPC #36-25-ASA1
Request for an Addition to the Agricultural Security Area
TMPs #36-9-169 and -169-1
Owner/Applicant: Richard and Arlene Baringer; Keith Dewitt
Date Received: July 11, 2025
Hearing Date: Not indicated

In accordance with the provisions of Pennsylvania Act 43 of 1981, the Agricultural Security Act, as amended, 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 August 6, 2025.

GENERAL INFORMATION

Requested Action: Add tax map parcels #36-9-169 and #36-9-169-1 to the Agricultural Security Area of Richland Township.

Location and Size of Tract: About 28 acres located at the southeast corner of the intersection of California Road and Richlandtown Pike.

Landowner:	Richard and Arlene Baringer
Tax Map Parcel:	#36-9-169
Location:	1845 California Road
Size of tract:	25.8 acres
Zoning:	RA Rural Agriculture
Comprehensive Plan:	Resource Protection
Soil Classes:	2E, 2W, and 7S

Landowner:	Richard and Arlene Baringer
Tax Map Parcel:	#36-9-169-1
Location:	1845 California Road

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

Size of tract:	2.2 acres
Zoning:	RA Rural Agriculture
Comprehensive Plan:	Resource Protection
Soil Classes:	7S

COMMENTS

The site contains Class 1 through Class 4 soils and appears to be actively farmed. The site is not adjacent to parcels that are within the existing Agricultural Security Area, according to the Agricultural Security Areas map in the *Richland Township Open Space Plan Update* (2009).

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

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

CPR:tr
25-0191

cc: B. Lincoln Treadwell Jr., Esq., Treadwell Law Offices, Township Solicitor (via email)
Richard & Arlene Baringer (via email)
Keith Dewitt (via email)
Leslie Huhn, Township Manager (via email)
Rich Brittingham, CZO, Assistant Township Manager/Zoning Officer (via email)

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Evan J. Stone
Executive Director

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MEMORANDUM

To: Solebury Township Board of Supervisors
Solebury Township Planning Commission

From: Bucks County Planning Commission

Date: August 6, 2025

Subject: BCPC #41-25-4
Proposal to Amend the Zoning Ordinance—Excessive Noise
Applicant: Board of Supervisors
Date Received: July 18, 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 August 6, 2025.

GENERAL INFORMATION

Proposed Action: Amend Section 2512 Environmental Controls of the zoning ordinance (Chapter 27) to revise regulations regarding excessive noise control.

Proposed Ordinance Provisions:

Amend Sections 27-2512.5.c., 27-2512.5.d.i., 27-2512.5.d.ii., 27-2512.5.d.iv, and 27-2512.d.v. of the zoning ordinance to replace the word “persons” or the phrase “any reasonable person” with “a reasonable person of ordinary sensibilities.”

Amend the following sections of Chapter 10 Health and Safety of the Solebury Township Code of Ordinances:

- Amend Section 10-203.1.B. to replace the phrase “any reasonable person” with “a reasonable person of ordinary sensibilities.”
- Amend Section 10-203.1.C.(1) to replace the phrase “any person” with “a reasonable person of ordinary sensibilities.”
- Amend the following sections to replace the word “persons” with “a reasonable person of ordinary sensibilities”: 10-203.1.C.(2), 10-203.1.C.(4), and 10-203.1.C.(5)

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

COMMENTS

The proposed ordinance amends two chapters of the township code of ordinances: Chapter 10 Health and Safety, and Chapter 27 Zoning. Our review comments are limited to the proposed zoning amendments (Chapter 27) in accordance with Section 609 of the Pennsylvania Municipalities Planning Code.

We offer the following comment for the township board of supervisors when considering this proposal:

Inconsistent numbering—The proposed ordinance amendment references roman numeral section styling that is inconsistent with the section number styling in the Solebury Township Zoning Ordinance. To avoid potential confusion, we recommend that the amendment use the same number styling as the zoning ordinance.

B-EK:emh
25-0199

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

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MEMORANDUM

To: Tinicum Township Board of Supervisors
Tinicum Township Planning Commission

From: Bucks County Planning Commission

Date: August 6, 2025

Subject: BCPC #44-25-4
Proposal to Amend the Zoning Ordinance—Variances
Applicant: Board of Supervisors
Date Received: June 25, 2025
Hearing Date: August 5, 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 August 6, 2025.

GENERAL INFORMATION

Proposed Action: Amend the Tinicum Township Zoning Ordinance to revise zoning hearing board standards for variances.

Proposed Zoning Provisions:

Amend Section 1406.C.3. of the zoning ordinance to delete the second half of the paragraph to redefine unnecessary hardship.

Amend Section 1406.C. of the zoning ordinance to add a paragraph at the end of this section to describe the board's responsibility when granting any variance.

COMMENTS

The proposed amendment will bring zoning Section 1406.C., Powers and Duties – Variances, into compliance with the Pennsylvania Municipalities Planning Code by mirroring the language of Section 910.2., Zoning Hearing Board's Functions; Variances. We recommend that the township board of supervisors adopt the proposal as submitted, since it appears to be consistent with the requirements of the Pennsylvania Municipalities Planning Code and the land use policies of the municipal comprehensive plan and zoning ordinance.

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

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

LYL:emh
25-0180

cc: Scott Holbert, Esq., Flager & Associates, PC, Township Solicitor (via email)
Judith Danko, Township Manager (via email)
Gary Smith, Zoning Officer (via email)

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Executive Director

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MEMORANDUM

To: Yardley Borough Council
Yardley Borough Planning Commission

From: Bucks County Planning Commission

Date: August 6, 2025

Subject: BCPC #54-25-2
Proposal to Amend the Zoning Ordinance—Special Events
Applicant: Borough Council
Date Received: July 18, 2025
Hearing Date: September 2, 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 August 6, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to permit special events as a temporary periodic use in all zoning districts upon compliance with standards in the borough's Special Events Ordinance.

Proposed Ordinance Provisions:

Amend Chapter 27 Zoning, by retitling "Part 6 Accessory Uses" to "Part 6 Accessory and Special Event Permit Uses."

Amend Chapter 27, Part 6 of the zoning ordinance to add the following:

C. Special Event Permit Uses

1. Special Events, defined in Section 13-304, are permitted as a temporary, periodic use in all Zoning Districts only upon the application, approval, and issuance of a Special Events Permit in compliance with the definitions, regulations, procedures, and permitting requirements set forth within the Yardley Borough Special Events Ordinance codified at Section 13-301, et seq.

Amend Chapter 13 Licenses, Permits and General Business Regulations in the township code to add Part 3 "Special Event Use Permits." The proposed regulations contain definitions and requirements related to applications, permits, fees, insurance, approval of special services, police

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

authority to revoke a permit, responsibilities of applicant, sponsors, and hosts, liability, organized protected activities, and violations and penalties.

Amend Chapter 15 Motor Vehicles and Traffic in the township code to remove Section 15-107, Use of Streets by Processions and Assemblages, and renumber subsequent sections accordingly.

COMMENTS

The proposed ordinance amends three chapters of the borough code of ordinances: Chapter 13 Licenses, Permits and General Business Regulations, Chapter 15 Motor Vehicles and Traffic, and Chapter 27 Zoning. Our review comments are limited to the proposed zoning amendments (Chapter 27) in accordance with Section 609 of the Pennsylvania Municipalities Planning Code.

We recognize that the proposal is consistent with the comprehensive plan and municipal ordinances; however, we recommend that the borough not adopt the proposal until the following concerns have been addressed:

1. **Applicability**—The borough should ensure that special events are a use that may be regulated with zoning in accordance with the Pennsylvania Municipalities Planning Code.

2. **Ordinance section number**—The amendment proposes to add Section 27-620 Special Event Permit Uses to the zoning ordinance. We recommend the provisions be added under Section 27-619 as the last section number in Article 6 is currently Section 27-618.

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
25-0200

cc: Ernest R. Closser, Esq., Curtin & Heefner, LLP, Borough Solicitor (via email)
Andrew P. Griffin, Esq., Curtin & Heefner, LLP, Borough Solicitor (via email)
Paula Johnson, Borough Manager (via email)

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Bucks County Planning Commission

Subdivision and Land Development Reviews

June 21, 2025 to July 25, 2025

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bedminster Township	11240	25-0153	1-6-73	Ralph Moyer	P	2 Single-family lots; 1 Agricultural lot
Bedminster Township	13103	25-0164	1-11-117 and 1-11-117-1	Mark Kobasz and Susan Wallner	F	Lot Line Adjustment
Bensalem Township	13094	25-0150	2-35-1-4 and 2-35-1-5	School Lane Charter School	P	Institutional Land Development: 25,290 square feet
Buckingham Township	11883-A	25-0179	6-8-32	Christopher and Deborah Munz	P	17 Single-family lots
Falls Township	6253-UU14	25-0177	13-51-1-5	NP Keystone Building 20, LLC	F	2 Industrial lots
Falls Township	13105	25-0176	13-32-90	PGE Rentals	P	Industrial Land Development: Site improvements
Hilltown Township	5034-C	25-0155	15-32-3, 15-22-194-1, 15-22-194-2	Hallmark Homes, Hilltown II, LLC	P	11 Single-family lots Proposed retirement village: 22 Semi-detached dwellings; 51 Single-family attached dwellings; 4,000-square-foot clubhouse
Hilltown Township	12961-A	25-0163	15-1-94	Hilltown Historical Society	P	Commercial Land Development: 7,744 square feet
Hilltown Township	13099	25-0158	15-1-58-4, 15-1-58-7	Solar Atmospheres, Inc.	P	Manufacturing Land Development: 31,497 square feet
Middletown Township	13104	25-0167	22-41-26	Winterstar Corporation	P	Commercial Land Development: 2,700 square feet
Middletown Township	13107	25-0183	22-4-19-3	Saint Mary Hospital	P	Institutional Land Development: 1,600 square feet
Milford Township	13096	25-0152	23-21-52-5; 23-21-53	Last Chance Ranch, Inc.	P	Commercial Land Development: 70,268 square feet

Newtown Township	12822	25-0154	29-10-67-1	DeLuca Construction at Glengarry LLC	P	3 Single-family lots
Newtown Township	13100	25-0161	29-10-75-1	Holy Family University	S	288 Multifamily units, 5,300-square-foot clubhouse
Richland Township	13108	25-0185	36-29-48	Lynn Builders, LLC	F	2 Single-family lots
Richlandtown Borough	13098	25-0148	37-3-36	St. John's United Church of Christ	P	1 Residential lot; 1 Institutional lot
Springfield Township	13101	25-0159	42-12-46	Zachary Liptak	P	2 Single-family lots
Springfield Township	13102	25-0160	42-12-46-1	Zachary Liptak	P	1 Agricultural lot; 1 Single-family lot
Trumbauersville Borough	13097	25-0157	45-3-6-1	Vincent Randazzo	S	Building conversion to 12 multifamily units
Tullytown Borough	13106	25-0182	46-9-8	Kontz Construction	F	2 Single-family lots
Warminster Township	9901-A	25-0189	49-24-31	James Cassidy	F	2 Single-family lots
Warminster Township	13093	25-0149	49-9-95	1125 Mearns Road, LLC	P	1 Single-family lot; 1 Industrial lot Residential Land Development: 1,500 square feet Industrial land development: 18,000 square feet
Warwick Township	13022-A	25-0169	51-2-1-3, 51-2-1-4	R3 Properties, LLC	F	Lot Line Adjustment
West Rockhill Township	13051	25-0037	52-9-125	TNG&D, LLC c/o David Nyce and Krisann Nyce	P	Commercial Land Development: 14,000 square feet

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MEMORANDUM

To: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 22, 2025

Subject: BCPC #11240
Preliminary Plan of Subdivision for Moyer
TMP #1-6-73
Applicant: Ralph Moyer
Owner: Same
Plan Dated: June 25, 2025
Date Received: June 27, 2025

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

GENERAL INFORMATION

Proposal: Subdivide a 67.70-acre parcel to create two single-family lots (Lots 2 and 3) and an agricultural lot (Lot 1). Lot 1 will be 62.90 acres and will contain the existing preserved agricultural use and an existing multifamily dwelling. Lots 2 and 3 will be 1.85 acres and 1.84 acres, respectively. Existing horse shelters will be removed. The lots will be served by individual on-lot water and sewer facilities.

Location: North of the intersection of Elephant Road and Blue School Road.

Zoning: The AP Agricultural Preservation District permits uses A-1 General Farming and B-1 Detached Dwelling by right. Act 319 subdivisions (Use B-1 Detached Dwelling) are permitted with a maximum lot size of 2 acres and a maximum lot impervious surface coverage of 17 percent.

Present Use: Agricultural and residential

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:

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

Section 403.2.A.
to permit a plan scale of one-inch equals 100 feet for Sheets 1 and 2; the application indicates that, given the size of the tract of land, the entire site can only be shown at this scale

Section 403.4.
from showing all features within 500 feet of the tract boundary; the application indicates an aerial is provided showing features within 500 feet of the site

Section 408
from providing a water resources impact study; the application indicates Lot 1 is served by an existing well and Lots 2 and 3 will be served by wells that withdraw less than 1,000 gallons per day

Section 411
from providing an Environmental Impact Assessment; the application indicates the proposed Act 319 subdivision is limited in scope compared to other types of subdivisions so an Environmental Impact Assessment is not necessary

Sections 505.16., 506.4., 512, and 513
from providing roadway improvements, curbs, and sidewalks; the application indicates crops are planted within a few feet of the paved road and curbs and sidewalks are not characteristic of this area of the township

Section 515
from installing street trees on Lot 1; the application indicates the frontage of Lot 1 is currently planted with crops and installing street trees would disrupt and eliminate areas of the cropland

Section 529.2.
from constructing a bike path; the application indicates the existing house, barn, and cropland are located within a few feet of the paved road and a bike path would disrupt and eliminate areas of the cropland

The final plan should note all granted waivers.

2. **Submission requirements**—We recommend the plan be revised to comply with the following submission requirements:

   a. **Afforestation/Reforestation Plan**—Section 531.7. of the SALDO requires all major subdivisions and land developments to submit an afforestation/reforestation plan.

   b. **Recreational facilities**—Sections 525.2.A. and 525.3. of the SALDO require all residential subdivisions/land developments to provide recreational lands and trails. The applicant should demonstrate compliance or indicate if waivers will be requested.

   c. **Open Space Management Plan**—Section 514.2. of the SALDO requires an Open Space Management Plan to be submitted with the preliminary plan for any subdivision or land development that contains preserved farmland and stormwater management facilities.

   d. **Parking requirements**—Section 403.3.K.(7) of the SALDO requires parking requirements for the proposed use, as required by the zoning ordinance, to be shown on the plan.

   e. **Site Analysis Plan**—Section 403.5. of the SALDO requires a Site Analysis Plan for a subdivision in the AP District.

3. **Shared driveway**—We commend the applicant for providing a shared driveway servicing Lots 2 and 3. We recommend that a shared access easement be established with a maintenance agreement indicating who will be responsible for maintaining the shared driveways. The access easement should be incorporated in the deeds for the lots.

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

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

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

LR:emh
25-0153

cc: Ralph Moyer
Scott Mease, PE, PLS, Mease Engineering, P.C. (via email)
Curtis Genner, PE, Wynn Associates, Inc., Township Engineer (via email)
Richard H. Schilling, Bedminster Township Manager (via email)
Patricia S. McVaugh, Township Administrative Assistant (via email)

SIGNATURE BLOCKS

T.P. 01-006-073 Ralph S. Moyer

Commonwealth of Pennsylvania
SS.
County of Bucks

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 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 it is endorsed hereon, 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

My Commission Expires _____
(SEAL)

TOWNSHIP ENGINEER

Reviewed by the Township Engineer.

_____ _____
Township Engineer Date

TOWNSHIP BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of Bedminster this _____ day of _____, 20___.

_____ _____ _____

TOWNSHIP PLANNING COMMISSION

Recommended for approval by the Bedminster Township Planning Commission this _____ day of _____, 20___.

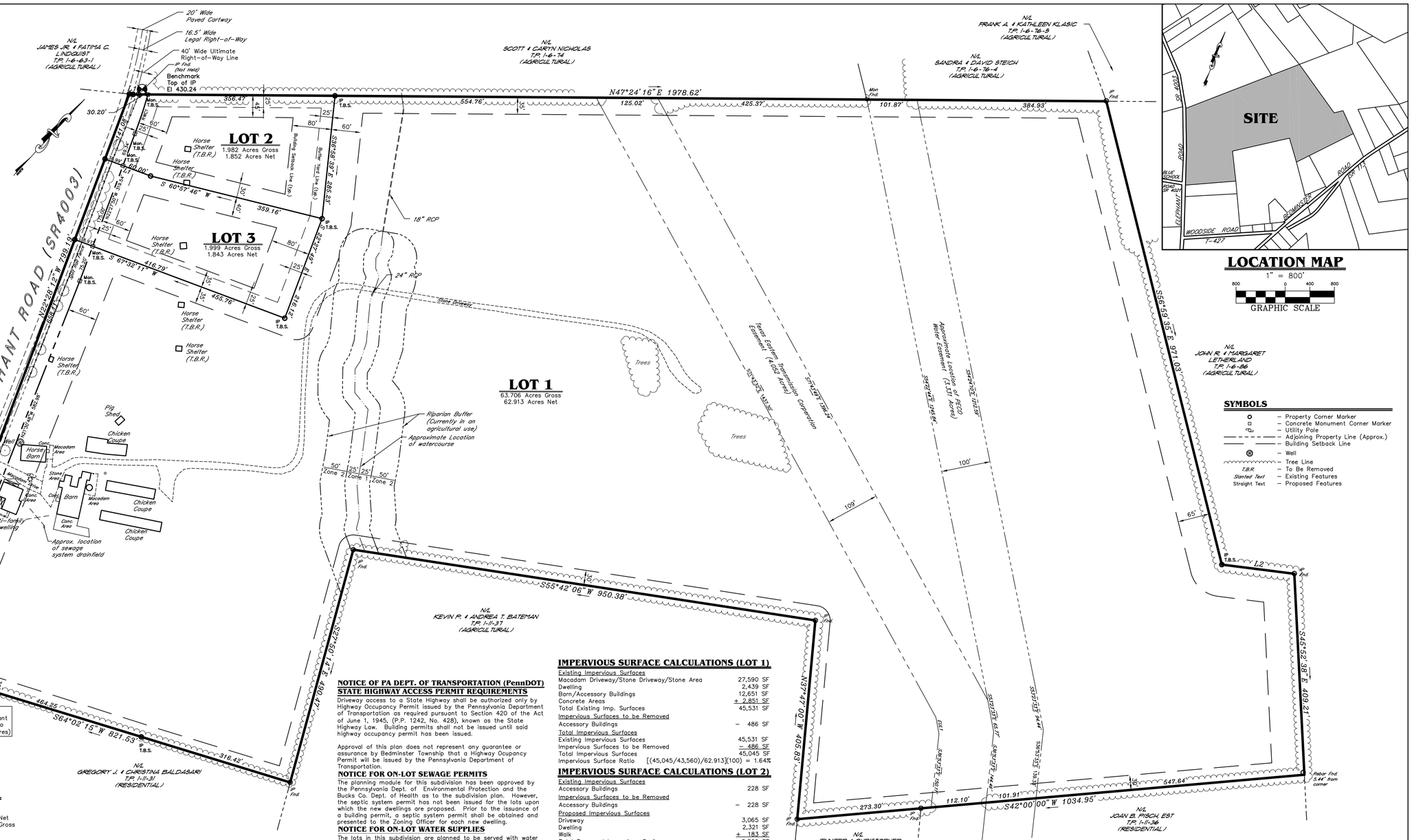
_____ _____ _____

_____ _____

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
Recorded in the office of the Recorder of Deeds, Bucks Co., Pennsylvania in Plan Book_____Page_____ on the _____ day of _____, 20___.



LOCATION MAP

1" = 800'

800 0 400 800
GRAPHIC SCALE

SYMBOLS

- Property Corner Marker
- Concrete Monument Corner Marker
- Utility Pole
- Adjoining Property Line (Approx.)
- Building Setback Line
- Well
- Tree Line
- T.B.R. – To Be Removed
- Slanted Text – Existing Features
- Straight Text – Proposed Features

SITE DATA

Total Tract Area	–	67.687 Acres
Existing Use	–	A1 General Farming
Proposed Use	–	A1 General Farming
	–	B1 Detached Dwelling
Tax Parcel Number	–	01-006-073
Instrument Number	–	2019006959
Water	–	On-site
Sewer	–	On-site

ZONING REQUIREMENTS (B1) (Lots 2 & 3)

		Proposed	
Zoning District	– AP (Agricultural Preservation)	Lot 2	Lot 3
Subdivision Type	– Act 319	1.852 Ac. Net	1.843 Ac. Net
Min. Lot Area	– 1 Acre	1.982 Ac. Gross	1.999 Ac. Gross
Max. Lot Area	– 2 Acres	37,328 SF	36,945 SF
Min. Bldg. Envelope	– 8,000 Square Feet	175 Feet	175 Feet
Min. Lot Width	– 175 Feet	151 Feet	67 Feet
Min. Front Yard	– 60 Feet		
Min. Side Yard			
One	– 30 Feet	47 Feet	43 Feet
Both	– 75 Feet	126 Feet	113 Feet
Min. Rear Yard	– 80 Feet	207 Feet	313 Feet
Max. Bldg. Height	– 35 Feet	< 35 Feet	< 35 Feet
Max. Bldg. Coverage	– 10%	2,321 SF (2.88%)	2,321 SF (2.89%)
Max. Lot Impervious	– 17%	5,569 SF (6.90%)	4,827 SF (6.01%)

ZONING REQUIREMENTS (A1) (Lot 1)

		Proposed
Zoning District	– AP (Agricultural Preservation)	
Use	– A1 (General Farming)	A1
Min. Lot Area	– 5 Acres	62.913 Ac. Net
Min. Lot Width	– 150 Feet	924 Feet
Min. Front Yard	– 60 Feet	5' Feet*
Min. Side Yard		
One	– 30 Feet	182 Feet
Both	– 65 Feet	714 Feet
Min. Rear Yard	– 65 Feet	2,078 Feet
Max. Bldg. Height	– 35 Feet	< 35 Feet
Max. Lot Impervious	– 10%	45,045 SF (1.64%)

* Existing non-conformity

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

_____
Registered Engineer
Registration No. PE036737E

NOTES

1. The property lines are based on a field survey performed in 2002.
2. The contours in the area of the proposed development are based on a field survey. The contours on the rest of the site are based on Lidar.
3. The site improvements are based on a field survey performed in 2002 and updated in 2024.
4. The contractor performing the work on Lots 2 and 3 is responsible for contacting "PA ONE CALL" (1-800-242-1776) for location of all underground lines at least one week prior to the beginning of construction.
5. All new utility services shall be run underground from existing overhead services.
6. Agricultural uses within this Zoning District may have associated with them activities incompatible with residential uses. These agricultural activities may have associated with them noise, odors, and other disturbances which are part of normal farming operations but can negatively impact nearby residences. Residences of the A.P. Zoning District are advised that noise, odors, dust, fumes, or other disturbances associated with agricultural practices shall not be regulated by Township nuisance laws.
7. Lot 1 is intended to maintain its "Act 319" status after the proposed subdivision. Lot 2 and Lot 3 are intended to be sold in two (2) different tax years so that Lot 1 will maintain its "Act 319" compliance.
8. No natural resources will be disturbed with the development of lots 2 and 3.
9. The driveway clear sight triangle shall be maintained so vegetation and other visual obstructions shall be limited to a height of not more than two (2) feet above the street grade.

NOTICE OF PA DEPT. OF TRANSPORTATION (PennDOT) STATE HIGHWAY ACCESS PERMIT REQUIREMENTS

Driveway access to a State Highway shall be authorized only by Highway Occupancy Permit issued by the Pennsylvania Department of Transportation as required pursuant to Section 420 of the Act of June 1, 1945, (P.P. 1242, No. 428), known as the State Highway Law. Building permits shall not be issued until said highway occupancy permit has been issued.

Approval of this plan does not represent any guarantee or assurance by Bedminster Township that a Highway Ocupancy Permit will be issued by the Pennsylvania Department of Transportation.

NOTICE FOR ON-LOT SEWAGE PERMITS

The planning module for this subdivision has been approved by the Pennsylvania Dept. of Environmental Protection and the Bucks Co. Dept. of Health as to the subdivision plan. However, the septic system permit has not been issued for the lots upon which the new dwellings are proposed. Prior to the issuance of a building permit, a septic system permit shall be obtained and presented to the Zoning Officer for each new dwelling.

NOTICE FOR ON-LOT WATER SUPPLIES

The lots in this subdivision are planned to be served with water by means of individual wells constructed, owned, and operated by the owner of the lot. No well water supply or quality testing has been conducted to verify suitability of individual wells for this purpose. It is possible that any or all of these lots do not have adequate soils or geology to provide an adequate volume or quality of on-site water. The lot well must be drilled and water supplies tested for volume and quality in accordance with Township requirements prior to construction of any building. New wells are not to be located any closer than 100 feet to the sewage system absorption area.

NOTIFICATION REGARDING MAINTENANCE OF PUBLIC STREETS DURING CONSTRUCTION ACTIVITY

Mud, sediment, and/or debris tracked from the site onto a public cartway shall be immediately removed by brooming and/or mechanical means to the satisfaction of the Township. Use of a backhoe bucket to scrape roadway surface is prohibited. Where mud and/or sediment is causing slick and/or hazardous conditions, roadway surface shall be immediately pressure washed to remove condition. All sediment laden water must be filtered in a manner satisfactory to the Bucks County Conservation District before entering storm sewers and/or drainage channels.

IMPERVIOUS SURFACE CALCULATIONS (LOT 1)

Existing Impervious Surfaces	
Macadam Driveway/Stone Driveway/Stone Area	27,590 SF
Dwelling	2,439 SF
Barn/Accessory Buildings	12,651 SF
Concrete Areas	+ 2,851 SF
Total Existing Imp. Surfaces	45,531 SF
Impervious Surfaces to be Removed	
Accessory Buildings	– 486 SF
Total Impervious Surfaces	
Existing Impervious Surfaces	45,531 SF
Impervious Surfaces to be Removed	– 486 SF
Total Impervious Surfaces	45,045 SF
Impervious Surface Ratio	[(45,045/43,560)/62.913](100) = 1.64%

IMPERVIOUS SURFACE CALCULATIONS (LOT 2)

Existing Impervious Surfaces	
Accessory Buildings	228 SF
Impervious Surfaces to be Removed	
Accessory Buildings	– 228 SF
Proposed Impervious Surfaces	
Driveway	3,065 SF
Dwelling	2,321 SF
Walk	+ 183 SF
Total Proposed Impervious Surfaces	5,569 SF
Total Existing Impervious Surfaces	228 SF
Impervious Surfaces to be Removed	– 228 SF
Total Impervious Surfaces	5,569 SF
Impervious Surface Ratio	[(5,569/43,560)/1.852](100) = 6.90%

IMPERVIOUS SURFACE CALCULATIONS (LOT 3)

Existing Impervious Surfaces	
Accessory Buildings	167 SF
Impervious Surfaces to be Removed	
Accessory Buildings	– 167 SF
Proposed Impervious Surfaces	
Driveway	2,317 SF
Dwelling	2,321 SF
Walk	+ 189 SF
Total Proposed Impervious Surfaces	4,827 SF
Total Existing Impervious Surfaces	167 SF
Impervious Surfaces to be Removed	– 167 SF
Total Impervious Surfaces	4,827 SF
Impervious Surface Ratio	[(4,827/43,560)/1.843](100) = 6.01%

LINE	BEARING	DISTANCE
L1	N 67°32' 17" E	98.99'
L2	N 54°12' 47" E	148.43'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RWC1	1104.5'	84.19'	84.17'	S 32°58' 50" E	4°22' 02"
RWC2	6386'	270.08'	270.05'	N 20°04' 36" W	2°42' 23"

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Site Address:
817 Elephant Road
Bedminster, PA 18910

PROJECT PLAN INDEX

SHEET NO.	TITLE
1	Record Plan
2	Existing Features Plan
3	Grading & Landscaping Plan
4	Erosion Control And Stormwater Plan
5	Erosion & Sedimentation Control Details

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
1-800-242-1776
PROJECT SERIAL NO.

Mease Engineering, P.C.
Office (215) 536-7005
Fax (215) 536-8581
516 W. Broad Street
Quakertown, PA 18951
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

MOYER ACT319 SUBDIVISION PLAN

Bedminster Township, Bucks County, Pennsylvania

SCALE: 1" = 100' DRAWN BY: FKM
DATE: 25 June '25 FILE: 25130501
OWNERS OF RECORD: Ralph S. Moyer
P.O. Box 318
Perkasie PA 18944

Record Plan

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: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 26, 2025

Subject: BCPC #13103
Final Plan of Subdivision for 133 Deep Run Road
TMPs #1-11-117 and 1-11-117-1
Applicants: Mark Kobasz and Susan Wallner
Owners: Same
Plan Dated: May 7, 2025
Date Received: June 16, 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 about 21,400 square feet from TMP #1-11-117-1 to TMP #1-11-117 to form lots of 62,667 square feet and 53,730 square feet. The existing home and accessory structures on TMP #1-11-117-1 will remain. Both lots will continue to be served by individual on-lot water and public sewer facilities.

Location: About 750 feet southwest of the intersection of Bucks Road and Deep Run Road.

Zoning: The R-3 Residential District permits Use B-1 Detached Dwelling by right with a minimum lot size of 40,000 square feet and a minimum lot width of 150 feet.

Present Use: Vacant

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 403.4.S.
   to provide an aerial photo; the applicant indicates providing detailed mapping of all features within 500 feet is not necessary for this minor subdivision

   Section 516
   to defer the stormwater facility design requirements until the time that a building permit is filed for proposed improvements; the applicant indicates there is no intention to build at this time and the size and

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

extent of the improvements will determine the required stormwater management calculations and facility designs

Section 518
to defer approval from the Bucks County Conservation District for erosion and sedimentation control until the time of grading/building permit application

The final plan should note all granted waivers.

2. **Waiver request**—Correspondence with the applicant indicates that the applicant is requesting a waiver from Section 403.4.S. of the SALDO. We note that Section 403 contains submission requirements for land developments and major subdivisions. The waiver request may not be necessary for this lot line change.

3. **Submission requirements**—We recommend the plan be revised to comply with the following submission requirements:

   a. **Scale**—Section 402.2.A. of the SALDO requires the plan to be drawn at a scale of 1-inch equals 50 feet or 1-inch equals 100 feet. Sheet 1 is drawn at a scale of 1-inch equals 30 feet.

   b. **Zoning district**—Section 402.3.F.(1) of the SALDO requires the applicable zoning district for the subject property and each abutting parcel to be shown on the plan.

   c. **Proposed lot sizes**—Section 402.3.J. of the SALDO requires the plan to show the proposed lot sizes, areas being conveyed, and a summary of pre/post development areas of lots. We recommend the plan indicate the lot area being conveyed and update the zoning table accordingly.

4. **Sidewalks**—Section 513.1. of the SALDO requires sidewalks along both sides of all existing streets unless waived by the Board of Supervisors.

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

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

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

LR:emh
25-0164

cc: Mark Kobasz and Susan Wallner (via email)
Jason T. Smeland, PE, Lenape Valley Engineering (via email)
Curtis Genner, PE, Wynn Associates, Inc., Township Engineer (via email)
Richard H. Schilling, Bedminster Township Manager (via email)
Patricia S. McVaugh, Township Administrative Assistant (via email)
Colleen Pursell, Dublin Borough Manager (via email)

RECORDING ACKNOWLEDGMENTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS SS:

WE, MARK D. KOBASZ & SUSAN JOSEPHINE WALLNER, THE UNDERSIGNED, HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF BEDMINSTER, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTIAN LOTS ACCORDING TO THIS PLAN, WHICH IS INTEDED TO BE FORTWITH RECORDED:

BY: _____ DATE_____
MARK D. KOBASZ

BY: _____ DATE_____
SUSAN J. WALLNER

ON THIS_____DAY OF_____, 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED (OR SATISFACTORY PROVEN) TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGES THAT SHE IS THE REGISTERED OWNER OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT SHE DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

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

_____
NAME

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

REVIEWED BY THE TOWNSHIP ENGINEER
THIS _____ DAY OF _____ 20____.

APPROVED BY THE BEDMINSTER TOWNSHIP BOARD OF SUPERVISORS
THIS _____ DAY OF _____ 20____.

_____ _____

_____ _____

_____

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

BCPC #XXXX

_____
EXECUTIVE DIRECTOR,
BUCKS COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____, ON THIS _____ DAY OF _____, 20____.

_____
RECORDER OF DEEDS

ENGINEER'S CERTIFICATION

I, JASON T. SMELAND, P.E., DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS AND REPORTS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

(REGISTRATION NUMBER 059306) JASON T. SMELAND, P.E.

SURVEYOR'S CERTIFICATION

I, DENNIS M. LITZENBERGER, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

DENNIS M. LITZENBERGER, P.L.S. REGISTRATION NO. 37816E

SITE CAPACITY CALCULATIONS

BASE SITE AREA.

A. SITE AREA AS DETERMINED BY AN ACTUAL ON-SITE SURVEY **2.6721** ACRES

B. SUBTRACT LAND WITHIN THE ULTIMATE RIGHT-OF-WAY OF EXISTING ROADS, WITHIN UTILITY RIGHTS-OF-WAY OR EASEMENTS, OR WHICH HAS BEEN PRESERVED THROUGH EASEMENT, DEED RESTRICTION, OR TRANSFER OF DEVELOPMENT RIGHTS. **0.2243** ACRES

C. SUBTRACT LAND WHICH IS NOT CONTIGUOUS, I.E.,
(I) LAND WHICH DOES NOT ABUT OR ADJOIN, ABUTS AT A POINT WITH, ABUTS FOR A DISTANCE OF LESS THAN FIFTY (50) FEET WITH, OR DOES NOT SHARE COMMON BOUNDARIES WITH, THE REST OF THE SITE; AND/OR
(II) LAND THAT IS CUT OFF FROM THE REST OF THE SITE BY ANYTHING THAT SERVES AS A MAJOR BARRIER TO COMMON USE, OR ISOLATES AND MAKES THIS LAND UNAVAILABLE FOR BUILDING PURPOSES, SUCH AS A ROAD, RAILROAD, EXISTING LAND USE, MAJOR STREAM, OR OTHER BODY OF WATER. **0.000** ACRES

D. SUBTRACT LAND WHICH, IN A PREVIOUSLY APPROVED SUBDIVISION OR LAND DEVELOPMENT, WAS RESERVED OR RESTRICTED FOR NATURAL RESOURCE PROTECTION, OPEN SPACE, OR RECREATION. **0.000** ACRES

E. SUBTRACT LAND USED OR ZONED FOR ANOTHER USE, I.E., LAND WHICH IS USED OR TO BE USED FOR COMMERCIAL OR INDUSTRIAL USES IN A RESIDENTIAL DEVELOPMENT, OR LAND IN A DIFFERENT ZONING DISTRICT THAN THE REST OF THE SITE. **0.000** ACRES

BASE SITE AREA **2.4478** ACRES
(2) CALCULATION OF THE PROTECTED SITE AREA.

RESOURCE ACRES OF LAND RESOURCE PROTECTION

RESOURCE PROTECTION RATIO IN RESOURCE LAND
WATERCOURSE 1.00 X **0.00** = **0.00** ACRES
FLOODPLAIN 1.00 X **0.00** = **0.00** ACRES
FLOODPLAIN SOILS 1.00 X **0.00** = **0.00** ACRES
WETLANDS 1.00 X **0.00** = **0.00** ACRES
LAKES & PONDS 1.00 X **0.00** = **0.00** ACRES
RIPARIAN BUFFER 1.00 X **0.00** = **0.00** ACRES

NATURAL RESOURCES WITH TOTAL PROTECTION **0.00** ACRES

WETLAND MARGIN 0.80 X **0.00** = **0.00** ACRES
LAKE & POND SHORELINE 0.70 X **0.00** = **0.00** ACRES
STEEP SLOPES(25% OR MORE) 0.85 X **0.00** = **0.00** ACRES
STEEP SLOPES(15 TO 25%) 0.70 X **0.00** = **0.00** ACRES
WOODLAND – ENVIRON. 0.80 X **0.00** = **0.00** ACRES
WOODLAND – OTHER 0.50 X **0.00** = **0.00** ACRES

NATURAL RESOURCES WITH PARTIAL PROTECTION **0.00** ACRES

PROTECTED SITE AREA **0.00** ACRES (SUM OF NATURAL RESOURCES WITH TOTAL AND PARTIAL PROTECTION)

(3) CALCULATION OF THE NET BUILDABLE SITE AREA (NBSA).
BASE SITE AREA **2.4478** ACRES
SUBTRACT NATURAL RESOURCES WITH TOTAL PROTECTION **0.00** ACRES
EQUALS NET BUILDABLE SITE AREA **2.4478** ACRES

(4) CACULATEN OF MINIMUM REQUIRED OPEN SPACE
BASE SITE AREA **2.4478** ACRES
MULTIPLEY BY OPEN SPACE RATIO **0.00**
EQUALS MINIMUM OPEN SPACE **0.00** ACRES

(5) CACULATION OF REQUIRED RECREATION LAND
BASE SITE AREA **2.4478** ACRES
SUBTRACT PROTECTED SITE AREA **0.00** ACRES
EQUALS **0.00** ACRES
MULTIPLEY BY 0.2, EQUALS RECREATION LAND **0.00** ACRES

(6) DETERMINATION OF BUILDABLE AREA.
BASE SITE AREA **2.4478** ACRES
SUBTRACT PROTECTED SITE AREA OR OPEN SPACE **0.00** ACRES
EQUALS BUILDABLE AREA **2.4478** ACRES

(7) DETERMINE MAXIMUN NUBER OF DWELLING UNITS/LOTS
NET BUILDABLE SITE AREA (NBSA) **2.4478** ACRES
MULTIPLE BY DENSITY FACTOR **N/A**
EQUALS MAXIMUM NUMBER OF LOTS **N/A**

(8) DETERMINE THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE FOR SITE.
BASE SITE AREA (BSA) **2.4478** ACRES
MULTIPLE BY IMPERVIOUS SURFACE RATIO **15** PERCENT
EQUALS MAXIMUM SITE IMPERVIOUS SURFACE **0.3672** ACRES

(9) SITE CAPACITY SUMMARY.
BASE SITE AREA (NUMBER 1) **2.4478** ACRES
NET BUILDABLE SITE AREA (NUMBER 3) **2.4478** ACRES
REQUIRED OPEN SPACE (No. 2 OR No. 4) **0.00** ACRES
BUILDABLE AREA (NUMBER 6) **2.4478** ACRES
MAXIMUM NUMBER OF UNITS/LOTS (No. 7) **N/A**
MAXIMUM SITE IMPERVIOUS SURFACE (NUMBER 8) **0.3672** ACRES

GENERAL NOTES

1. TITLE LINE AND TOPOGRAPHICAL INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND A SURVEY PLAN PREPARED BY DENNIS M. LITZENBERGER, PLS, DATED MARCH 2025.

2. THE AREA BETWEEN THE ULTIMATE RIGHT-OF-WAY AND TITLE LINE OF DEEP RUN ROAD IS HEREBY OFFERED FOR DEDICATION TO BEDMINSTER TOWNSHIP AS AN EASEMENT.

3. CONCRETE MONUMENTS SHALL BE SET AS SHOWN ON PLANS.

4. BEARING BASIS FOR THE BOUNDARY RETRACEMENT SURVEY HAS BEEN REFERENCED TO NAD83 PA STATE PLANE COORDINATES SYSTEM. (SOUTH ZONE).

ELEVATION DATUM – NAVD 1988

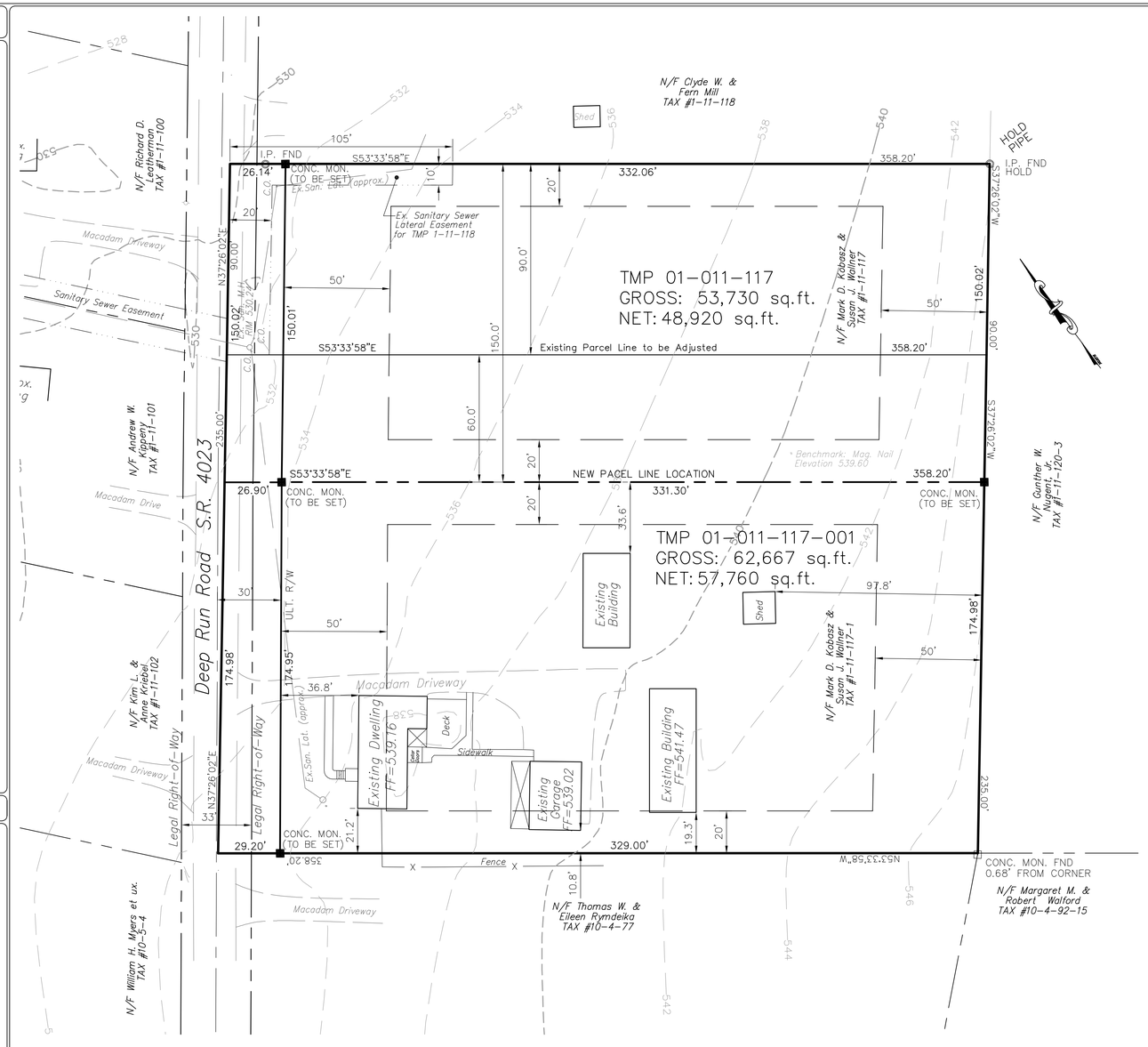
5. SHEETS 2 THROUGH 3 INCLUSIVE, ON RECORD AT THE TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME (SEE SHEET INDEX).

6. NO IMPROVEMENTS ARE PROPOSED FOR TMP 01-011-117 AT THIS TIME. A BUILDING/ZONING PERMIT, AND STORMWATER MANAGEMENT PERMIT SHALL BE OBTAINED PRIOR TO ANY SITE CONSTRUCTION WORK. A DETAILED PLOT PLAN PREPARED BY AN ENGINEER SURVEYOR LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA SHALL ACCOMPANY THE ABOVE APPLICATIONS. THE PLOT PLAN SHALL DEPICT PROPOSED AND EXISTING TOPOGRAPHY OF THE SITE; ALL EXISTING IMPROVEMENTS TO THE SITE; DIMENSIONS, FIRST FLOOR ELEVATIONS, AND SETBACKS FROM THE PROPERTY LINES FOR ALL EXISTING AND PROPOSED BUILDINGS; AND LOCATIONS OF ALL EXISTING AND PROPOSED WELLS, WATERLINES, UTILITY LINES SEPTIC SYSTEMS, SEWER LINES, STORM SEWER, SUMP PUMP DRAINS, EASEMENT, TREES TO BE REMOVED, TREES TO REMAIN, ETC. THE PLAN SHALL BEAR THE IMPRINT OF THE RESPONSIBLE LICENSED ENGINEER OR SURVEYOR. ADDITIONALLY, AN EROSION AND SEDIMENTATION CONTROL PERMIT AND/OR N.P.D.E.S. PERMIT SHALL BE OBTAINED FROM THE BUCKS COUNTY CONSERVATION DISTRICT PRIOR TO ISSUANCE OF A BUILDING PERMIT. FURTHERMORE, THE TOWNSHIP WILL REQUIRE THE APPLICANT OF THE BUILDING PERMIT TO ESTABLISH ESCROW FUNDS IN THE AMOUNT EQUAL TO THE FULL COST TO CONSTRUCT ANY STORMWATER MANAGEMENT FACILITIES AND EROSION / SEDIMENT CONTROL MEASURES SHOWN ON THE APPROVED PLAN, PRIOR TO ISSUANCE OF A BUILDING / ZONING PERMIT. THE APPLICANT SHALL DISCLOSE THE NECESSITY OF THE ABOVE REQUIREMENTS TO THE FUTURE LOT OWNER IN WRITING PRIOR TO COMPLETION OF THE SALE.

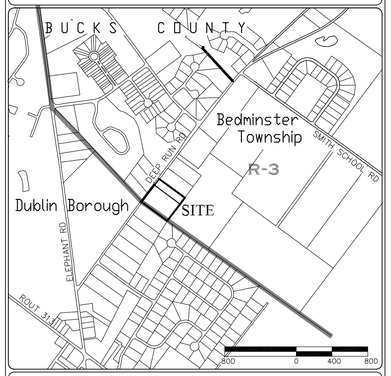
7. DETAILED STORMWATER MANAGEMENT PLANS AND CALCULATIONS SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR TMP 01-011-117. STORMWATER MANAGEMENT IMPROVEMENTS MAY INCLUDE BUT NOT BE LIMITED TO DRIVEWAY PIPES, SWALES, AND OTHER ON LOT STORMWATER FACILITIES. ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER. THE TOWNSHIP RESERVES THE RIGHT, ALTHOUGH NOT THE OBLIGATION OT ACCESS THE SITE TO VERIFY THAT THE PROPERTY OWNER IS MAINTAIN THE STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THE APPROVED PLAN AND STORMWATER MANAGEMENT ORDINANCE.

8. THE EXISTING DRIVEWAY ON TMP 01-011-117-001 IS PAVED. IF A NEW DRIVEWAY IS PROPOSED ON TMP 01-011-117 IN THE FUTURE, THE DRIVEWAY MUST BE PAVED TO THE ULTIMATE RIGHT-OF-WAY LINE, AND A PENNDOT MINIMUM USE DRIVEWAY PERMIT MUST BE OBTAINED.

9. THE EXISTING DWELLING ON TMP 01-011-117 IS SERVICED BY AN EXISTING WELL, AND IS CONNECTED TO THE PUBLIC SEWER SYSTEM. ANY NEW DEVELOPMENT ON TMP 01-011-117 SHALL CONNECT TO THE BMA PUBLIC SEWER SYSTEM.



SITE LOCATION MAP (1"=800')



TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY BUCKS COUNTY TAX INFORMATION AS FOLLOWS:
BEDMINSTER TOWNSHIP
RECORDED DEED DATA IS AS FOLLOWS:

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN PENNSYLVANIA

PARCEL #	DEED BOOK/PAGE	RECORD OWNER	TRACT AREA
01-011-117-001	4487/0527	MARK D KOBASZ & SUSAN JOSEPHINE WALLNER 133 DEEP RUN RD PERKASIE, PA 18944	1.93 Ac.
01-011-117			0.74 Ac.

ZONING DATA

OBTAINED FROM THE BEDMINSTER TOWNSHIP ZONING ORDINANCE, AS LAST AMENDED. TABLE OF DIMENSIONAL REGULATIONS
DISTRICT CLASSIFICATION: "R-3" – RESIDENTIAL DISTRICT
PROPOSED USE: B-1 SINGLE-FAMILY DETACHED DWELLING

REQUIREMENT	ALLOWED/REQUIRED	1-11-117-1	1-11-117
MINIMUM LOT AREA:	40,000 S.F.	57,760 S.F.	48,920 S.F.
MINIMUM LOT WIDTH @ BUILDING LINE:	150 FT.	174.98 FT.	150.02 FT.
FRONT YARD RESTRICTION:	50 FT.	36.8 FT.(1)	50 FT.
SIDE YARD RESTRICTION:	20 FT.	10.8 FT.(1)	20 FT.
REAR YARD RESTRICTION:	50 FT.	97.2 FT.	50 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.	<35 FT.	<35 FT.
IMPERVIOUS COVERAGE RATIO:	0.18	0.137	N/A
BUILDING COVERAGE RATIO:	0.10	0.087	N/A

(1) EXISTING NON-CONFORMING

TMP 1-11-117-1 IMPERVOIUS COVERAGE

DWELLING:	1,451 S.F.
DRIVEWAY:	2,370 S.F.
GARAGE:	1,061 S.F.
BLDG 1:	1,283 S.F.
BLDG 2:	988 S.F.
SHED:	228 S.F.
WALKS/OTHER:	551 S.F.
TOTAL:	7,932 S.F.

LEGEND

- EXIST. SANITARY SEWER LINE
- EXIST. CONTOUR
- EXIST. INDEX CONTOUR
- EASEMENT
- FENCE
- TRACT BOUNDARY
- EXIST. RIGHT-OF-WAY
- ADJOINING PROPERTY LINE
- EXIST. EDGE OF ROAD
- EXIST. DRIVES
- EXIST. CENTERLINE
- EXIST. CONC. MONUMENT
- EXIST. IRON PIN
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. BUILDING SETBACK LINE
- PROP. EASEMENT
- PROP. CONC. MONUMENT

Plan Origination Date	05-07-2025

LOT LINE ADJUSTMENT PLAN
Prepared for
MARK D. KOBASZ &
SUSAN JOSEPHINE WALLNER
As part of
133 DEEP RUN RD

BEDMINSTER TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

LENAPE VALLEY ENGINEERING
Civil Engineering • Subdivision • Land Development
P.O. Box 74, Chalfont, Pennsylvania 18914
Tel (215) 822-1414 Fax (767) 308-0524
Lenapeconsultants@yahoo.com

JASON T. SMELAND
PROFESSIONAL ENGINEER
PA NO. 059306

40 0 20 40 80 120
GRAPHIC SCALE

PROJECT MANAGER	DRAWING SCALE	SHEET NUMBER
J.T.S.	1"=30'	1 OF 2
DRAFTED BY	PROJECT NUMBER	
B.C.S.	2598	

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: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 1, 2025

Subject: BCPC #13094
Preliminary Plan of Land Development for School Lane Charter School
TMP# 2-35-1-4 and 2-35-1-5
Applicant: School Lane Charter School
Owner: Same
Plan Dated: April 18, 2025
Date Received: June 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: Consolidate TMPs #2-35-1-4 (5.25 acres) and 2-35-1-5 (3.522 acres) to create a new parcel of 8.773 acres. Construct a 25,290-square-foot institutional gymnasium between two separate school buildings located on the site. TMP #2-35-1-4 contains an existing 34,330-square-foot school. TMP #2-35-1-5 contains a 16,976-square-foot school. Public water and sewer facilities serve the site.

Location: Southeastern corner of the intersection of Street Road and Tillman Drive.

Zoning: The PCD Planned Commerce Park District permits college and university uses, recreation/leisure time uses, professional offices, and business offices on a minimum tract area of 20 acres and an individual lot area of 1 acre or more. The maximum permitted building and impervious coverage ratios are 35 and 75 percent, respectively.

The existing schools are nonconforming since schools are not specifically permitted in the PCD District. An existing nonconforming use may be expanded up to 50 percent. The proposed building is expanded by 49 percent of the total of the two existing buildings.

Existing use: School

COMMENTS

1. **Natural resources**

   a. **Resource protection**—Section 232-57 of the zoning ordinance specifies protection rates for natural resources such as woodlands and wetlands. According to information from the National Wetlands

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Inventory Wetlands Mapper, wetlands may exist in the rear portion of the site, along the southeast property line. Section 201.41.(d)(12) of the subdivision and land development ordinance (SALDO) requires that all zoning requirements be listed, and a tabulation be provided demonstrating that the subdivision and/or land development is in conformance with the requirements. The plan should be revised to show the required information.

b. **Wetlands certification**—The plan requires a wetlands certification, signed by the site investigator, as required by Section 201-41.(d)(15) of the SALDO.

2. **Landscaping**

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

   b. **Street trees**—Section 201-106.(a)(2) of the SALDO requires that street trees be provided at intervals of 20 feet or more. The aerial photo on Sheet 3 shows existing street trees along Tillman Drive and Street Road but the trees are not shown on the plan. The plan should be revised to show the existing street trees to ensure compliance with the street tree requirements.

3. **Planting strip**—Section 201-112.(d) of the SALDO requires that a planting strip with an average width of 10 feet and a minimum width of 7 feet be provided between the edge of the parking area and the outside wall of the nearest building. The plan shows a planting strip of less than 7 feet along the southwest side of the proposed gymnasium. The plan should be revised to show a planting strip of the required width along the southwest side of the building.

4. **Crosswalks**—The plan should be revised to show crosswalks at the driveway access points to Tillman Drive.

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 August 6, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DCZ:emh
25-0150

cc: Nick Rose, PE, ProTract Engineering, Inc. (via email)
Phil Wursta, PE, WK2, Township Engineer (via email)
Nicole Khan, WK2, Senior Township Engineer (via email)
Ken Farrall, Township Director of Building and Planning/Zoning Officer (via email)
John Chaykowski, Township Manager (via email)
Loretta Alston, Township Department of Building and Planning (via email)

OWNER'S CERTIFICATION OF INTENT

Know All Men by These Presents, that School Lane Charter School, being landowners in Bensalem Township, Commonwealth of Pennsylvania, for its Successors and assigns, do hereby adopt this as its Plan of Lots of its property situate in the Township of Bensalem, County of Bucks, and Commonwealth of Pennsylvania.

IN WITNESS WHEREOF, the said school has caused the signature below to be affixed by the hand of its _____ this _____ day of _____, A.D. _____.

_____
School Lane Charter School

ATTEST:

_____

Commonwealth of Pennsylvania:
County of Bucks:

On the _____ day of _____, _____, before me the subscriber a Notary Public of the Commonwealth of Pennsylvania personally appeared _____ of School Lane Charter School, who acknowledged this plan to be the official Plan of Lots and property shown thereon situated in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania and desired that this plan be recorded according to law.

WITNESS MY HAND AND NOTARIAL SEAL this _____day of _____, _____.

_____
Notary Public (SEAL)

My Commission Expires_____.

Recommended for approval by the Bensalem Township Planning Commission this _____ day of _____, _____.

_____

This Development Plan was reviewed by the Bensalem Township Engineer on the _____ day of _____, _____.

_____
Engineer

Approved by the Township Council of the Township of Bensalem this _____ day of _____, _____.

_____

_____

_____

Reviewed by the Bucks County Planning Commission on the _____ day of _____, _____.

_____
Chairman

_____
Director

Recorded this _____ day of _____, _____ in the office for the recording of deeds, etc., in and for the County of Bucks in Doylestown, Pennsylvania in Plan Book No._____, Page _____.

_____
Recorder

ENGINEER CERTIFICATION

I hereby certify that I am a registered professional engineer, licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this is based on a true and accurate engineering land survey made on the ground completed by ProTract Engineering, Inc. in November 2024, that all the monumentation shown thereon actually exists; and that their location, size, type and material are accurately shown.

_____
Signature

_____ _____
Seal Date

GENERAL NOTES:

1. OWNER/APPLICANT:
   SCHOOL LANE CHARTER SCHOOL
   2400 BRISTOL PIKE
   BENSALEM, PA 19020

2. PROPERTY INFORMATION:
   PARCEL ID 2-35-1-4
   INSTRUMENT NO. 2015025438
   SITE ADDRESS:
   3350 TILLMAN DRIVE, BENSALEM, PA 19020
   SITE ZONED PCD PLANNED COMMERCIAL PARK DISTRICT
   LOT AREA = 5.2503 ACRES

   PARCEL ID 2-35-1-5
   INSTRUMENT NO. 2015025353
   SITE ADDRESS:
   3340 TILLMAN DRIVE, BENSALEM, PA 19020
   SITE ZONED PCD PLANNED COMMERCIAL PARK DISTRICT
   LOT AREA = 3.5224 ACRES

3. FEATURES AS SHOWN TAKEN FROM PLANS BY OTHERS, AND FROM FIELD SURVEYS PERFORMED BY PROTRACT ENGINEERING IN JULY 2015, SEPTEMBER 2015 AND NOVEMBER 2024.

4. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.

5. THIS PROJECT PROPOSES A 25,290 SF GYMNASIUM BUILDING WHICH IS TO BE USED FOR THE SCHOOL. 288 PARKING SPACES ARE PROPOSED TO SERVE THE FACILITY.

6. TRACT IS CURRENTLY ZONED PCD PLANNED COMMERCIAL PARK DISTRICT

ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	1 ACRE	8.773 ACRES
MINIMUM LOT WIDTH	400 FT	1000 FT +
MAXIMUM BUILDING AREA	35 %	22.4 %
MAX. IMPERV. SURFACE COVERAGE	75 %	61.5 %
MINIMUM FRONT YARD	100 FT	59.0 FT*
MINIMUM SIDE YARD**	2 @ 75 FT	228.3 FT
MINIMUM REAR YARD	100 FT	109.8 FT
MIN. REAR YARD PARKING BUFFER	20 FT	49.2 FT
MAXIMUM BUILDING HEIGHT	6 STORIES	2 STORIES

* EXISTING, NON-CONFORMING CONDITION.
** IN CASE OF CORNER LOT, THE YARD ABUTTING ANY STREET SHALL NOT BE LESS THAN 100 FEET IN WIDTH OR DEPTH.

7. IMPERVIOUS COVERAGE TABULATION:

EXISTING IMPERVIOUS COVERAGE:	
BUILDING AREA SUMMARY	
EXIST. SCHOOL BUILDING (3340 TILLMAN)	17,738 SF
EXIST. SCHOOL BUILDING (3350 TILLMAN)	42,576 SF
TOTAL EXISTING BUILDING AREA	60,314 SF
EXIST. CONCRETE/WALKWAYS	8,580 SF
EXIST. PAVING	163,272 SF
TOTAL EXISTING IMPERVIOUS AREA	232,166 SF
PROPOSED IMPERVIOUS COVERAGE:	
EXIST. SCHOOL BUILDING (3340 TILLMAN)	17,738 SF
EXIST. SCHOOL BUILDING (3350 TILLMAN)	42,576 SF
PROP. GYMNASIUM BUILDING	25,430 SF
TOTAL PROPOSED BUILDING AREA	85,744 SF
CONCRETE/WALKWAYS	9,483 SF
PAVING	139,638 SF
TOTAL PROPOSED IMPERVIOUS AREA	234,865 SF
NET INCREASE IN IMPERVIOUS AREA	2,699 SF

8. SOILS ON SITE ARE: CdB - CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES; DdA - DOYLESTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES; AND DuA - DUNCANNON SILT LOAM, 0 TO 3 PERCENT SLOPES. SOILS TAKEN FROM THE USDA/NRCS BUCKS COUNTY SOIL SURVEY, DATED SEPTEMBER 4, 2024.

9. FLOOD INSURANCE RATE MAP FOR BUCKS COUNTY, PA, PANEL 42017C0502J, DATED MARCH 16, 2015 WAS REVIEWED TO DETERMINE THE DEVELOPMENT SITE TO BE LOCATED OUTSIDE ANY REGULATED FLOODPLAIN.

10. ALL UTILITIES ARE TO BE PROVIDED BY THE DEVELOPER VIA UNDERGROUND CABLES AS PER 201-143.a.

11. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.

12. OFF-STREET PARKING REQUIREMENTS PER ZONING ORDINANCE SECTION 232-586 (C)(3):

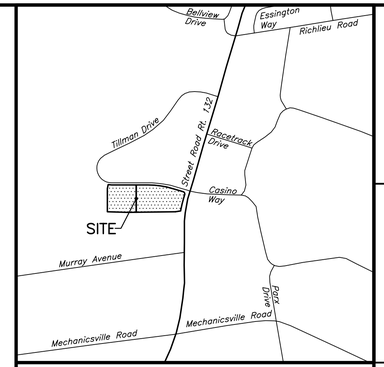
3340 TILLMAN DRIVE - PARKING SPACES REQUIRED FOR SENIOR HIGH SCHOOL USE - ONE OFF-STREET PARKING SPACE PER FACULTY MEMBER AND EMPLOYEE PLUS ONE SPACE PER TEN STUDENTS CALCULATED ON MAXIMUM BUILDING CAPACITY.
PARKING SPACES REQUIRED = 36 EMPLOYEES/FACULTY +
120 STUDENTS/10 STUDENTS = 48 SPACES

3350 TILLMAN DRIVE - PARKING SPACES REQUIRED FOR JUNIOR HIGH SCHOOL USE - ONE OFF-STREET PARKING SPACE PER FACULTY MEMBER AND EMPLOYEE PLUS TWO SPACES PER CLASSROOM.
PARKING SPACES REQUIRED = 36 EMPLOYEES/STAFF +
22 CLASSROOMS (X 2) = 80 SPACES

PROPOSED GYMNASIUM BUILDING - PARKING SPACES REQUIRED FOR GYMNASIUM USE SERVING EDUCATIONAL FACILITIES - ONE PER FIVE SEATS PLUS ONE PER 35 SQUARE FEET OF GROSS ASSEMBLY AREA WITHOUT SEATING.
PARKING SPACES REQUIRED = 313 SEATS/5 +
3,000 GSA/35 SF = 63 + 86 SPACES

REQUIRED SENIOR HIGH SCHOOL USE	= 48 SPACES
REQUIRED JUNIOR HIGH SCHOOL USE	= 80 SPACES
REQUIRED GYMNASIUM USE	= 149 SPACES
TOTAL PARKING REQUIRED	= 277 SPACES

PROPOSED PARKING = 288 SPACES (9'X 18' TYPICAL)
(INCLUDES 5 VAN ACCESS H.C. SPACES - 8'X18' + 8' AISLE +
4 ACCESS H.C. SPACES - 8'X18' + 5' AISLE)
PARKING SPACES AVAILABLE = 288 SPACES



1000 500 0 1000 2000 3000
LOCATION MAP/GRAPHIC SCALE 1"=1000'

40 0 40 80 120
PLAN GRAPHIC SCALE

NORTH ARROW

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL NICHOLAS T ROSE ENGINEER No. PE 082161

LEGEND

- EXIST. RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- EXIST. BOUNDARY
- EXIST. EASEMENT
- BUILDING SETBACK
- EXIST. CENTERLINE
- EXIST. ADJ. OWNER
- EXIST. BUILDING
- EXIST. EDGE OF PAVING
- EXIST. CURB
- EXIST. SANITARY SEWER
- EXIST. STORM
- EXIST. ELECTRIC
- EXIST. GAS
- EXIST. SANITARY LATERAL
- EXIST. WATER
- EXIST. FENCE
- EXIST. SOILS
- EXIST. CONTOUR
- PROP. BUILDING
- PROP. EDGE OF PAVING
- PROP. STORM
- PROP. CURB
- PROP. CONCRETE
- PROP. PAVING

SHEET INDEX

1 OF 8	LAND DEVELOPMENT PLAN
2 OF 8	LOT CONSOLIDATION AND EXISTING CONDITIONS PLAN
3 OF 8	CONSTRUCTION IMPROVEMENT PLAN
4 OF 8	EROSION & SEDIMENT CONTROL PLAN
5 OF 8	EROSION & SEDIMENT CONTROL DETAIL PLAN
6 OF 8	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
7 OF 8	PCSM PROFILE AND DETAIL PLAN
8 OF 8	LANDSCAPING & LIGHTING PLAN

No.	Date	Description	By

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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James J. Keenan
James E. Miller Jr.
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Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Buckingham Township Board of Supervisors
Buckingham Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 1, 2025

Subject: BCPC #11883-A
Preliminary Plan of Land Development for The Estates at Furlong
TMP #6-8-32
Applicants: Christopher and Deborah Munz
Owners: Same
Plan Dated: August 28, 2024
Last Revised: May 15, 2025
Date Received: June 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: Construct 17 single-family detached dwellings on a 13.09-acre parcel. The proposed lots range in size from 14,000 square feet and 54,632 square feet. The existing dwelling and accessory structures will be removed. The site will be served by public water and sewer.

Location: About 950 feet south of the intersection of Heritage Center Drive and York Road.

Zoning: The PBR Planned Business and Residential District does not permit Use B1 Detached Dwelling.

On May 2, 2023, the Buckingham Township Zoning Hearing Board granted variances from the following sections of the zoning ordinance:

Section 701.A.
to permit Use B-1 Detached Dwelling in the PBR District

Section 703.D.
to permit the property to be developed without the installation of a pedestrian crosswalk across York Road

Section 902.A.
to permit Lots 3 and 4 to have a lot width of 67 feet and 77 feet, respectively, at the street line

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Section 3010.A.4.
to permit a reduced setback of 150 feet from York Road for Lots 12 through 17

Section 3100.B.3.
to permit a total disturbance of 82 percent, instead of the permitted 40 percent, of slopes between 8 and 15 percent

Section 3100.B.6.
to permit the removal of a total of 236 caliper inches of mature trees outside of the forest area, rather than the 90 caliper inches permitted

The relief granted is subject to the following conditions:

- The applicant will provide 34 on-street parking spaces within the proposed subdivision in addition to the off-street parking in the driveways and garages
- The applicant will plant an additional 49 trees with an aggregate 147 caliper inches on the property, exclusive of the buffer plantings
- The applicant agrees to utilize traffic calming measures, as may be recommended by the township engineer, within the proposed subdivision

Present Use: Residential and agricultural

COMMENTS

1. **Requested waivers**—Sheet 3 indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

   Section 5.2.B.16.
   to not require significant features within 500 feet of and within the site be shown on the plan; the application indicates that existing features shall be determined by a field survey and surveying other properties may cause unnecessary disruption

   Section 9.2.D.
   to exceed cut and fill requirements by proposing site improvements greater than 4 feet of excavation or backfill; the application indicates the site slopes at an average rate of between 6 and 7 percent, so a 4-foot limit on cut and fill is not feasible

   Section 9.7.D.2.
   to allow local streets to have a minimum centerline radius of 50 feet where a minimum of 150 feet is required; the application indicates a centerline radius of 50 feet is proposed as a traffic calming measure

   Section 9.20.D.2.b.
   to allow a partial buffer overlap of 10 feet for the rear yards of Lots 1 through 11; the application indicates this will allow for 1 acre of open space in the center of the community

   Section 9.3.D.
   to allow side lot lines to not be at right angles or radial to street lines; the application indicates relief is requested to adjust the common property line between Lots 6 and 7 to allow for the inclusion of the basin within the area of Lot 7

Section 9.3.E.
to allow decks and patios to be located outside of the building envelope for Lots 1 through 11, and, for Lots 12 through 17, to allow the building envelope to be measured up to the planted 75-foot buffer line, while using the 150-foot special setback line as the principal building setback line and the 75-foot setback line as the accessory structure setback line; the application indicates this will allow reasonable use of the property for future homeowners while respecting the intent of the ordinance

Section 9.20.D.2.d.
to allow a proposed stormwater management facility and drainage structures within the required buffer area; the application indicates this will allow for 1 acre of open space in the center of the community

Section 9.23.O.3.
to allow the design of all stormwater management facilities to be based on less than the maximum impervious surface ratio permitted; the application indicates this would avoid oversized stormwater facilities and the proposed facilities are designed with an additional 1,000 square feet of impervious surfaces per lot

Section 9.23.K.1.b.
to allow the maximum slope of any stormwater management or best management practice facility's earthen embankment to exceed four horizontal to one vertical and to allow for a berm height of over 8 feet; the application indicates the proposed 3:1 slope will reduce disturbance and allow for the development of internal open space for a berm of 10.75 feet

Section 9.23.K.1.o.
to allow a 10-foot-wide access to facilities for maintenance when a 15-foot-wide access is required; the application indicates a width of 10 feet is proposed to minimize impact in buffer areas

Section 9.23.K.2.a.i.
to allow a separation distance of 24 inches between the bottom of a stormwater management facility where a minimum depth of 36 inches is otherwise required; the application indicates the proposed depth of 24 inches is consistent with state requirements and the township's stormwater management ordinance

Section 9.4.A.2.
to allow Lots 1 through 6 and 11 through 17 to have dwellings oriented with their long axis outside of the recommended variance tolerance from being parallel to nine degrees south of west; the application indicates sufficient land area is unavailable to achieve strict compliance with solar requirements

Sections 9.4.A.3. and 9.4.A.4.a.
to allow 23.5 percent of the buildings (Lots 7 through 10) to be oriented with their long axis within the recommended variance tolerance from being parallel to nine degrees south of west; the application indicates sufficient land is unavailable to achieve strict compliance with solar requirements

Section 9.4.A.4.b.
to allow the units having walk out basements (Lots 6 through 11) to have an exposed or walk out part of the basement to not be on the southward face of the building; the application indicates sufficient land is unavailable to achieve strict compliance with solar requirements

The final plan should note all granted waivers.

2. **Requested stormwater management waiver**—Sheet 3 indicates that a waiver is requested from the following requirement of the Stormwater Management Ordinance:

   Section 307.C.1.a.
   to provide peak rate control and volume control during construction; the application indicates this will avoid the development of a sedimentation area in an area set aside for infiltration

   Because this is a stand-alone ordinance, relief from this provision may not be granted under the subdivision and land development ordinance. For this reason, we did not review this waiver request, but this issue should be resolved before plan approval.

3. **Approved waiver**—Note 20 on Sheet 2 indicates a waiver was granted to allow the rear yard setback and buffer area to overlap a distance of 10 feet. The list of waiver requests is on Sheet 3. We recommend that any approved waivers be listed on the plan with the date of approval and with the requested waivers.

4. **Centralized mail delivery and cluster box units**—We recommend the township require the applicant to consult with the United State Postal Service (USPS) to determine if the USPS requires cluster box units for centralized mail delivery. If the USPS requires cluster box units, we recommend the plan provide safe and efficient access for pedestrians and vehicles to cluster box units, as well as on- or off-street parking spaces with ADA-compliant accessibility adjacent to the cluster box units.

5. **Trail maintenance**—Note 22 on Sheet 2 indicates that all buffer areas are subject to a conservation easement and restricted from use by individual homeowners, other than to access the trail located within the buffer. Note 21 on Sheet 2 indicates that the homeowners association will be responsible for maintaining, repairing, and replacing the buffer area plantings. Note 23 on Sheet 2 indicates that the homeowners' association shall be responsible for maintaining and replacing the fence. We recommend that a note be added to the plan identifying the homeowners' association or the individual homeowners as the party responsible for maintaining the trail.

6. **Buffer yard fence**—Notes on Sheet 2 indicate that a fence with a gate will be installed in the rear yard of each lot to delineate the boundary between the rear yard and the buffer yard. The location of the fence is not identified on the plans. The location of the fence may impact the intended location of proposed plantings in the buffer yard. We recommend that the fence and gates be shown on the landscape plan.

7. **Traffic calming**—Sheet 9 indicates East Brighton Drive will have a 50-foot right-of-way. We commend the applicant for providing cut-out on-street parking as a traffic calming measure. Sheet 9 also shows crosswalks at the intersection of East Brighton Drive and Road A. To increase the amount of traffic calming on a wide roadway, we recommend the township require the crosswalks to be raised. We also recommend that a raised crosswalk be placed between ramps 11 and 12 at the entrance to Arbor Point.

8. **York Road access**—Sheet 9 indicates access to the site from York Road will be right-in/right-out only. We recommend township officials determine if the proposed right-in/right-out infrastructure is satisfactory and is extensive enough to deter northbound vehicles from making a left on to Road A.

9. **Landscape requirements**—We defer to the township landscape consultant for any issues regarding compliance and conformance with landscape requirements and recommend that the applicant meet the applicable comments provided by the township landscape consultant.

10. **Subdivision and land development ordinance requirements**—We defer to Knight Engineering, Inc., for any issues regarding compliance and conformance with the SALDO and recommend that the applicant meet the applicable comments provided by the township engineer.

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

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

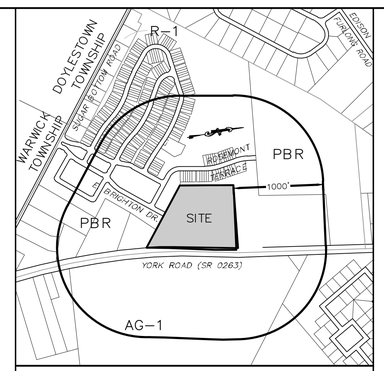
LR:emh
25-0179

cc: Christopher and Deborah Munz (via email)
Geno Helm, Fioravanti, Inc. (via email)
Vince Fioravanti, PE, PLS, Fioravanti, Inc. (via email)
Dan Gray, PE, Knight Engineering, Inc., Township Engineer (via email)
Carol Manicone, Township Landscape Consultant (via email)
Dana S. Cozza, Esq., Township Manager (via email)
Lori Wicen, Township Executive Assistant (via email)

ZONING DISTRICT: PBR PLANNED BUSINESS AND RESIDENTIAL DISTRICT USE B1 SINGLES SECTION 902

ITEM	REQUIRED	PROPOSED
MINIMUM SITE AREA	5 ac	13.09 ac
MAXIMUM DENSITY	5 du/ac	3.1 du/ac
MINIMUM LOT AREA	12000 sf	12000 sf
MINIMUM LOT WIDTH AT STREET LINE	80 ft	67 ft
MAXIMUM IMPERVIOUS SURFACE ON LOT AFTER ISSUANCE OF THE INITIAL OCCUPANCY PERMIT	35 %	35%
MINIMUM FRONT YARD	35 ft	35 ft
MINIMUM SIDE YARD	10 ft	10 ft
MINIMUM REAR YARD	40 ft	40 ft
MINIMUM SETBACK FROM ALL PROPERTY LINES FOR ALL BUILDINGS AND PARKING AREAS	50 ft	50 ft
PARKING SPACES REQUIRED	2.25 spaces/du	2.43 spaces/du
BUILDING HEIGHT	35 ft	30 ft





LOCATION MAP
SCALE: 1" = 800 FT.

GRAPHIC SCALE

800 0 400 800 1600 3200

(IN FEET)
1 inch = 800 ft.

BOARD OF SUPERVISORS' APPROVAL

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUCKINGHAM AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20___.

TOWNSHIP ENGINEER APPROVAL

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20___.

(BUCKINGHAM TOWNSHIP ENGINEER)

RECORDING CERTIFICATION - COUNTY OF BUCKS

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK NO. _____, PAGE _____, ON _____, 20___.

RECORDER OF DEEDS

BUCKS COUNTY PLANNING COMMISSION NOTATION

BCPC FILE NO. _____

PROCESSED NO REVIEWED, REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE _____.

BUCKS COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA - COUNTY OF BUCKS

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 AND IMPROVEMENTS SHOWN THEREON, SITUATED IN THE TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

OWNER'S ACKNOWLEDGEMENT

TO ALL TO WHOM THESE PRESENTS MAY COME, KNOW YE THAT I/WE

HAVE LAID OUT UPON MY/OUR LAND SITUATED IN THE TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS OUR AND AND SEAL THIS _____ DAY OF _____, 20___.

(SIGN AND PRINT NAME)

(SIGN AND PRINT NAME)

PROFESSIONAL SURVEYOR CERTIFICATION

I, VINCENT FIORAVANTI, REGISTRATION NUMBER PLS NO. 53635E, DO HEREBY CERTIFY THAT THE PLAN REPRESENTS A SURVEY MADE BY HIM, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED; AND THAT THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

PLS NO. 53635E

(SIGNATURE - PROFESSIONAL SURVEYOR) (REGISTRATION NUMBER)

(DATE)

WETLANDS CERTIFICATION

VW CONSULTANTS, LLC. COMPLETED AN ON-SITE WETLAND INVESTIGATION FOR THIS SITE. THE STUDY WAS COMPLETED IN ACCORDANCE WITH METHODOLOGY OUTLINED IN U.S. ARMY CORPS OF ENGINEERS 1986 "FEDERAL WETLANDS DELINEATION MANUAL". BASED UPON THIS EVALUATION NO PORTION OF THE SITE CONTAINED REGULATED WETLANDS/WATERS.

MAX RUSSICK, CPSS, VW CONSULTANTS, LLC DATE

PROFESSIONAL ENGINEER CERTIFICATION

I, VINCENT FIORAVANTI, REGISTRATION NUMBER PE36598E, DO HEREBY HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND 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 ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF BUCKINGHAM TOWNSHIP AS LAST AMENDED.

36598 E

(SIGNATURE - PROFESSIONAL ENGINEER) (REGISTRATION NUMBER)

(DATE)

OWNERS OF RECORD:

CHRIS MUNZ
MUNZ CONSTRUCTION
201 BUCK RD
HOLLAND, PA 19966

BRIAN LAFOND
GOLA CORPORATE REAL ESTATE
2490 BOULEVARD OF THE GENERALS, SUITE 100
NORRISTOWN, PA 19403

TMP 06-008-032
LAND RECORD BOOK ____ PAGE ____

AREA SUMMARY:

GROSS TRACT AREA: 13.0852 AC.
BASE SITE AREA: 13.0852 AC.

STORMWATER MANAGEMENT SYSTEMS

I (WE)_____, THE OWNER(S), DO HEREBY ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM IS A PERMANENT FIXTURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE TOWNSHIP AND THE BUCKS COUNTY CONSERVATION DISTRICT.

OWNER'S SIGNATURE (S)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING MONUMENT/PIN
- PROPOSED MONUMENT/PIN TO BE SET
- PROPOSED RIGHT OF WAY
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED BUILDING SETBACK
- PROPOSED LOT LINE

VARIANCES GRANTED

#	CODE SECTION	DESCRIPTION	CONDITIONS	DATE OF DECISION
1	701 .A	TO PERMIT A B-1 SINGLE-FAMILY DETACHED RESIDENTIAL USE IN THE PBR ZONING DISTRICT.	A. APPLICANT WILL PROVIDE 34 ON-STREET PARKING SPACES WITHIN THE PROPOSED SUBDIVISION IN ADDITION TO THE OFF-STREET PARKING IN THE DRIVEWAYS AND GARAGES; B. APPLICANT WILL PLANT AN ADDITIONAL 49 TREES WITH AN AGGREGATE 147 CALIPER INCHES ON THE PROPERTY, EXCLUSIVE OF THE BUFFER PLANTINGS; AND C. APPLICANT AGREES TO UTILIZE TRAFFIC CALMING MEASURES, AS MAY BE RECOMMENDED BY THE TOWNSHIP ENGINEER, WITHIN THE PROPOSED SUBDIVISION.	5/2/2023
2	703.D	TO PERMIT THE PROPERTY TO BE DEVELOPED WITHOUT THE INSTALLATION OF A PEDESTRIAN CROSSWALK ACROSS YORK ROAD.		
3	902,A	TO PERMIT LOTS 3 AND 4 TO HAVE A LOT WIDTH OF 67 FEET AND 77 FEET, RESPECTIVELY, AT THE STREET LINE.		
4	3010.A.4	TO PERMIT A REDUCED SETBACK OF 150 FEET FROM YORK ROAD FOR LOTS 12 THROUGH 17.		
5	3100.B,3	RELIEF TO PERMIT A TOTAL 8-15% SLOPE DISTURBANCE OF 82% RATHER THAN THE PERMITTED 40%.		
6	3100.B.6	RELIEF TO PERMIT THE REMOVAL OF A TOTAL OF 236 CALIPER INCHES OF MATURE TREES OUTSIDE OF THE FOREST AREA RATHER THAN 90 CALIPER INCHES PERMITTED.		

APPROVALS AND PERMITS REQUIRED

ITEM	APPROVING AGENCY
NPDES FOR CONSTRUCTION ACTIVITIES	PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION
EROSION AND SEDIMENTATION CONTROL PERMIT	BUCKS COUNTY CONSERVATION DISTRICT
PLANNING MODULES FOR LAND DEVELOPMENT	PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION
HIGHWAY OCCUPANCY PERMIT	PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
STORMWATER MANGEMENT PERMIT	BUCKINGHAM TOWNSHIP
PRELIMINAY AND FINAL LAND DEVELOPMENT PLANS	BUCKINGHAM TOWNSHIP
NOTE: THIS LIST IS NOT INTENDED TO BE ALL INCLUSIVE . THE APPLICANT IS REQUIRED TO OBTAIN ALL PERMITS REQUIRED BY REGULATIONS IN EFFECT.	

PLAN PREPARER INFORMATION

ENGINEER:
VINCE FIORAVANTI PE
FIORAVANTI INC.
618 B STREET ROAD
SOUTHAMPTON PA 18966

SURVEYOR:
VINCE FIORAVANTI PLS
FIORAVANTI INC.
618 B STREET ROAD
SOUTHAMPTON PA 18966

LANDSCAPE ARCHITECT:
PETER R. FERNANDEZ, RLA, ASLA
CARTER VAN DYKE ASSOCIATES
40 GARDEN ALLEY
DOYLESTOWN, PA 18901-4325

TRAFFIC ENGINEER:
BENJAMIN GUTHRIE, P.E.,
TRAFFIC, PLANNING AND DESIGN
2003 LOWER STATE ROAD, SUITE 122
DOYLESTOWN, PA 18901

FOR DOCUMENTS LIST AND RECORD PLAN NOTES -SEE SHEET 2

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	TOWNSHIP COMMENTS	5/15/2025

DATE: 8-28-2024
SCALE: 1"=50'
JOB # 2143 FB # ---
DRAWN: STAFF CHECKED: VWF

THE ESTATES AT FURLONG

3178 YORK RD
BUCKINGHAM TOWNSHIP, BUCKS COUNTY PA
PREPARED FOR:
CHRIS MUNZ
201 BUCK ROAD
HOLLAND, PA 19966
APPLICATION # SA 2024-02

RECORD PLAN 1

SHEET 1 OF 47

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: July 18, 2025

Subject: BCPC #6253-UU14
Final Plan of Subdivision for Keystone Trade Center – Lot 20
TMP #13-51-1-5
Applicant: NP Keystone Building 20, LLC
Owner: Same
Plan Dated: May 23, 2025
Date Received: June 27, 2025

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

GENERAL INFORMATION

Proposal: Subdivide a 32.30-acre parcel into two industrial lots of 17.99 acres (Lot 1) and 14.31 acres (Lot 2). Public water and sewer serve the site.

The plan identifies two proposed nonresidential buildings, a 126,200-square-foot bulk storage building on Lot 1 and a 125,000-square-foot refinery building on Lot 2. Our understanding is that the land development improvements shown on the plan were previously approved by the township. Per the applicant's agent, the current submission is only for a minor subdivision of Keystone Trade Center Lot 20.

Location: North of the intersection of Dean Sievers Place and Steel Road South in the Keystone Trade Center.

Zoning: The MPM Materials Processing and Manufacturing District permits industrial and manufacturing buildings, product distribution and warehousing, wholesale business, and similar uses. The MPM District requires a minimum tract size of 50 acres, with a minimum lot area for individual buildings of 5 acres. The minimum lot width is 100 feet, the minimum lot depth is 200 feet, and the maximum building coverage is 40 percent. The maximum permitted impervious coverage is 80 percent for parcels greater than 8 acres.

Present Use: Industrial

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

COMMENTS

We reviewed a preliminary plan of land development for this site in July of 2023 (BCPC #6253-UU13, dated July 20, 2023). The preliminary plan reviewed by our office in 2023 proposed one warehouse consisting of 267,532 square feet on the 32.30-acre tract. The current minor subdivision proposal shows two separate buildings, consisting of 126,200 square feet and 125,000 square feet. We have no comments on the land development shown on the plan because it has been approved. The township should be satisfied that the submitted plan meets all applicable conditions of previous approvals for the site. In addition, we offer the following comment on the proposed minor subdivision for the township's consideration:

Access easement—The proposed lot line is shown crossing through an access driveway shared by both lots. We recommend that an access easement be shown on the plan. The easement should indicate who will be responsible for maintaining the driveway, with information outlining maintenance responsibilities. Also, the access easement should be incorporated in the deeds for both lots.

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

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

LMW:tr
25-0177

cc: NP Keystone Building 20, LLC (via email)
Eric Clase, PE, Gilmore & Associates, Inc. (via email)
Timothy Casey, Senior Project Manager, Gilmore & Associates, Inc. (via email)
Joseph G. Jones, PE, Jones Engineering Associates, Township Engineer (via email)
Matthew Takita, Township Manager (via email)
Diane Beri, Township Planning & Zoning, Administrative Assistant (via email)
Rose Molle, Township Executive Administrative Assistant (via email)
Michael Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor (via email)
Mike Walsh, Township Planning Director (via email)
Mike Italia, Township Zoning Officer (via email)

LOT 1
LOT AREA (BULK STORAGE):

PER ZONING §209-5. DEFINITIONS

(a)	AREA WITHIN THE LOT LINES OF A LOT:		17.99 ACRES
(b)	MINUS ANY PORTION OF AN EXISTING OR DESIGNATED FUTURE RIGHT-OF-WAY:	–	0.00 ACRES
(c)	EQUALS NET LOT AREA (LOT 1):		17.99 ACRES

LOT 1
IMPERVIOUS SURFACE TABLE (BULK STORAGE):

SURFACE TYPE	(SQ. FT.)	(ACRES)
BUILDINGS	126,200	2.90
TOTAL IMPERVIOUS:	126,200	2.90

LOT 1
COVERAGE TYPES TABLE (BULK STORAGE):

SURFACE TYPE	(SQ. FT.)	(ACRES)
BUILDINGS	126,484	2.90
STANDARD ASPHALT AREA	12,105	0.28
HEAVY DUTY ASPHALT AREA	109,307	2.51
STANDARD CONCRETE AREA/CURB	3,714	0.08
HEAVY DUTY CONCRETE AREA	25,727	0.57
SIDEWALKS	779	0.02
TOTAL IMPERVIOUS:	277,204	6.36

LOT 1
PARKING CALCULATION (BULK STORAGE):

PER ZONING §209-42.H.22(b)(1): (INDUSTRIAL) (18) PARKING COUNT

BULK STORAGE:
1.25 PARKING SPACES / EMPLOYEE
2 PARKING SPACES / MANAGERIAL PERSONNEL

7 EMPLOYEES X 1.25 SPACES / EMPLOYEE	=	9 SPACES
+ 1 MANAGERS X 2.00 SPACES / MANAGER	=	+ 2 SPACES
TOTAL REQUIRED SPACES		11 SPACES
REQUIRED ADA SPACES		1 SPACE
TOTAL PROVIDED SPACES		11 SPACES
STANDARD SPACES PROPOSED		10 SPACES
ADA SPACES PROPOSED		1 SPACE

LOT 1
SITE CAPACITY CALCULATIONS (BULK STORAGE):

PER SALDO §191-52.1.C:

STEP I – BASE SITE AREA (B.S.A.):

(a)	GROSS SITE AREA (LOT 1):		17.99 ACRES
(b)[1]	MINUS LANDS WITHIN EXISTING ROADS AND THEIR ULTIMATE RIGHTS-OF-WAY AND UTILITY TRANSMISSION OR OTHER RIGHTS-OF-WAY:	–	0.00 ACRES
(b)[2]	MINUS LAND WITHOUT DEVELOPMENT OPPORTUNITIES DUE TO RESTRICTIONS SUCH AS RESTRICTIVE COVENANTS AND CONSERVATION EASEMENTS:	–	0.00 ACRES
(c)	EQUALS BASE SITE AREA (B.S.A.) (LOT 1):		17.99 ACRES

STEPS II & III – SITE CAPACITY CALCULATIONS, RESTRICTIONS, & PROTECTION STANDARDS:

NATURAL RESOURCE	PERCENT OF RESOURCE TO BE PROTECTED	TOTAL NATURAL RESOURCE LAND (ACRES)	TOTAL RESOURCE PROTECTED LAND (ACRES)	PROPOSED DISTURBANCE (ACRES)
FLOODPLAIN	100%	0.00	0.00	0.00
WETLANDS	100%	2.84	2.84	0.00
LAKES AND PONDS	100%	0.00	0.00	0.00
WATERCOURSES	100%	0.00	0.00	0.00
STEEP SLOPES (>25%)	85%	0.13	0.10	0.02
WETLANDS MARGIN	80%	4.23	3.47	0.76
LAKE AND POND SHORELINES	80%	0.00	0.00	0.00
WOODLANDS (SENSITIVE)	80%	0.00	0.00	0.00
STEEP SLOPES (15–25%)	70%	0.00	0.00	0.00
WOODLANDS (OTHER)	50%	0.00	0.00	0.00
TOTAL:				

NOTE: ANY OVERLAPPING NATURAL RESOURCES ON-SITE SHALL BE CALCULATED BASED ON HIGHEST PROTECTION STANDARDS. THUS, NATURAL RESOURCES WITH HIGHER PROTECTION STANDARDS SHALL TAKE PRECEDENT OVER THOSE WITH LOWER PROTECTION STANDARDS.

THIS MINOR SUBDIVISION PLAN DOES NOT DISTURB ANY ADDITIONAL NATURAL RESOURCES. THE PREVIOUS LAND DEVELOPMENT APPLICATION ACCOUNTED FOR ANY DISTURBANCES.

LOT 2
LOT AREA (REFINERY):

PER ZONING §209-5. DEFINITIONS

(a)	AREA WITHIN THE LOT LINES OF A LOT:		14.31 ACRES
(b)	MINUS ANY PORTION OF AN EXISTING OR DESIGNATED FUTURE RIGHT-OF-WAY:	–	0.00 ACRES
(c)	EQUALS NET LOT AREA (LOT 1):		14.31 ACRES

LOT 2
IMPERVIOUS SURFACE TABLE (REFINERY):

SURFACE TYPE	(SQ. FT.)	(ACRES)
BUILDINGS	125,000	2.87
TOTAL IMPERVIOUS:	125,000	2.87

LOT 2
COVERAGE TYPES TABLE (REFINERY):

SURFACE TYPE	(SQ. FT.)	(ACRES)
BUILDINGS	125,000	2.87
STANDARD ASPHALT AREA	36,984	0.85
HEAVY DUTY ASPHALT AREA	57,498	1.32
STANDARD CONCRETE AREA/CURB	2,691	0.06
HEAVY DUTY CONCRETE AREA	24,872	0.57
TOTAL IMPERVIOUS:	247,045	5.67

LOT 2
PARKING CALCULATION (REFINERY):

PER ZONING §209-42.H.22(b)(1): (INDUSTRIAL) (18) PARKING COUNT

REFINERY:
1.25 PARKING SPACES / EMPLOYEE
2 PARKING SPACES / MANAGERIAL PERSONNEL

44 EMPLOYEES X 1.25 SPACES / EMPLOYEE	=	55 SPACES
+ 3 MANAGERS X 2.00 SPACES / MANAGER	=	+ 6 SPACES
TOTAL REQUIRED SPACES		61 SPACES
REQUIRED ADA SPACES		3 SPACES
TOTAL PROVIDED SPACES		61 SPACES
STANDARD SPACES PROPOSED		58 SPACES
ADA SPACES PROPOSED		3 SPACES

LOT 2
SITE CAPACITY CALCULATIONS (REFINERY):

PER SALDO §191-52.1.C:

STEP I – BASE SITE AREA (B.S.A.):

(a)	GROSS SITE AREA (LOT 2):		14.31 ACRES
(b)[1]	MINUS LANDS WITHIN EXISTING ROADS AND THEIR ULTIMATE RIGHTS-OF-WAY AND UTILITY TRANSMISSION OR OTHER RIGHTS-OF-WAY:	–	0.00 ACRES
(b)[2]	MINUS LAND WITHOUT DEVELOPMENT OPPORTUNITIES DUE TO RESTRICTIONS SUCH AS RESTRICTIVE COVENANTS AND CONSERVATION EASEMENTS:	–	0.00 ACRES
(c)	EQUALS BASE SITE AREA (B.S.A.) (LOT 2):		14.31 ACRES

STEPS II & III – SITE CAPACITY CALCULATIONS, RESTRICTIONS, & PROTECTION STANDARDS:

NATURAL RESOURCE	PERCENT OF RESOURCE TO BE PROTECTED	TOTAL NATURAL RESOURCE LAND (ACRES)	TOTAL RESOURCE PROTECTED LAND (ACRES)	PROPOSED DISTURBANCE (ACRES)
FLOODPLAIN	100%	0.00	0.00	0.00
WETLANDS	100%	4.32	4.32	0.00
LAKES AND PONDS	100%	0.00	0.00	0.00
WATERCOURSES	100%	0.00	0.00	0.00
STEEP SLOPES (>25%)	85%	0.04	0.03	0.01
WETLANDS MARGIN	80%	4.32	3.55	0.77
LAKE AND POND SHORELINES	80%	0.00	0.00	0.00
WOODLANDS (SENSITIVE)	80%	0.00	0.00	0.00
STEEP SLOPES (15–25%)	70%	0.00	0.00	0.00
WOODLANDS (OTHER)	50%	0.00	0.00	0.00
TOTAL:				

NOTE: ANY OVERLAPPING NATURAL RESOURCES ON-SITE SHALL BE CALCULATED BASED ON HIGHEST PROTECTION STANDARDS. THUS, NATURAL RESOURCES WITH HIGHER PROTECTION STANDARDS SHALL TAKE PRECEDENT OVER THOSE WITH LOWER PROTECTION STANDARDS.

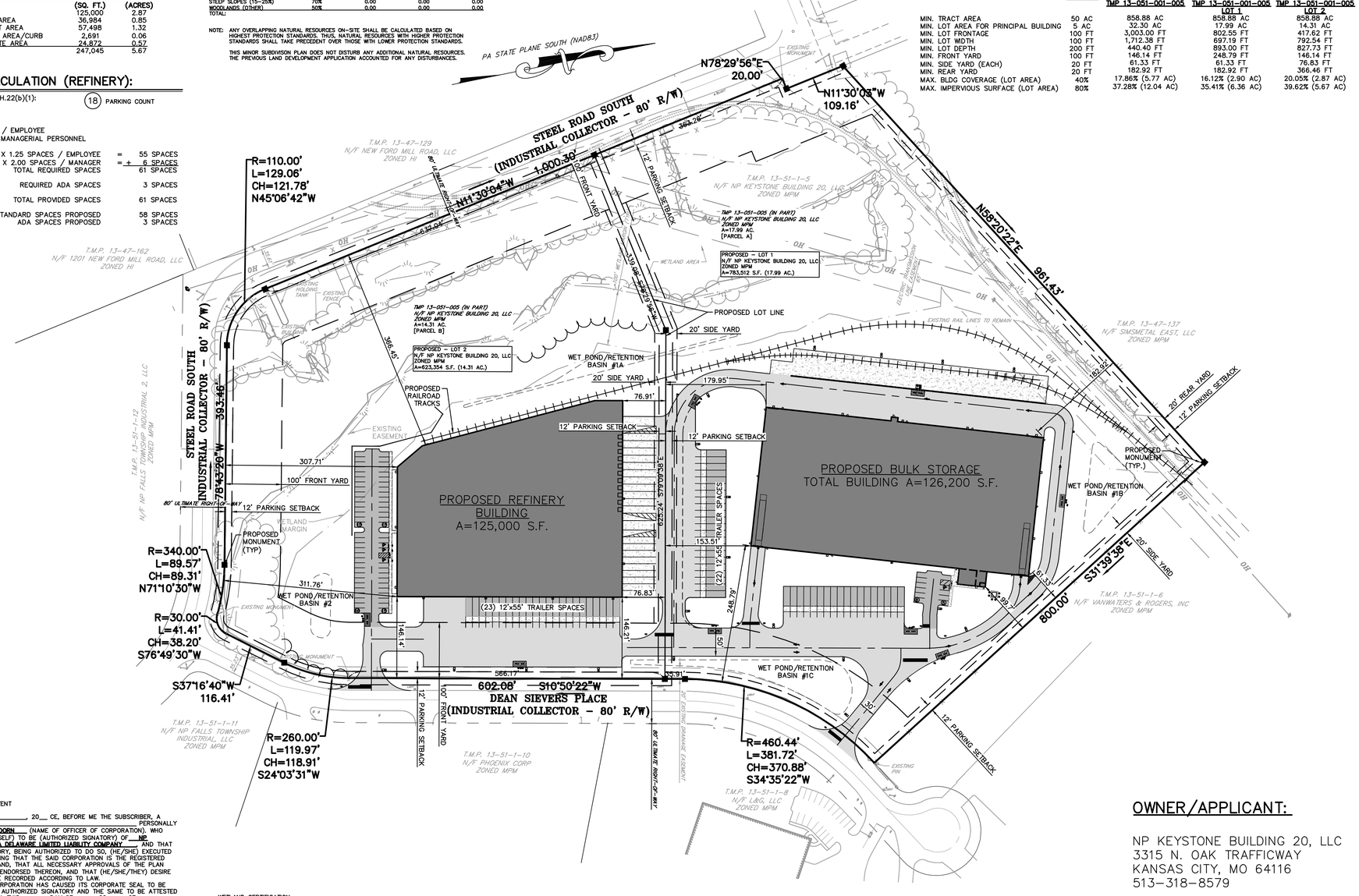
THIS MINOR SUBDIVISION PLAN DOES NOT DISTURB ANY ADDITIONAL NATURAL RESOURCES. THE PREVIOUS LAND DEVELOPMENT APPLICATION ACCOUNTED FOR ANY DISTURBANCES.

GENERAL NOTES

1. PROPERTY KNOWN AS TAX MAP PARCEL 13-051-001-005 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF FALLS, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
2. THE BOUNDARY AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN MARCH OF 2014.
3. WETLANDS TAKEN FROM SHOWALTER PLAN AS REFERENCED IN PLAN REFERENCE NO. 1. WETLAND DELINEATION OCCURRED IN 2014 AND A JURISDICTIONAL DETERMINATION, WHICH IS VALID FOR A PERIOD OF FIVE (5) YEARS, WAS ISSUED BY MR. LAWRENCE SLAVITTER WITH THE ARMY CORPS OF ENGINEERS ON JULY 20, 2020.
4. ENTIRE SITE IS LOCATED IN ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD PER FEMA MAP 42017C0467J EFFECTIVE 03-16-2015.

PLAN REFERENCES

1. LOT 1 COMBINED PLAN AND EASEMENT PLAN PREPARED FOR USS REAL ESTATE ONE NEW FAIRLESS HILLS DRIVE MORRISVILLE, PA SHEET 2 OF 3 PREPARED BY SHOWALTER AND ASSOCIATES DATED MARCH 29, 2006 AND LAST REVISED 01-26-14.
2. TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. PAFA14-0115 MM, EFFECTIVE DATE 01-10-2014.



LEGEND:

- EX. STREAM
- EX. WETLANDS
- EX. ROAD CENTERLINE
- EX. EDGE OF PAVEMENT
- EX. FENCE
- PR. BUILDING/PARKING SETBACK LINE
- PR. DRIVEWAY CENTERLINE
- PR. CURBLINE
- PR. SIGN
- PR. ULTIMATE RIGHT OF WAY
- PR. PROPERTY LINE
- PR. LIGHT
- PR. BUILDING AREA
- PR. HEAVY DUTY ASPHALT AREA
- PR. STANDARD ASPHALT AREA
- PR. HEAVY DUTY CONCRETE AREA
- PR. STANDARD CONCRETE AREA
- PROPOSED MONUMENT

ZONING TABLE: (SECT. 209–30)

ZONING DISTRICT: MPM – MATERIALS PROCESSING AND MANUFACTURING DISTRICT
PRINCIPLE PERMITTED USE: PRODUCT DISTRIBUTION AND WAREHOUSING – PERMITTED BY-RIGHT

	REQUIRED	EXISTING TMP 13-051-001-005	PROPOSED TMP 13-051-001-005 LOT 1	PROPOSED TMP 13-051-001-005 LOT 2
MIN. TRACT AREA	50 AC	858.88 AC	858.88 AC	858.88 AC
MIN. LOT AREA FOR PRINCIPAL BUILDING	5 AC	32.30 AC	17.99 AC	14.31 AC
MIN. LOT FRONTAGE	100 FT	3,003.00 FT	802.55 FT	417.62 FT
MIN. LOT WIDTH	100 FT	1,712.38 FT	697.19 FT	792.54 FT
MIN. LOT DEPTH	200 FT	440.40 FT	893.00 FT	827.73 FT
MIN. FRONT YARD	100 FT	146.14 FT	248.79 FT	146.14 FT
MIN. SIDE YARD (EACH)	20 FT	61.33 FT	61.33 FT	76.83 FT
MIN. REAR YARD	20 FT	182.92 FT	182.92 FT	366.46 FT
MAX. BLDG COVERAGE (LOT AREA)	40%	17.86% (5.77 AC)	16.12% (2.90 AC)	20.05% (2.87 AC)
MAX. IMPERVIOUS SURFACE (LOT AREA)	80%	37.28% (12.04 AC)	35.41% (6.36 AC)	39.62% (5.67 AC)

THIS MINOR SUBDIVISION PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF FALLS TOWNSHIP ON THIS ____ DAY OF _____, 20____,

ATTEST:

_____ (CHAIRMAN) _____ (SECRETARY)

_____ (DATE)

THE MINOR SUBDIVISION PLAN WAS RECOMMENDED FOR APPROVAL BY THE FALLS TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____,

ATTEST:

_____ (CHAIRMAN) _____ (SECRETARY)

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA AS INSTRUMENT NUMBER _____,

_____
RECORDER OF DEEDS

THIS MINOR SUBDIVISION PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER, _____, ON THIS _____ DAY OF _____, 20____,

_____
TOWNSHIP ENGINEER

OWNER'S CERTIFICATION OF INTENT

ON THE _____ DAY OF _____, 20__ CE, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC, RESIDING IN _____ PERSONALLY APPEARED **NATHANIEL HAGEDORN** (NAME OF OFFICER OF CORPORATION), WHO ACKNOWLEDGED (HIMSELF/HERSELF) TO BE (AUTHORIZED SIGNATORY) OF **NP KEYSTONE BUILDING 20, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, AND THAT AS SUCH AUTHORIZED SIGNATORY, 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.
IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS AUTHORIZED SIGNATORY AND THE SAME TO BE ATTESTED BY ITS AUTHORIZED SIGNATORY, THIS _____ DAY OF _____, 20 ____ CE.

ATTEST:
NP KEYSTONE BUILDING 20, LLC, A DELAWARE LIMITED LIABILITY COMPANY
(NAME OF CORPORATION)

_____
(NATHANIEL HAGEDORN – AUTHORIZED SIGNATORY)

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

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20 __,

WETLAND CERTIFICATION

I, ERIC S. CLASE, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PROJECT SITE DOES CONTAIN WETLANDS BUT ARE NOT IMPACTED BY THE MINOR SUBDIVISION.

_____ (REGISTERED PROFESSIONAL ENGINEER) 55713-E (REGISTRATION NUMBER)

BCPC NO. 6253-UU13
PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE _____ 20____,

_____
EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

PROFESSIONAL SURVEYOR'S CERTIFICATION

I, _____, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, FOR TMP 13-051-001-005 (LOT 1 & 2) AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

_____ (REGISTERED PROFESSIONAL SURVEYOR) _____ (REGISTRATION NUMBER)

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ERIC S. CLASE, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION OR LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF FALLS IN WHICH THIS SUBDIVISION OR LAND DEVELOPMENT IS LOCATED, EXCEPT AS NOTED IN THE LIST OF REQUESTED WAIVERS.

_____ (REGISTERED PROFESSIONAL ENGINEER) 55713-E (REGISTRATION NUMBER)

OWNER/APPLICANT:

NP KEYSTONE BUILDING 20, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
513-318-8579

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 IS DESIGNATED THEREON. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
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COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – ERIC S. CLASE – ENGINEER 55713-E

DATE: 05/23/2025

REV.	DESCRIPTION	DATE	BY

MINOR SUBDIVISION PLAN

KEYSTONE TRADE CENTER – LOT 20

FALLS TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

SITE PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.:	2007083-50
OWNERS INFO:	NP KEYSTONE BUILDING 20, LLC 3315 N. OAK TRAFFICWAY KANSAS CITY, MO 64116 513-318-8579
MUNICIPAL FILE No.:	–
TAX MAP PARCEL No.:	13-051-001-005
TOTAL AREA: 32.31 AC.	TOTAL LOTS: 1
DATE: 05/23/2025	SCALE: 1"=100'
DRAWN BY: MF	CHECKED BY: ESC
SHEET NO.:	1 OF 1

\\NB1.gilmore.local\SERVER1-A\Vandex\2020\2007083_USS_Fairless_Hills_Master_Plan\2007083-50 – Lot 20 Revised Layout\DESIGN\CAD\Production Drawings\2007083-50_CSC_Sugar_Subdivision_Plan.dwg Layout: 1 Site Plan Plotted By: bhadler, on Fri May 23, 2025 at 10:01am

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: July 16, 2025

Subject: BCPC #13105
Preliminary Plan of Land Development for 95 Lower Morrisville Road
TMP #13-32-90
Applicant: PGE Rentals
Owner: Same
Plan Dated: March 18, 2024
Date Received: June 24, 2025

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

GENERAL INFORMATION

Proposal: Construct improvements associated with the redevelopment of a 4.05-acre site that include additional areas for parking, additional outside areas where equipment is fitted or repaired (laydown areas), and new stormwater management facilities. The site contains a 27,124-square-foot industrial building that will remain as a warehouse. No additional buildings or building additions are proposed. Public water and sewer facilities serve the site.

Location: The northwestern side of Lower Morrisville Road, at the intersection of Lower Morrisville Road and Old Locust Road.

Zoning: The PIP Planned Industrial Park District permits various industrial uses, including product distribution and warehousing, on a minimum lot area of 5 acres for each principal building. The permitted maximum building area and impervious surface coverage are 40 and 50 percent, respectively. We note that the lot is nonconforming since it does not meet the minimum lot size requirement.

The plan and related correspondence indicate that the Falls Township Zoning Hearing Board granted variances from the following zoning ordinance requirements:

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

Section 209-28.G.(2)
to allow parking to be 5 feet from the front property line and 1 foot from the adjoining commercial property line

Section 208-28.F.
to allow the maximum impervious coverage of 71 percent for this site

Section 209-34.E.
to allow a proposed privacy fence in the front yard

Present Use: Industrial

COMMENTS

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

   Section 191-8.B.
   to permit a preliminary/final land development 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 proposed

   Section 191-37.B.
   to allow less than 15 feet of open space to be provided between the curbline of an uncovered parking area and the outside wall of a dwelling unit or any building other than a single-family dwelling

   Section 191-37.G.(1)
   to allow parking rows to exceed 20 spaces without including curbed raised planting beds at intervals of a maximum of 20 spaces

   Section 191-37.G.(4)
   from providing one tree of 1-1/2-inch caliper minimum for every six parking spaces in single rows and one tree of 1-1/2-inch caliper minimum for every 12 parking spaces in double-loaded rows of parking spaces

   Sections 191-39.G. and 191-61.A.
   from providing sidewalks along the frontage street

   Section 191-44.D.
   to allow the top or bottom edge of slopes to be within 5 feet from property lines

   Sections 191-48.A. and 191-71.A.
   from requiring street trees to be planted along the sides of all streets where suitable street trees do not exist

   Section 191-62.B.
   from constructing curbs along the frontage street

   Section 191-37.B.
   from requiring the construction of curbs along the off-street parking facility

Section 191-52.1B.(3)(b)[1]
to allow more than 30 percent disturbance of areas with 15-25 percent slopes

Section 191-52.1B.(3)(b)[2]
to allow more than 15 percent disturbance of areas with 25 percent slopes or greater

Section 191-52.1B.(4)(b)[1]
to allow more than 20 percent disturbance of woodlands in environmentally sensitive areas

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. **Site vegetation**—As noted in Comment 1, the applicant is requesting waivers from various SALDO requirements pertaining to woodland protection and site landscaping. The plan proposes the removal of a greater portion of woodlands in environmentally sensitive areas than permitted and does not show any required planting.

   a. **Landscaping requirements**—We recommend that the board of supervisors not grant the requested waivers from Sections 191-48.A. and 191-71.A. of the SALDO which require the planting of street trees.

      Also, we recommend that the board of supervisors not grant the requested waivers from Sections 191-37.G.(1) and 191-37.G.(4) requiring planting in and around parking areas, curbed raised planting beds, planting islands, and trees adjacent to off-street parking facilities. Tree plantings in parking areas and along streets provide shade, help to buffer roadway noises, and reduce the impact of heat generated by paved and other hard surfaces.

   b. **Woodlands**—The applicant is requesting a waiver from the woodland protection requirement in Section 191-52.1.(B)(4)(b)[1] of the SALDO requiring that no more than 20 percent of woodlands in environmentally sensitive areas be altered, removed, or built upon. The Resource Protection chart on Sheet 3 indicates that slightly more than 50 percent of the woodlands in environmentally sensitive areas on the site will be removed. Much of the wooded area proposed for removal coincides with steep slopes with grades over 25 percent.

      Section 191-52.B.(4)(d) allows for mitigation of woodlands by replacing trees with a one-to-one ratio of those removed. If the requested waiver is approved, we recommend that the proposal include a proposed method for meeting the tree replacement mitigation requirements. Tree removal and replacements must also comply with Section 199 of the Falls Township Code of Ordinance, Tree Protection Standards.

3. **Parking**

   a. **Required calculations**—Parking information provided on Sheet 3 indicates the existing number of standard and oversized truck parking spaces proposed but does not provide parking calculations. Per Section 191-78.D.(8) of the SALDO, parking calculations should be provided on the preliminary plan so that compliance with the parking requirements in Chapter 209 (zoning ordinance) can be verified.

b. **Parking spaces next to site entrance/exit**—The plan shows proposed perpendicular parking spaces on the site next to the access driveway onto Lower Morrisville Road. 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 some of the spaces shown closer to the roadway away from the site's entrance to provide for safer vehicular circulation.

4. **Refuse collection**—Section 191-51.H.(2) of the SALDO requires that refuse collection stations shall be located to avoid being offensive and shall be screened from view and landscaped. The plan should indicate the required landscaping around the proposed dumpster area.

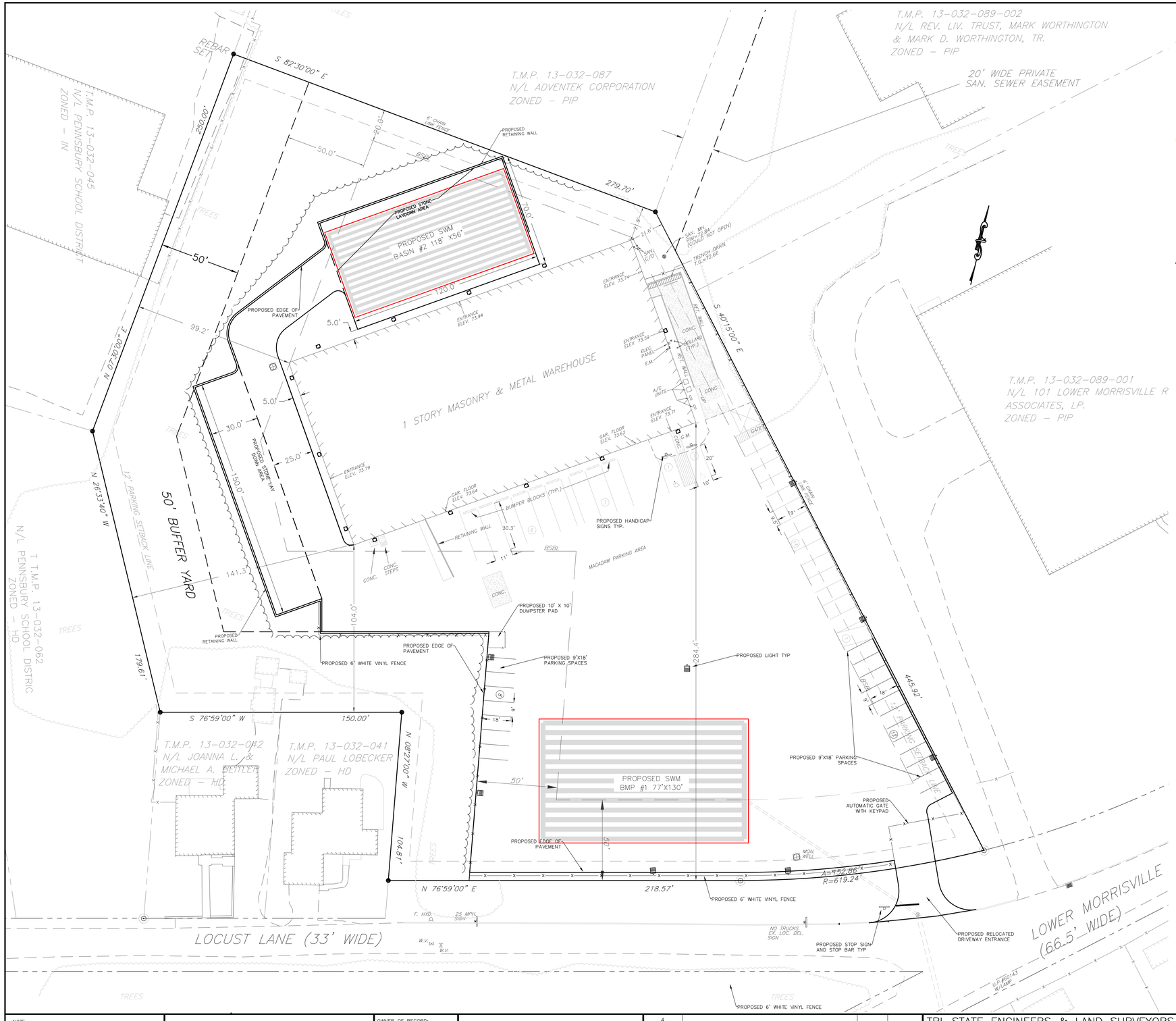
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

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

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

LMW:tr
25-0176

cc: PGE Rentals (via email)
John Genovesi, PE, Tri-State Engineers & Land Surveyors, Inc. (via email)
Michael J. Meginniss, Esq., Begley, Carlin & Mandio, LLP (via email)
Joseph G. Jones, PE, CFM, 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)



LEGEND

- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING BUILDING
- EXISTING FENCE LINE
- EXISTING SANITARY
- EXISTING WATER
- EXISTING UTILITY POLES
- EXISTING SANITARY MANHOLE
- EXISTING BOUNDARY SOILS TYPE
- EXISTING BUILDING SETBACK LINE
- EXISTING EDGE OF PAVING
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM SEWER LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING TREE LINE
- EXISTING IRON PIPE/COPPERWELD FOUND
- SURVEY BENCHMARK
- PROPOSED TREE LINE
- PROPOSED BOUNDARY LINE
- PROPOSED DOWNSPOUT COLLETOR PIPE
- PROPOSED STORM SEWER
- DRAINAGE FLOW ARROW & SLOPE
- X 67.6 PROPOSED SPOT ELEVATION
- F.F.E. PROPOSED FIRST FLOOR ELEVATION
- PROPOSED CLEANOUT
- MONUMENT TO BE SET
- PROPOSED INLET
- PROPOSED LIGHTPOLE
- PROPOSED STORM SEWER



LOCATION MAP
SCALE: 1"=800'

SITE DATA

SITE ADDRESS:	95 LOWER MORRISVILLE ROAD			
TAX MAP NO.: 13-032-090 (FALLS TOWNSHIP)				
ZONE	PIP (PLANNED INDUSTRIAL PARK DISTRICT)			
EXISTING USE:	§209-28 [B].1 [D].1 INDUSTRIAL BUILDING AND PARKING AREAS			
PROPOSED USE:	§209-28 [D].1 ADDITIONAL PARKING AREAS			
SITE AREA	13-032-090	176,346.6	SQ. FT.	4.05 AC. To the Deed Line
		176,346.6	SQ. FT.	4.05 AC. To Legal R.O.W.

ZONING DATA

	REQUIRED	EXISTING	PROPOSED	
MIN. LOT AREA (SF)	217,800 (5AC)	176,346.6	176,346.6	*
MIN. LOT WIDTH (FT.)	60	521.40	521.40	
MIN. LOT FRONTAGE (FT.)	60	371.40	371.40	
MIN. LOT DEPTH (FT.)	150	464.20	464.20	
MAX. IMPERVIOUS SURFACE (%)	50	39.28	67.5	**
MINIMUM FRONT YARD (FT.)	50	104.0	104.0	
MINIMUM SIDE YARD, EACH (FT.)/ AGGREGATE (FT.)	20 FT./ 40 FT. AGR.	21.6 FT/ 120.8 FT AGR.	21.6 FT/ 120.8 FT AGR.	
MINIMUM REAR YARD (FT.)	20	21.90	21.90	
MAXIMUM BUILDING HEIGHT (FT.)	50	<50	<50	
MAXIMUM BUILDING COVERAGE (%)	40	15.38	15.38	

*- EXISTING NON-CONFORMITY
**- DENOTES VARIANCE GRANTED

IMPERVIOUS SURFACE BREAKDOWN

DESCRIPTION	EXISTING	PROPOSED
BUILDINGS	27,124.00	27,124.00
PARKING AREAS	38,710.00	75,507.00
CONCRETE PADS	1,885.00	1,885.00
A/C UNITS	22.00	22.00
STONE AREAS	727.00	13,650.00
ADJOINER ENCROACHMENTS	803.00	803.00
TOTAL	69,271.00	118,991.00

PARKING

EXISTING		PROPOSED	
20	STANDARD SPACE(9'X18')	37	STANDARD SPACE(9'X18')
21	OVERSIZED TRUCK	9	OVERSIZED TRUCK
41	TOTAL SPACES	46	TOTAL SPACES
*INCLUDES 1 HC SPOT		*INCLUDES 2 HC SPOTS	

STORMWATER MANAGEMENT CERTIFICATION

I, JOHN V. GENOVESI, ON THIS DATE 2/10/25, HAVE REVIEWED HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE OR PLAN.

(REGISTERED PROFESSIONAL ENGINEER) PE-037159-R (REGISTRATION NUMBER)

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 CONSERVATION DISTRICT.

_____
(OWNER)

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 # 2024-0661377
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:
PGE RENTALS
600 VETERANS HWY
BRISTOL PA 19007

APPLICANT:
PGE RENTALS
600 VETERANS HWY
BRISTOL PA 19007

Job No.	Date:	Scale:
24-03001	03-18-2024	1" = 30'
Acreage	No. of Lots 1	
Designed By: STAFF	Drawn By: STAFF	Checked By: L.Y.

REVISION	DESCRIPTION	DATE	DRAWN BY
4			
3			
2			
1			

SCALE IN FEET
30 15 0 30 60 120

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
JOHN V. GENOVESI
ENGINEER
NO. 037159-E

T.M.P. 13-032-090
95 LOWER MORRISVILLE ROAD

RECORD PLAN

FALLS TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SHEET 2 OF 17

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: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 7, 2025

Subject: BCPC #5034-C
Preliminary Plan of Land Development for Hallmark Homes—Rosenthal Tract
TMPs #15-32-3, 15-22-194-1, 15-22-194-2
Applicant: Hallmark Homes, Hilltown II, LLC
Owner: Same
Plan Dated: April 25, 2025
Date Received: June 4, 2025

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

GENERAL INFORMATION

Proposal: Construct a retirement village consisting of 22 semi-detached dwellings and 51 single-family attached dwellings and a 4,000-square-foot clubhouse on a 24.5-acre site (TMP #15-32-3). The site contains a paintball arena and supporting structures, which are proposed for removal.

Adjacent to the north of the proposed retirement village, consolidate two parcels (TMPs #15-22-194-1 and 15-22-194-2) to create an 18.50-acre site to be subdivided into 11 single-family detached lots. The lots range in size from 51,770 to 87,501 square feet. An additional lot, acreage not provided, is proposed for stormwater management purposes. The single-family detached lots are proposed as Use B1 Single-Family Detached, not as Use B7 Retirement Village. The site contains one existing house with associated driveways and structures, which are proposed for removal.

Both sites are intended to be served by public water and sewer.

Location: On the west side of Swartley Road, approximately 600 feet northeast of the intersection of Swartley Road and Route 309.

Zoning: TMP #15-32-3 – The PC-1 Planned Commercial District permits Use B7 - Retirement Village on a minimum site area of 20,000 square feet with a minimum lot width of 100 feet and a permitted maximum impervious surface coverage of 70 percent. The required minimum yards are 20, 15, and 50 feet for front, side, and rear, respectively.

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

TMPs #15-22-194-1 and 15-22-194-2 – The RR Reserved Residential District permits Use B1 – Single Family Detached on a minimum lot area of 50,000 square feet with a maximum impervious surface coverage of 15 percent and a maximum density of 0.75 dwelling units per acre. The required minimum yards are 50, 25, and 75 feet for front, side, and rear, respectively.

Present Use: Residential and commercial

COMMENTS

1. **Requested waivers**

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

   Section 140-35.C.
   to permit Belgian block curbing interior to the development in lieu of the required concrete curb

   Section 140-37.D.
   from providing that every off-street parking facility be landscaped so that 50 percent of the facility will be shaded with trees based upon the anticipated tree crowns at maturity

   Section 140-38.C.(2)(c)
   from providing reinforced concrete pipe (RCP) in vegetated areas only; the application indicates the strength of RCP is not required for pipe integrity in vegetated areas and adequate cover over proposed piping will be provided in accordance with township and manufacturing requirements, also RCP will be provided under all proposed roadways

   Section 140-38.C.(2)(n)
   from matching the elevation of the crown of all pipes; the application indicates that the required drop of 2 inches will be provided and pipe network calculations have been provided for the 100-year storm event

   The final plan should note all granted waivers.

   b. **Stormwater management ordinance**—The site plan and related correspondence indicate that the applicant is requesting waivers from the following requirements of the stormwater management plan:

   Section 134-20.I.(3)
   to allow detention basin bottoms to have a slope of less than 2 percent; the application indicates that the Pennsylvania Department of Environmental Protection (PaDEP) guidelines encourage basin bottoms to have no slope to promote infiltration, uptake by vegetation, and transpiration

   Section 134-20.I.(5)
   from providing a basin access ramp with a slope of 10 horizontal to 1 vertical; the application indicates that the proposed basins are accessible by roadways and are not excessively deep such that maintenance equipment can access the basins

   Since this is a stand-alone ordinance, relief from these provisions may not be granted under the subdivision and land development ordinance. Therefore, we did not review these waiver requests, but these issues should be resolved prior to approval of the plan.

2. **Anticipated zoning ordinance relief**—The Landscape Requirements Chart on Sheet 36 indicates that a waiver is requested from providing that every off-street parking facility be landscaped so that 50 percent of the facility will be shaded with trees based upon the anticipated tree crowns at maturity. This waiver request is not mentioned in correspondence listing the requested waivers, or with the list of waiver requests on Sheet 5. We recommend that all requested waivers be listed together.

3. **Street standards**

   a. **Roadway improvements**—According to Section 140-29.D.(1) of the SALDO, local access roadways are required to have a minimum cartway width of 26 feet without curbs and 28 feet with curbs. The width of Swartley Road varies from 17 feet to about 22 feet. We recommend that Swartley Road be improved to meet the minimum required street standards.

   b. **Public street access**—The plan shows the proposed development on TMP #15-32-3 has only one public street access point to serve a total of 73 dwelling units. According to Section 140-28.R. of the SALDO, all new residential subdivisions or land developments containing 25 dwelling units or more shall have a minimum of two public street accesses on existing public roadways. This ordinance section also requires that developments of 25 dwelling units or more shall not be served only with a P-loop street but shall include the construction of a new through street. We recommend that the plans be revised to show a permanent roadway connection between the proposed retirement village and the adjacent single-family detached development proposed bordering the site to the north.

4. **Buffer**

   a. **Buffer width**—Per Section 160-33 of the zoning ordinance, the minimum required buffer between nonresidential and residential lots and between multifamily and single-family development is 35 feet. The Zoning Table on Sheet 5 indicates a proposed buffer width of 30 feet, noting that an existing 30-foot-wide buffer is nonconforming. The retirement village, consisting of attached and semi-detached dwellings, is proposed on a site that currently contains a nonresidential use. We recommend that the plan be revised to comply with the buffer requirements. Also, the required buffer width should be clearly delineated on the plan.

   b. **Existing vegetation**—The plan proposes using existing vegetation in areas along the western and southern property lines to count as part of the required buffer plantings. Per Section 160-33.A.(3) of the SALDO, photo documentation of the existing vegetated condition must be submitted for review. The existing vegetation should only be considered adequate buffering after review and inspection by the township. If the existing vegetation is not healthy and does not provide sufficient screening, the plan should show additional buffer plantings in this area.

      If the existing vegetation is counted toward meeting the buffer requirements, a note should be placed on the plan to ensure that it remains as part of the land development.

   c. **Buffer and yard requirements**—The zoning table for the lot zoned PC-1 shows that two of the rear yards of dwelling units 21 and 22 fall inside the listed 35-foot buffer yards on the north side of the lot. According to Section 160-33.(4) of the SALDO, buffer yards shall be provided in addition to the required minimum side and rear yards. We recommend that the plans be revised accordingly.

5. **Sidewalks**—Section 140-36.A. of the SALDO requires sidewalks along both sides of all existing streets unless waived by the board of supervisors, and along all new streets where curbing is required. The

plan does not show any sidewalks along the frontage of Swartley Road. While there is currently no sidewalk coverage on Swartley Road, we think that sidewalks would increase pedestrian safety and would provide a connection for residents to Route 309. We recommend that the plans be revised to include sidewalks along this roadway.

6. **Open space**—To clearly identify the boundary line between a private lot and the adjacent open space, we suggest that the placement of visual markers (e.g., landscaping, fencing, or posts located at the corners of the boundary lines that correspond to the limits of the open space/easement areas) be provided on-site that correspond to the visual markers shown on the plan. This will provide the respective property owners with a visual reference to the limits of their property if they choose to improve their property in the future.

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

8. **Building setback**—The plan shows both the semi-detached and the attached dwellings with uniform setbacks along the proposed roads. These buildings will define the streetscape and, as proposed, will present a continuous and straight line of structures along the roadways which may be visually monotonous. We recommend the applicant consider altering the setbacks to make the buildings and streetscapes more attractive.

9. **Stormwater management facilities**—The stormwater management facility in the eastern portion of the overall site is shown on two different lots. Part of the facility is on the retirement community site and part is on a small lot proposed within the single-family development site. We recommend that the lot containing part of the stormwater facility on the single-family portion of the proposal be consolidated with the retirement community site. This would place the facility on a single lot, eliminating any potential implications with maintenance responsibilities in the future.

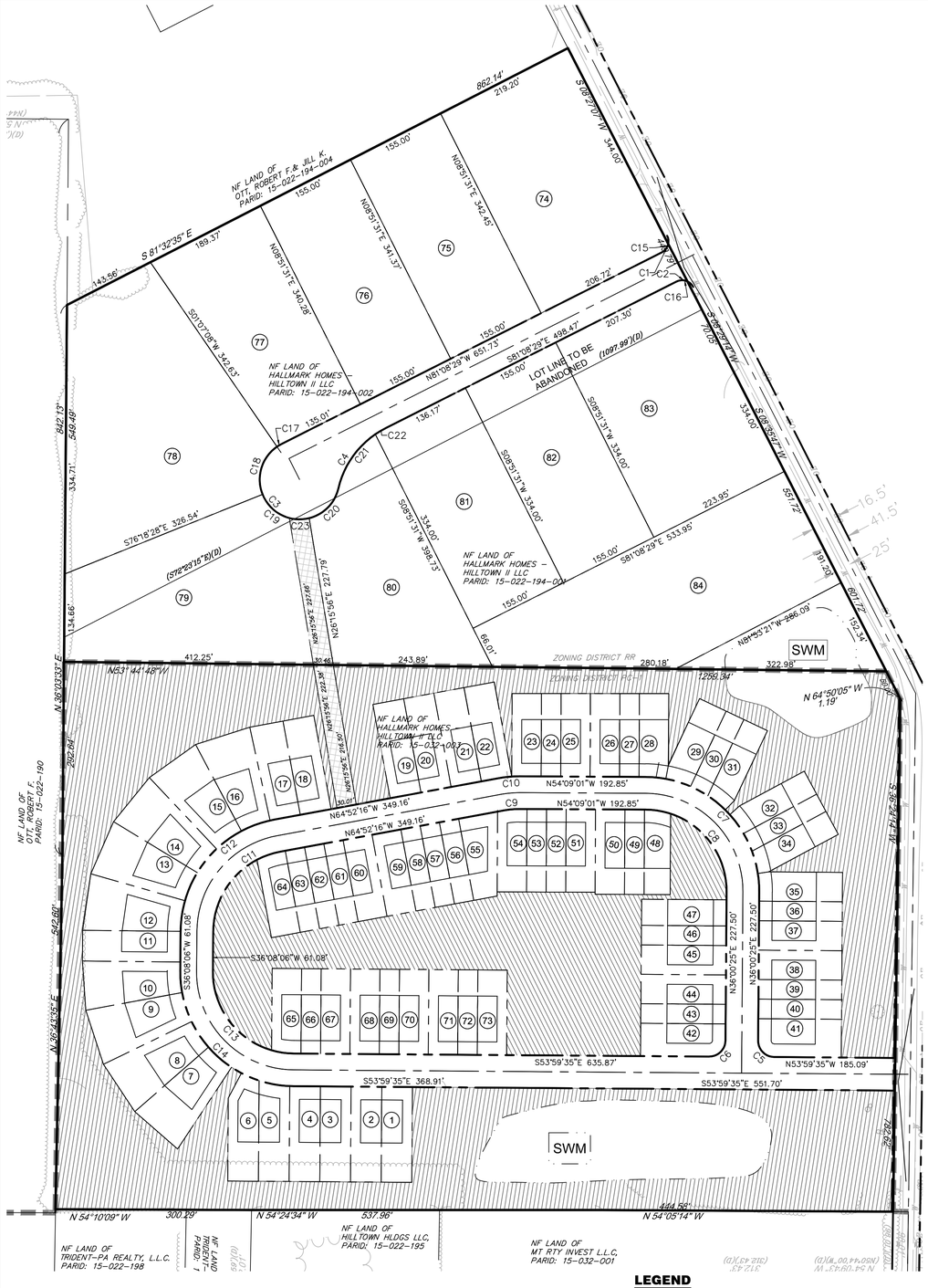
10. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision and land development.

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

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

PF:emh
25-0155

cc: Hallmark Homes-Hilltown II LLC (via email)
Robert T. Cunningham, PE, Holmes Cunningham LLC (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Deanna Ferry, Township Manager (via email)



APPLICANT & EQUITABLE OWNER
HALLMARK HOMES – HILLTOWN II, LLC
865 EASTON ROAD, SUITE 320
WARRINGTON, PA 18976

0 100 200 Feet

LEGEND

PROPERTY LINE		UTILITY EASEMENT	
R.O.W. LINE		OPEN SPACE	
LOT LINE			
BUILDING SETBACK			
EASEMENT			
PROPOSED MONUMENT	□		
PROPOSED IRON PIN	○		
NAIL SET	◎		
EXISTING IRON PIN	○		
EXISTING FIELD STONE	□		
EXISTING PIPE	○		

NOTES
1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY", PREPARED BY CARROLL ENGINEERING CORPORATION, DATED DECEMBER 9, 2024.
2. SUBJECT PROPERTY CONSISTS OF TAX PARCEL NO. 15–032–003, 15–022–194–001 & 15–022–194–002.
3. FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN FO THE FLOOD INSURANCE MAP, PANEL NO. 270 OF 532, COMMUNITY MAP NO. 42017C270J WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015.
4. ALL UTILITIES SERVICING THE PROPOSED SITE ARE TO BE PLACED UNDERGROUND.
5. ALL TRAFFIC SIGNS SHALL MEET APPLICABLE PENNDOT AND HILLTOWN TOWNSHIP STANDARDS.
6. PROPOSED FACILITIES TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY NORTH PENN WATER AUTHORITY AND HATFIELD TOWNSHIP MUNICIPAL AUTHORITY SEWER.
7. THE PROPOSED ON–SITE ROADS HAVE BEEN DESIGNED AND WILL BE CONSTRUCTED IN ACCORDANCE WITH TOWNSHIP CONSTRUCTION STANDARDS. THE ON–SITE ROADS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
8. BUILDINGS, DRIVEWAYS, GRADING, AND OTHER PROPOSED FEATURES ON PROPOSED LOTS SUBJECT TO CHANGE UPON BUILDING DEPARTMENT PERMIT APPLICATION THAT WILL ILLUSTRATE DETAILED LOT LAYOUTS, ARCHITECTURAL PLANS, AND GRADING.
9. OWNERSHIP OF LAND, OWNERSHIP AND MAINTENANCE OF DRAINAGE FACILITIES, AND OWNERSHIP AND MAINTENANCE OF OPEN SPACE WITHIN THE PROPERTY LIMITS IS TO BE RETAINED BY THE HOMEOWNER'S ASSOCIATION. OWNERSHIP, MAINTENANCE, AND INSPECTION RIGHTS OF ALL UTILITIES WITHIN THE PROPERTY LIMITS SHALL BE RETAINED BY THE APPROPRIATE UTILITY AUTHORITY.
10. PORTION OF LOTS WITHIN EASEMENTS WILL BE DEED RESTRICTED FROM DEVELOPMENT. NO PERMANENT STRUCTURES SHALL BE PLACED IN THE PORTIONS OF LOTS WITHIN EASEMENTS
11. THE CONTRACTOR MUST CONTACT THE MUNICIPAL AUTHORITY ONE WEEK PRIOR TO WATER MAIN CONSTRUCTION, AND 72 HOURS PRIOR TO EXCAVATION NEAR AND CONNECTING INTO THE EXISTING MAIN.
12. ALL DRIVEWAYS AND PARKING AREAS SHALL BE BLACK–TOPPED OR CEMENTED.
13. HILLTOWN TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY.
14. A BLANKET EASEMENT FOR STORM SEWER AND DRAINAGE FACILITIES WILL BE LOCATED WITHIN THE HOA OWNED OPEN SPACE, WHICH GIVES HILLTOWN TOWNSHIP THE ABILITY TO ACCESS THE OPEN SPACE AREA TO COMPLETE REPAIRS OF THE STORM SEWER AND DRAINAGE SYSTEM.
15. DETECTABLE WARNINGS MUST BE INSTALLED ON ALL CURB RAMPS FOR FULL LENGTH AND WIDTH OF RAMP.
16. THE BEARINGS SHOWN ON THIS PLAN HAVE BEEN ROTATED TO THE PENNSYLVANIA STATE PLAN COORDINATE (SOUTH ZONE) AND MAY NOT MATCH PREVIOUSLY RECORDED PLANS OR DEEDS.
17. LOTS SHALL BE DEED RESTRICTED FROM FURTHER SUBDIVISION.
18. THE DRIVEWAYS FOR LOTS 74 AND 83 MAY ONLY HAVE ACCESS TO THE INTERNAL ROADWAY AND ARE PROHIBITED TO ACCESS TO ORCHARD ROAD.
19. ALL DRAINAGE EASEMENTS SHOWN ON THIS LAND SHALL BE MAINTAINED IN A GRASSED OR OTHERWISE IMPROVED CONDITION, IN ACCORDANCE WITH THE GRADES AND DESIGNS SHOWN ON THE APPROVED DEVELOPMENT PLANS FOR THIS PROJECT. ALL THESE EASEMENTS SHALL BE KEPT FREE OF ALL OBSTRUCTIOSN, INCLUDING BUT NOT LIMITED TO SUCH OBSTRUCTIONS AS FILL, TEMPORARY OR PERMANENT STRUCTURES, AND PLANTS (OTHER THAN GRASS). THE MAINTENANCE OF ALL SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER ON WHICH THE EASEMENT EXISTS.
20. DRAINAGE EASEMENTS SHALL ALLOW PASSAGE OF STORMWATER IN UNDERGROUND STORM SEWER PIPING AND ASSOCIATED STRUCTURES, AND/OR ALLOW PASSAGE OF STORMWATER OVER THE SURFACE OF THE GROUND AND SHALL ALLOW ACCESS ACROSS THE AREA FOR PURPOSES OF MAINTENANCE OF THE STORM CONVEYANCE SYSTEMS.

APPROVAL OF THE BOARD OF SUPERVISORS OF HILLTOWN TOWNSHIP
THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF HILLTOWN TOWNSHIP THIS _____ DAY OF _____ 20____.

_____
(CHAIRMAN)

_____
(SUPERVISOR)

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

_____ _____ BCPC #_____

CERTIFICATION FOR RECORDING

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR BUCKS COUNTY, AT DOYLESTOWN, PENNSYLVANIA, THIS _____ DAY OF _____, 20____.

BY: _____
RECORDER OF DEEDS

REGISTERED SURVEYOR CERTIFICATION

I, STEPHEN A. HIGGINS III , 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, AND EASEMENTS AS PLOTTED BY ME FOR THE OWNERS OR AGENTS.

_____
STEPHEN A. HIGGINS III, P.L.S.
PENNSYLVANIA LICENSE NO. SU24477E

OWNER'S CERTIFICATION OF INTENT

_____, HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.

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

_____
(SIGNATURE)

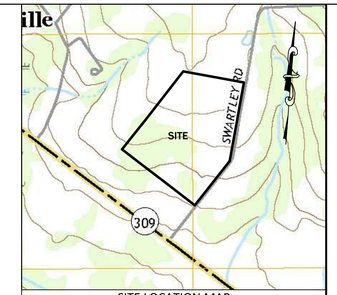
COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____:
ON THE _____ DAY OF _____ , 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____, WHO ACKNOWLEDGED TO BE THE _____ OF _____, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, _____ EXECUTED 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 _____ DESIRE THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.
WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID

_____
NOTARY PUBLIC
(SEAL)

MY COMMISSION EXPIRES: _____

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	39.27	25.00	90.00	N81° 00' 25"E	35.36
C8	196.69	125.00	90.16	N9° 04' 18"W	177.02
C9	23.39	125.00	10.72	N59° 30' 39"W	23.35
C11	172.34	125.00	78.99	S75° 37' 55"W	159.01
C13	196.63	125.00	90.13	S8° 55' 45"E	176.97
C5	39.27	25.00	90.00	N8° 59' 35"W	35.36
C7	275.37	175.00	90.16	N9° 04' 18"W	247.83
C10	32.74	175.00	10.72	N59° 30' 39"W	32.70
C12	241.27	175.00	78.99	S75° 37' 55"W	222.61
C14	275.28	175.00	90.13	S8° 55' 45"E	247.76
C1	29.95	19.00	90.32	S53° 41' 54"W	26.95
C2	29.78	19.00	89.81	S36° 14' 09"E	26.83
C3	245.09	61.00	230.21	S16° 14' 44"E	110.48
C4	121.81	139.00	50.21	N73° 45' 16"E	117.95

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C15	17.07	19.00	51.47	N73° 07' 33"E	16.50
C17	8.24	61.00	7.74	S85° 00' 41"E	8.23
C18	82.43	61.00	77.43	N52° 24' 20"E	76.30
C19	87.44	61.00	82.13	N27° 22' 19"W	80.14
C20	66.98	61.00	62.91	S80° 06' 25"W	63.67
C21	102.92	139.00	42.42	S69° 51' 42"W	100.58
C22	18.89	139.00	7.79	S85° 02' 04"E	18.87
C16	17.12	19.00	51.63	N55° 19' 34"W	16.55
C23	30.76	61.00	28.90	S53° 59' 17"E	30.44



SITE LOCATION MAP
REF: U.S.G.S TELFORD QUADRANGLE SCALE: 1"=1,000'

Site Capacity Calculations - RR District

Calculation for Base Site Area			
a.	Gross Site Area	18.511	acres
b.	Subtract the following:		
	Land within Existing street or utility right-of-ways or easements	0.000	acres
	Land which is not contiguous	0.000	acres
	Land within a previously approved subdivision	0.000	acres
	Land zoned for another use	0.000	acres
c.	Base Site Area	18.511	acres

Resource Protection Land

Resource	Min. Required Protection Ratio	Acres of Land in Resource (Ac.)	Resource Protection Land (Ac.)
Floodplain	1.00	0.00	0.00
Lakes and Ponds	1.00	0.00	0.00
Wetlands	1.00	0.00	0.00
Steep Slopes 25%+	0.85	0.00	0.00
Woodlands	0.80	0.00	0.00
Pond Shore	0.80	0.00	0.00
Lake Shore	0.70	0.00	0.00
Steep Slopes 15%-25%	0.70	0.00	0.00
Steep Slopes 8%-15%	0.60	0.09	0.09
Total Land With Resource Restrictions		0.094	acres
Total Resource Protection Land		0.093	acres

Calculation for Minimum Active Recreation Land			
a.	Base Site Area	18.511	acres
	Subtract Resource Protection Land	0.093	acres
	Total Unrestricted Land	18.418	acres
b.	Minimum Usable Municipal Use Area or Open Space Land	2.763	acres
Determination of Site Capacity			
a.	Resource Protection Land + Minimum Municipal Use Area	2.856	acres
b.	Required Open Space Ratio	0.400	
	Minimum Required Open Space (Base Site Area * OS Ratio)	7.404	
c.	Net Buildable Site Area = Base Site Area - Total Open Space or Min. Req. OS	11.107	acres
	Permitted Density	0.750	DU/ Acre
d.	Max. # of Permitted Dwellings= BSA*Max Permitted Density	14	Dwelling Units

Site Capacity Calculations PC-1 District

Calculation for Base Site Area			
a.	Gross Site Area	24.466	acres
b.	Subtract the following:		
	Land within Existing street or utility right-of-ways or easements	0.027	acres
	Land which is not contiguous	0.000	acres
	Land within a previously approved subdivision	0.000	acres
	Land zoned for another use	0.000	acres
c.	Base Site Area	24.439	acres

Resource Protection Land

Resource	Min. Required Protection Ratio	Acres of Land in Resource (Ac.)	Resource Protection Land (Ac.)
Floodplain	1.00	0.00	0.00
Lakes and Ponds	1.00	0.00	0.00
Wetlands	1.00	0.00	0.00
Steep Slopes 25%+	0.85	0.00	0.00
Woodlands	0.40	1.65	1.48
Pond Shore	0.80	0.00	0.00
Lake Shore	0.70	0.00	0.00
Steep Slopes 15%-25%	0.70	0.00	0.00
Steep Slopes 8%-15%	0.60	0.12	0.07
Total Land With Resource Restrictions		1.770	acres
Total Resource Protection Land		1.550	acres

Calculation for Minimum Active Recreation Land			
	Base Site Area	24.439	acres
a.	Subtract Resource Protection Land	1.550	acres
	Total Unrestricted Land	22.889	acres
	Minimum Usable Municipal Use Area or Open Space Land	3.433	acres
Determination of Site Capacity			
	Resource Protection Land + Minimum Municipal Use Area	4.983	acres
a.	Required Open Space Ratio	0.400	
b.	Minimum Required Open Space (Base Site Area * OS Ratio)	9.776	
	Net Buildable Site Area = Base Site Area - Total Open Space or Min. Req. OS	14.663	acres
c.	Permitted Density	5.000	DU/ Acre
	Max. # of Permitted Dwellings= NBSA*Max Permitted Density	73	Dwelling Units

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

REVISIONS		
	Description	Date

CALL BEFORE YOU DIG!!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR EXCAVATION AND DEMOLITION 10 WORKING DAYS IN DESIGN STAGE – STOP & CALL
Pennsylvania One Call System, Inc. 1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT ALL UTILITIES COMPANIES PRIOR TO ANY EXCAVATION.

HALLMARK HOMES - ROSENTHAL TRACT

TMPs 15-032-003, 15-022-194-001 & 15-022-194-002
SWARTLEY ROAD
HILLTOWN TOWNSHIP, BUCKS COUNTY, PA

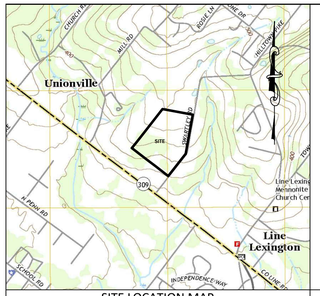
RECORD SUBDIVISION PLAN

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
1921_C1.0 Subdivision.dwg

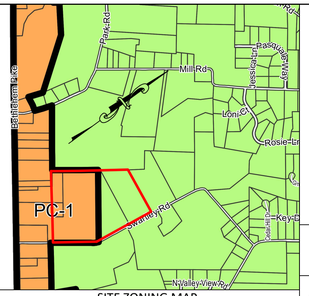
HCE Job	1921	Scale	1"=100'	Designed	RC
Date	4/25/2025			Sheet	4 of 39

Drawing No.
C1.0



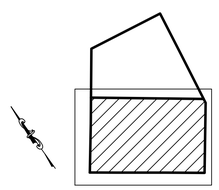
SITE LOCATION MAP

REF: U.S.G.S TELFORD QUADRANGLE SCALE: 1"=2,000'



SITE ZONING MAP

N.T.S.



KEY MAP

APPLICANT & EQUITABLE OWNER
HALLMARK HOMES – HILLTOWN II, LLC
865 EASTON ROAD, SUITE 320
WARRINGTON, PA 18976

REGISTERED SURVEYOR CERTIFICATION

I, STEPHEN A. HIGGINS III , 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, AND EASEMENTS AS PLOTTED BY ME FOR THE OWNERS OR AGENTS.

_____
STEPHEN A. HIGGINS III, P.L.S.
PENNSYLVANIA LICENSE NO. SU24477E

OWNER'S CERTIFICATION OF INTENT

_____, HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.

WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20____

_____
(SIGNATURE)

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____:

ON THE _____ DAY OF _____, 20____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____, WHO ACKNOWLEDGED TO BE THE _____ OF _____ AND THAT AS SUCH BEING AUTHORIZED TO DO SO, _____ 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 _____ DESIRE THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID

_____
NOTARY PUBLIC
(SEAL)

MY COMMISSION EXPIRES: _____

APPROVAL OF THE BOARD OF SUPERVISORS OF HILLTOWN TOWNSHIP

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF HILLTOWN TOWNSHIP THIS _____ DAY OF _____, 20____

_____ _____
(CHAIRMAN) (SUPERVISOR)

_____ _____
(SUPERVISOR)

CERTIFICATION OF REVIEW BY THE BUCKS COUNTY PLANNING COMMISSION

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____

_____ _____ BCPC #_____

CERTIFICATION FOR RECORDING

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR BUCKS COUNTY, AT DOYLESTOWN, PENNSYLVANIA, THIS _____ DAY OF _____, 20____.

BY: _____
RECORDER OF DEEDS

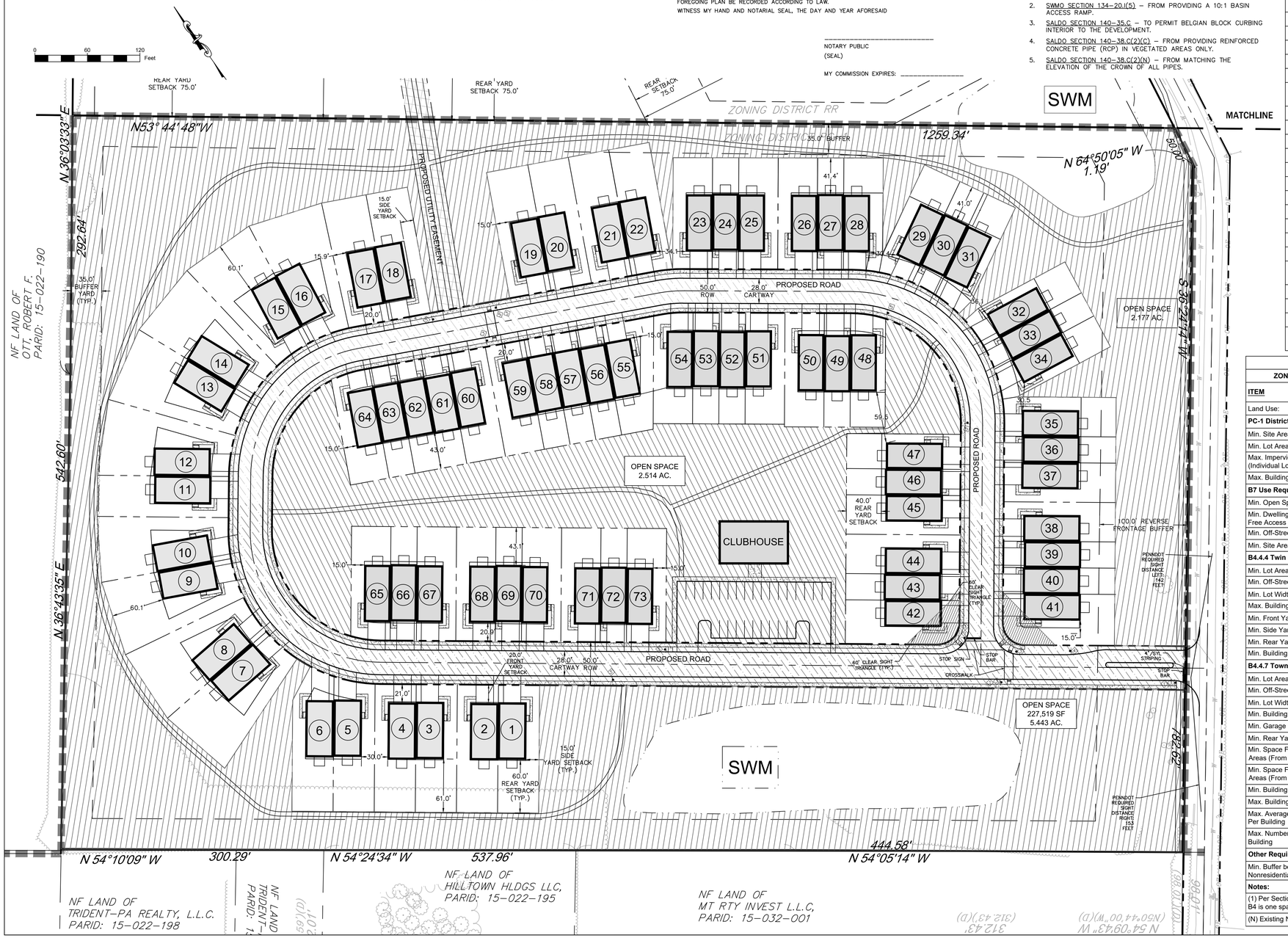
WAIVERS REQUESTED:

THE FOLLOWING WAIVERS ARE BEING REQUESTED FOR THIS PROJECT:

1. SWMO SECTION 134-20.I(3) – TO ALLOW DETENTION BASIN BOTTOMS TO BE LESS THAN 2% SLOPE.
2. SWMO SECTION 134-20.I(5) – FROM PROVIDING A 10:1 BASIN ACCESS RAMP.
3. SALDO SECTION 140-35.C – TO PERMIT BELGIAN BLOCK CURBING INTERIOR TO THE DEVELOPMENT.
4. SALDO SECTION 140-38.C(2)(C) – FROM PROVIDING REINFORCED CONCRETE PIPE (RCP) IN VEGETATED AREAS ONLY.
5. SALDO SECTION 140-38.C(2)(N) – FROM MATCHING THE ELEVATION OF THE CROWN OF ALL PIPES.

LOT AREA CALCULATIONS		
	PC-1 District	
	S.F.	AC
Site Area	1,065,752	24.466
Existing/Ultimate Street Right-Of-Way, Utility Rights-Of-Way or Easements	1,181	0.027
Lot Area	1,064,571	24.439
Land Not Contiguous	0	0.000
Land Reserved for Resource	31,911	0.733
Land Use or Zoned for another Use	0	0.000
Base Site Area	1,032,660	23.707
IMPERVIOUS COVERAGE CALCULATIONS		
Existing Impervious Area	**S.F.**	**AC**
Existing Building	3,222	0.074
Existing Paintball Court	63,700	1.462
Existing Debris Pile	31,375	0.720
Existing Concrete/Patio	0	0.000
Existing Asphalt/Gravel Driveways	46,958	1.078
Total Existing Impervious	145,255	3.335
Existing Impervious Coverage	14.1%	
Existing Building Coverage	0.3%	
Proposed Impervious Area		
Proposed Road	91,513	2.101
Proposed Sidewalks	21,061	0.483
Proposed Driveways	40,637	0.933
Proposed Walkways/Trail	23,497	0.539
Proposed Buildings	159,426	3.660
Total Proposed Impervious	336,134	7.717
Proposed Impervious Coverage	32.6%	
Proposed Building Coverage	8.9%	
Change in Impervious Area	**190,879**	**4.382**
Maximum Permitted Impervious (0.7 ratio)	**722,862**	**16.595**

ZONING TABLE		
ZONING DISTRICT: PC-1 - Planned Commercial 1		
ITEM	**REQUIRED / PERMITTED**	**PROPOSED**
Land Use:	B7 - Retirement Village	
PC-1 District Requirements:		
Min. Site Area	20,000 SF	1,066,695 SF
Min. Lot Area	20,000 SF	1,066,695 SF
Max. Impervious Surface Ratio (Individual Lot)	70.0%	70.0%
Max. Building Height	35 FT	< 35 FT
B7 Use Requirements:		
Min. Open Space	40.0%	40.0%
Min. Dwellings with Barrier Free Access	5.0%	5.0%
Min. Off-Street Parking	1 Space	1 Space
Min. Site Area	20 Ac.	24.488 Ac.
B4.4.4 Twin House (2-Bedroom) Use Requirements:		
Min. Lot Area	4,000 SF	6,850 SF
Min. Off-Street Parking	3 Spaces	Note (1)
Min. Lot Width	40 FT	47.0 FT
Max. Building Height	35 FT	< 35 FT
Min. Front Yard	15 FT	20 FT
Min. Side Yard	15 FT	15 FT
Min. Rear Yard	60 FT	60 FT
Min. Building Spacing	30 FT	30 FT
B4.4.7 Townhouse (2-Bedroom) Use Requirements:		
Min. Lot Area	2,000 SF	3,900 SF
Min. Off-Street Parking	3 Spaces	Note (1)
Min. Lot Width	20 FT	30 FT
Min. Building Setback Line	5 FT	20 FT
Min. Garage Setback Line	20 FT	20 FT
Min. Rear Yard	40 FT	40 FT
Min. Space From Parking Areas (From Buildings)	20 FT	20 FT
Min. Space From Parking Areas (From Walkways)	5 FT	5 FT
Min. Building Spacing	30 FT	30 FT
Max. Building Height	35 FT	< 35 FT
Max. Average Number of Units Per Building	8 DU	3 DU
Max. Number of Units Per Building	10 DU	4 DU
Other Requirements:		
Min. Buffer between Nonresidential and Residential	35 FT Type 1	30 FT (N)
Notes:		
(1) Per Section 160-23B(7)(i)[2] Minimum off street parking for use B4 is one space per dwelling unit.		
(N) Existing Non-Conformity		



LEGEND

PROPERTY LINE
R.O.W. LINE
LOT LINE
BUILDING SETBACK
EASEMENT
OPEN SPACE
CLEAR SITE TRIANGLE
RIGHT OF WAY EASEMENT
UTILITY EASEMENT

SIGN LEGEND

STOP SIGN
STREET SIGN
PEDESTRIAN CROSSING
25 MPH SPEED LIMIT SIGN
NO PARKING
SNOW EMERGENCY ROUTE

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

REVISIONS

Description	Date

CALL BEFORE YOU DIG!!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR EXCAVATION/DEMOLITION AND 10 WORKING DAYS IN DESIGN STAGE – STOP & CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT THE UTILITIES AND COMPANIES PRIOR TO ANY EXCAVATION.

HALLMARK HOMES - ROSENTHAL TRACT
TMPs 15-032-003, 15-022-194-001 & 15-022-194-002
SWARTLEY ROAD
HILLTOWN TOWNSHIP, BUCKS COUNTY, PA

RECORD SITE PLAN PC-1 DISTRICT

ROBERT THOMAS CUNNINGHAM — REGISTERED PROFESSIONAL ENGINEER — COMMONWEALTH OF PENNSYLVANIA

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
1921_C1.1 Site.dwg

HCE Job	1921			
Date	4/25/2025	Scale	1"=60'	Designed RC
				Sheet 5 of 39

Drawing No.
C1.1

LEGEND

PROPERTY LINE
R.O.W. LINE
LOT LINE
BUILDING SETBACK
EASEMENT
UTILITY EASEMENT
CLEAR SITE TRIANGLE

SIGN LEGEND

STOP SIGN
STREET SIGN
PEDESTRIAN CROSSING SIGN
25 MPH SPEED LIMIT SIGN
NO PARKING
SNOW EMERGENCY ROUTE
NO OUTLET SIGN

APPROVAL OF THE BOARD OF SUPERVISORS OF HILLTOWN TOWNSHIP
THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF HILLTOWN TOWNSHIP THIS _____ DAY OF _____ 20_____.

_____ _____
(CHAIRMAN) (SUPERVISOR)

_____ _____
(SUPERVISOR)

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

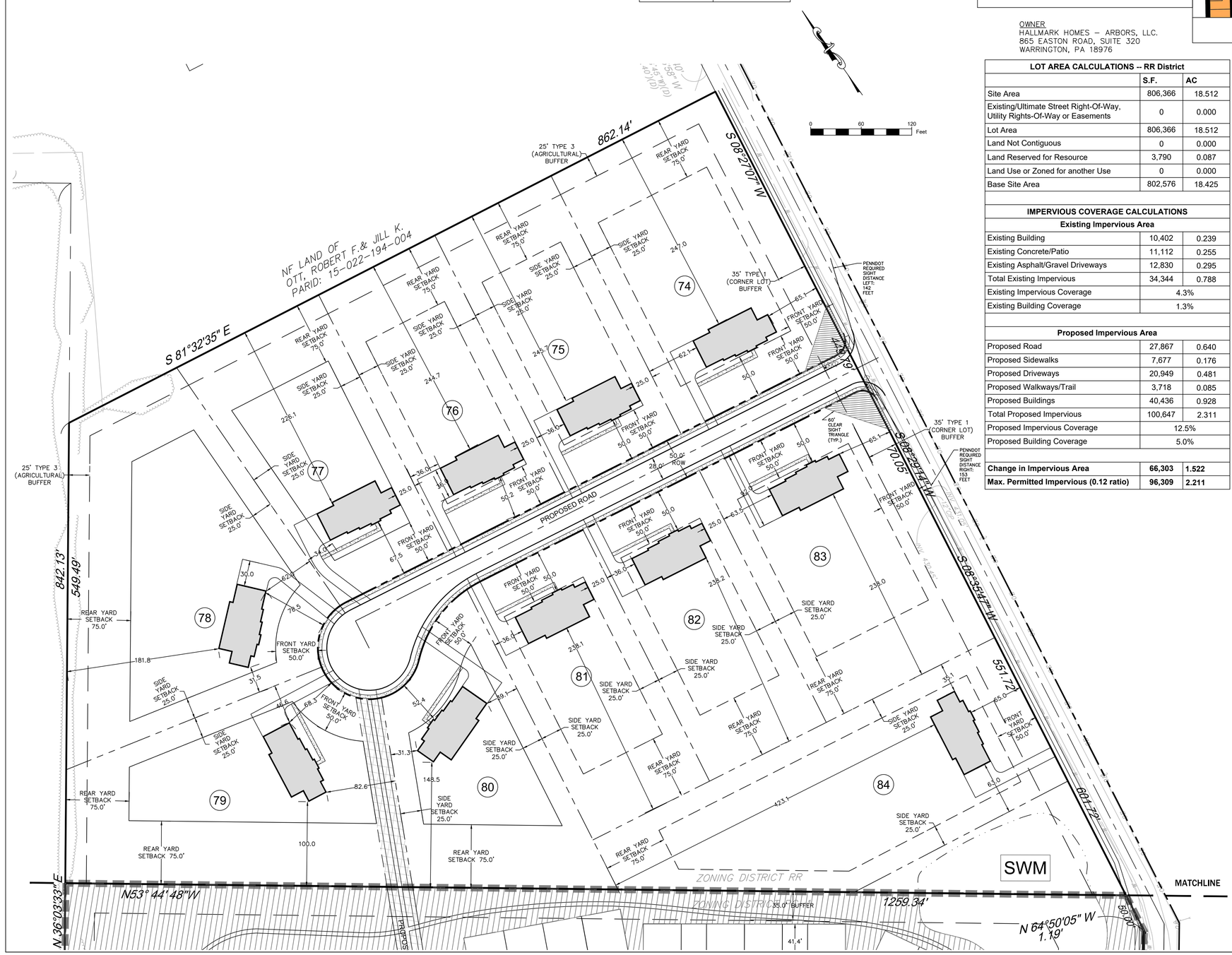
_____ _____ BCPC #_____

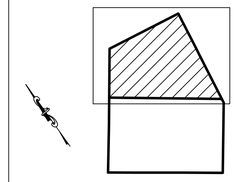
CERTIFICATION FOR RECORDING

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR BUCKS COUNTY, AT DOYLESTOWN, PENNSYLVANIA, THIS _____ DAY OF _____, 20____.

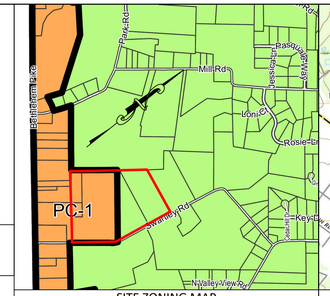
BY:
RECORDER OF DEEDS

Lot Areas --RR Distict	
Lot Number	Lot Area (S.F)
74	75,653
75	53,996
76	52,829
77	81,380
78	78,705
79	70,003
80	59,360
81	51,770
82	51,770
83	74,529
84	87,501

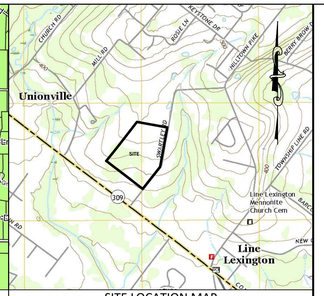




KEY MAP



SITE ZONING MAP
N.T.S.



SITE LOCATION MAP
REF: U.S.G.S TELFORD QUADRANGLE SCALE: 1"=2,000'

OWNER
HALLMARK HOMES – ARBORS, LLC.
865 EASTON ROAD, SUITE 320
WARRINGTON, PA 18976

LOT AREA CALCULATIONS -- RR District		
	S.F.	AC
Site Area	806,366	18.512
Existing/Ultimate Street Right-Of-Way, Utility Rights-Of-Way or Easements	0	0.000
Lot Area	806,366	18.512
Land Not Contiguous	0	0.000
Land Reserved for Resource	3,790	0.087
Land Use or Zoned for another Use	0	0.000
Base Site Area	802,576	18.425
IMPERVIOUS COVERAGE CALCULATIONS		
Existing Impervious Area		
Existing Building	10,402	0.239
Existing Concrete/Patio	11,112	0.255
Existing Asphalt/Gravel Driveways	12,830	0.295
Total Existing Impervious	34,344	0.788
Existing Impervious Coverage	4.3%	
Existing Building Coverage	1.3%	
Proposed Impervious Area		
Proposed Road	27,867	0.640
Proposed Sidewalks	7,677	0.176
Proposed Driveways	20,949	0.481
Proposed Walkways/Trail	3,718	0.085
Proposed Buildings	40,436	0.928
Total Proposed Impervious	100,647	2.311
Proposed Impervious Coverage	12.5%	
Proposed Building Coverage	5.0%	
Change in Impervious Area	**66,303**	**1.522**
Max. Permitted Impervious (0.12 ratio)	**96,309**	**2.211**

REGISTERED SURVEYOR CERTIFICATION

I, STEPHEN A. HIGGINS III , 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, AND EASEMENTS AS PLOTTED BY ME FOR THE OWNERS OR AGENTS.

_____
STEPHEN A. HIGGINS III, P.L.S.
PENNSYLVANIA LICENSE NO. SU24477E

OWNER'S CERTIFICATION OF INTENT

_____, HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.

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

_____
(SIGNATURE)

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____:

ON THE _____ DAY OF _____ , 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____PERSONALLY APPEARED _____, WHO ACKNOWLEDGED TO BE THE _____ OF _____, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, _____ 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 _____ DESIRE THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID

_____
NOTARY PUBLIC
(SEAL)

MY COMMISSION EXPIRES: _____

ZONING TABLE		
ZONING DISTRICT: RR District		
ITEM	**REQUIRED**	**PROPOSED**
Land Use:	B1: Single Family Deteached	
RR District Requirements:		
Max. Density	0.75 DU/Ac.	0.59 DU/Ac.
Min. Site Area	50,000 SF	806,367 SF
Min. Lot Area	50,000 SF	51,770 SF
Max. Impervious Surface Ratio (Development)	12.0%	12.0%
Max. Impervious Surface Ratio (Individual Lot)	15.0%	15.0%
Max. Building Height	35 FT	< 35 FT
B1 Use Requirements:		
Min. Lot Area	50,000 SF	51,770 SF
Min. Lot Width at Building Line	150 FT	150 FT
Max. Building Height	35 FT	< 35 FT
Min. Front Yard	50 FT	50 FT
Min. Side Yard	25 FT	25 FT
Min. Rear Yard	75 FT	226 FT

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

REVISIONS		
	Description	Date

CALL BEFORE YOU DIG!!
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HALLMARK HOMES - ROSENTHAL TRACT

TMPs 15-032-003, 15-022-194-001 & 15-022-194-002
SWARTLEY ROAD
HILLTOWN TOWNSHIP, BUCKS COUNTY, PA

RECORD SITE PLAN RR DISTRICT

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
1921_C1.1 Site.dwg

HCE Job	1921			
Date	4/25/2025			
Scale	1"=60'			
Designed	RC			
Sheet	6	of	39	

Drawing No.
C1.2

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: July 24, 2025

Subject: BCPC #12961-A
Preliminary Plan of Land Development for Cablevision Lightpath, LLC
TMP #15-1-94
Applicant: Nicole Schwenk
Owner: Hilltown Historical Society
Plan Dated: June 5, 2025
Date Received: June 24, 2025

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

GENERAL INFORMATION

Proposal: To construct a 7,744-square-foot fiber optics relay station building on the northern corner of a vacant 3.10-acre site with a proposed driveway that connects to Bethlehem Pike. The plan also shows two future buildings, each consisting of 7,744 square feet, that will be located in the southern and eastern corners of the site. The site will be served by public water.

Location: At the southeast intersection of Bethlehem Pike and Keystone Drive.

Zoning: The PC-1 District permits Use F1 Public and Commercial Utilities by conditional use on a minimum lot size of 20,000 square feet with a minimum lot width of 100 feet. A maximum impervious surface ratio of 70 percent is permitted. Lots must have minimum yards of 50, 15, and 50 feet for front, side, and rear, respectively.

The plan indicates that a conditional use to allow Use F1 Public and Commercial Utilities was granted by the board of supervisors on May 27, 2025.

Present Use: Vacant

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

COMMENTS

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

   Section 140-17.D.
   from showing existing features within 100 feet of the tract boundaries; the application indicates that an aerial photography plan, which shows existing features more than 100 feet from the tract boundaries, is part of the plan set

   Sections 140-28.P., 140-29.D.(1), 140-35, and 140-36
   from providing drainage improvements, cartway widening, and installing curbs and sidewalks along Bethlehem Pike, Keystone Drive, and Orchard Road; the application indicates that curbs and sidewalks are not characteristic of this area of the township

   Section 140-38.C.(2)(c) & (d)
   to permit pipe sizes of less than 18 inches and ADS material; the application indicates that a majority of the storm sewer system is downspout conveyance pipes, the 100-year storm frequency flow rates are very small, and the storm sewer system will be privately owned

   The final plan should note all granted waivers.

2. **Sidewalks**—As noted in Comment 1, the applicant is requesting a waiver to not provide sidewalks along Bethlehem Pike, Keystone Drive, and Orchard Road. We recommend that the board of supervisors not grant the requested waiver from Section 140-36 of the SALDO and require sidewalks along abutting roadways. It should be noted that there are existing sidewalks along a portion of Keystone Drive, across from the site.

3. **Street vacation**—The plan shows what appears to be a paper street for Orchard Road. A portion of Orchard Road is paved and provides access to two neighboring residences. The status of Orchard Road should be verified to determine if that right-of-way should be improved to township street standards and fully opened for vehicular travel between Bethlehem Pike and Keystone Drive. If any portion of this paper street is not intended to be opened and hasn't been officially vacated, we recommend the township consult their solicitor to ensure any unintended street right-of-way is officially vacated so it can revert to the adjacent properties.

4. **Driveway access**—The driveway for the proposed land development takes access from Bethlehem Pike, which is a heavily-traveled arterial roadway. We suggest the driveway be relocated to access Keystone Drive due to its lower traffic volumes and lower-order roadway classification.

5. **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.

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 August 6, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

PF:emh
25-0163

cc: Cablevision Lightpath, LLC (via email)
Hilltown Historical Society
Scott Mease, PE, Mease Engineering, P.C. (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Deanna Ferry, Township Manager (via email)

SIGNATURE BLOCKS

T.P. 15-1-194 Hilltown Historical Society

Commonwealth of Pennsylvania
SS.
County of Bucks

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 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 it is endorsed hereon, 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 (SEAL)
My Commission Expires _____

TOWNSHIP BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of Hilltown this _____ day of _____, 20___.

_____ _____ _____

TOWNSHIP PLANNING COMMISSION

Recommended for approval by the Hilltown 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
Recorded in the office of the Recorder of Deeds,
Bucks Co., Pennsylvania in Plan Book_____Page_____
on the _____ day of _____, 20___.

NOTICE OF PA DEPT. OF TRANSPORTATION (PennDOT) STATE HIGHWAY ACCESS PERMIT REQUIREMENTS

Driveway access to a State Highway shall be authorized only by Highway Occupancy Permit issued by the Pennsylvania Department of Transportation as required pursuant to Section 420 of the Act of June 1, 1945, (P.P. 1242, No. 428), known as the State Highway Law. Building permits shall not be issued until said highway occupancy permit has been issued.

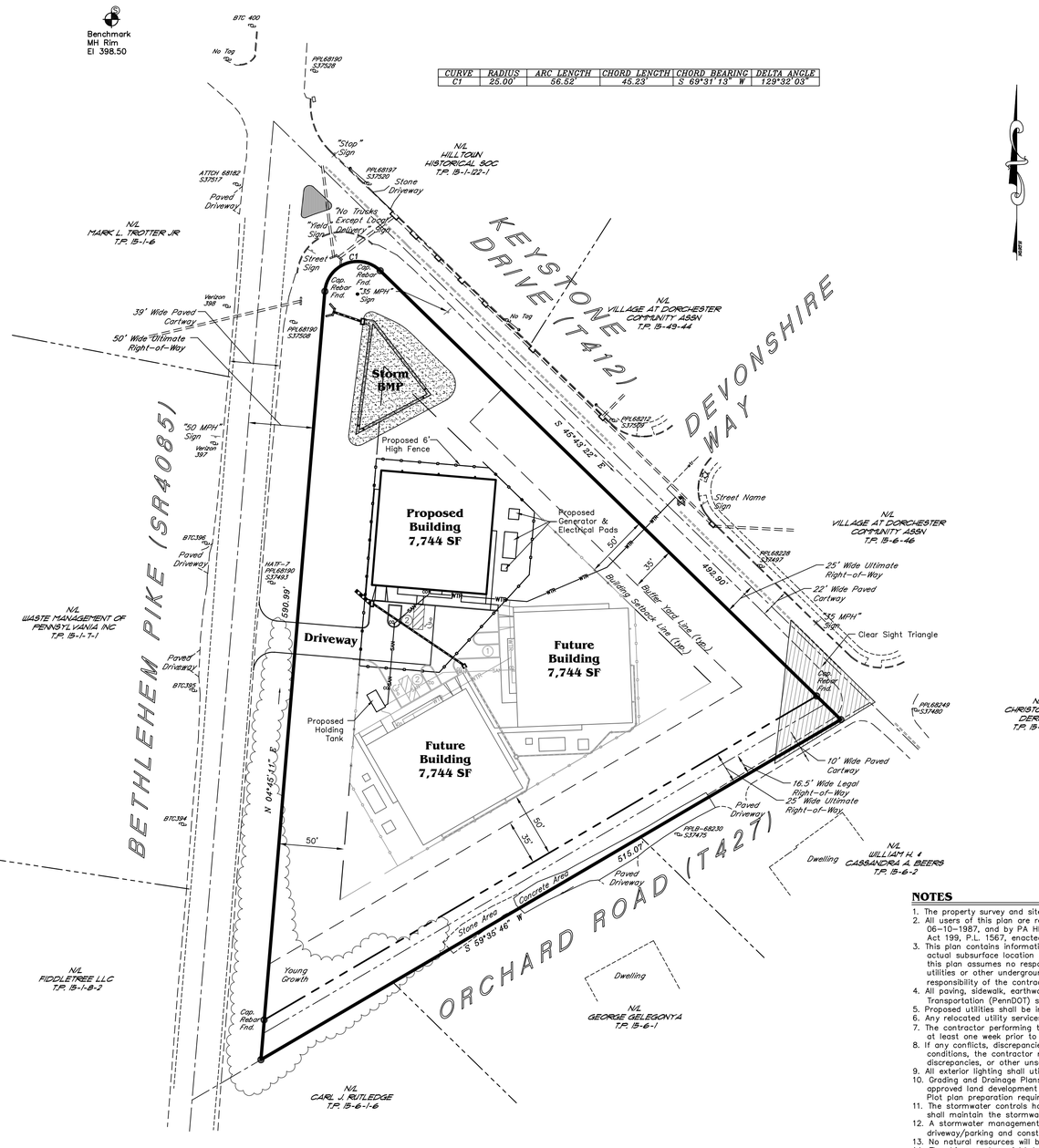
Approval of this plan does not represent any guarantee or assurance by Bedminster Township that a Highway Ocupancy Permit will be issued by the Pennsylvania Department of Transportation.

NOTICE FOR ON-LOT SEWAGE PERMITS

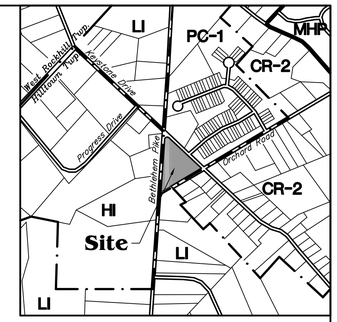
The planning module for this subdivision has been approved by the Pennsylvania Dept. of Environmental Protection and the Bucks Co. Dept. of Health as to the subdivision plan. However, the septic system permit has not been issued for the lots upon which the new dwellings are proposed. Prior to the issuance of a building permit, a septic system permit shall be obtained and presented to the Zoning Officer for each new dwelling.

NOTIFICATION REGARDING MAINTENANCE OF PUBLIC STREETS DURING CONSTRUCTION ACTIVITY

Mud, sediment, and/or debris tracked from the site onto a public cartway shall be immediately removed by brooming and/or mechanical means to the satisfaction of the Township. Use of a backhoe bucket to scrape roadway surface is prohibited. Where mud and/or sediment is causing slick and/or hazardous conditions, roadway surface shall be immediately pressure washed to remove condition. All sediment laden water must be filtered in a manner satisfactory to the Bucks County Conservation District before entering storm sewers and/or drainage channels.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	56.52'	45.23'	S 69°31'13" W	129°32'03"



LOCATION MAP

1" = 800'

800 0 400 800
GRAPHIC SCALE

SYMBOLS

- O – Property Corner Marker
- ⊡ – Concrete Monument Corner Marker
- – Utility Pole
- – Adjoining Property Line (Approx.)
- – Building Setback Line
- – Future Construction
- – Treeline
- PC-1 – Zoning District
- – Zoning District Boundary Line
- – Proposed Fence Line
- SAN – Proposed Sanitary Line
- – Existing Water Line
- WTR – Proposed Water Line
- WV – Existing Water Valve
- S – Existing Sanitary Manhole
- 5 – Number of Parking Spaces
- *Slanted Text* – Existing Features
- Straight Text – Proposed Features

ZONING REQUIREMENTS

Zoning District	– PC-1 (Planned Commercial 1)
Use	– F1 (Public and Commercial Utilities)
Min. Lot Area	– 20,000 SF
Min. Lot Width	– 100 Feet
Min. Front Yard	– 50 Feet
Min. Side Yard	– 15 Feet
Min. Rear Yard	– 50 Feet
Max. Imp. Surf. Ratio	– 0.70
Max. Bldg. Height	– 35 Feet

SITE DATA

Total Tract Area	– 134,983 SF (Gross), 123,378 SF (Net)
Tax Parcel Number	– 15-1-94
Book/Page	– 2717/1332
Water	– Public (Telford Borough Authority)
Sewer	– On Site (Holding Tank)
Imp. Surface Ratio	– 0.278 (Full build out)

SOILS

Soil Data: (Soil Survey of Bucks County, PA USDA-NRCS
UgB – Urban land-Abbottstown complex, 0-8 percent slopes (entire site)

NOTES

1. The property survey and site contours for this project are from a field survey performed 2025. The contour datum is based on NAVD 1988.
2. All users of this plan are referred to and cautioned to comply with PA Act 287 as amended by PA Act 172, HB 2543, enacted 06-10-1987, and by PA HB 722, P.L. 364, Act 38, enacted 12-12-1991, and by PA HB 2627, Act 187, effective 12-19-96, and by PA Act 199, P.L. 1567, enacted 11-30-2004, and by PA Act 181, P.L. 1593, enacted 11-29-2006.
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. Repair of damages to any underground utilities, structures, and appurtenances will be the sole responsibility of the contractor, and at the contractor's expense.
4. All paving, sidewalk, earthwork and concrete work shall be supplied and constructed in accordance with Pennsylvania Department of Transportation (PennDOT) specifications, Publication 408, latest edition, and shall also conform to all local building codes.
5. Proposed utilities shall be installed in accordance with all utility company and local building code requirements.
6. Any relocated utility services shall be run underground from existing overhead services.
7. The contractor performing the work is responsible for contacting "PA ONE CALL" (1-800-242-1776) for location of all underground lines at least one week prior to the beginning of construction.
8. If any conflicts, discrepancies, or other unsatisfactory conditions are discovered, either on the construction documents or the field conditions, the contractor must notify the owner or project engineer immediately and shall not commence operations until the conflicts, discrepancies, or other unsatisfactory conditions are resolved.
9. All exterior lighting shall utilize full cutoff type fixtures.
10. Grading and Drainage Plans: Revisions or modifications to design grading, drainage patterns, or building locations as shown on the approved land development grading and drainage plans will require a submission of a plot plan for review and approval by the Township. Plot plan preparation requirements will be determined on a case by case basis depending on the extent of modifications proposed.
11. The stormwater controls have been designed to accommodate the impervious cover for the full build out of this plan. The property owner shall maintain the stormwater management facility in accordance with the approved plan.
12. A stormwater management facilities as-built plan must be prepared and submitted to Hilltown Township for approval prior to paving of driveway/parking and construction of buildings.
13. No natural resources will be disturbed with this development.
14. The driveway clear sight triangle shall be maintained so vegetation and other visual obstructions shall be limited to a height of not more than two (2) feet above the street grade.
15. Plan sheets 2 through 10 inclusive, on record at the Township, shall be considered a part of the approved final plan as if recorded with same.
16. A "Conditional Use" for an F1 (Public and Commercial Utilities) was granted for this property by the Hilltown Township Board of Supervisors at their meeting on 27 May 2025.

GRAPHIC SCALE
50 0 25 50 100 200
1 inch = 50 ft.

SITE CAPACITY CALCULATIONS (In Acres)

1. Base Site Area:	
Site Area	3.099
Existing Roads Rights-of-Way	0.267
Utility Rights-of-Way & Easements	0.000
Non-contiguous Land	0.000
Previously Reserved Land	0.000
Land Zoned for Another Use	– 0.000
Base Site Area	2.832

IMPERVIOUS SURFACE CALCULATIONS

Proposed Impervious Surfaces (Phase 1)	
Building	7,744 SF
Driveway/Parking/Curbs	3,538 SF
Concrete Pads/Walk	+ 1,348 SF
Total Proposed Impervious Surfaces	12,630 SF
Impervious Surface Ratio (12,630/43,560)/2.832=0.102	
Proposed Impervious Surfaces (Full Build Out)	
Building	7,744 SF
Driveway/Parking/Curbs	3,538 SF
Concrete Pads/Walk	1,348 SF
Future Buildings	15,488 SF
Future Parking/Curbs	3,023 SF
Future Concrete Pads/Walk	+ 3,151 SF
Total Proposed Impervious Surfaces	34,292 SF
Impervious Surface Ratio (34,292/43,560)/2.832=0.278	

PARKING CALCULATIONS

There is no specific requirement for a F1 use. This project proposes the construction of a fiber optics relay station. The relay station does not have any on site employees. The site is monitored remotely and will have someone visit the site once or twice per month. Two (2) parking spaces are proposed with phase 1. A total of five (5) parking spaces are proposed with the full build out.

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

_____
Registered Engineer
Registration No.___PE036737-E___

PROJECT PLAN INDEX

SHEET NO.	TITLE
1	Record Plan
2	Existing Features Plan
3	Grading Plan
4	Construction Details Plan
5	Landscape And Utilities Plan
6	Erosion & Sedimentation Control Plan
7	Erosion & Sedimentation Control Details Plan
8	Stormwater Management Details
9	Stormwater Management Watershed Plan
10	Aerial Plan

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
1-800-242-1776
PROJECT SERIAL NO.

Mease Engineering, P.C.
516 W. Broad Street
Quakertown, PA 18951
Office (215) 536-7005
Fax (215) 536-8581
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

OWNER IN EQUITY
Cablevision Lightpath, LLC
1111 Stewart Avenue
Bethpage, NY 11714

CABLEVISION LIGHTPATH, LLC SITE PLAN

Hilltown Township, Bucks County, Pennsylvania

SCALE: 1" = 50'
DATE: 5 June '25
Site Address: 4697 Bethlehem Pike Telford, PA 18969
DRAWN BY: FKM
FILE: 25130501
OWNERS OF RECORD: Hilltown Historical Society, Route 113, PO Box 79, Hilltown, PA 18927

Record Plan

SHEET 1 of 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:
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: July 14, 2025

Subject: BCPC #13099
Preliminary Plan of Land Development for Solar Atmospheres
TMPs #15-1-58-4, 15-1-58-7
Applicant: Solar Atmospheres, Inc.
Owner: Souderton Tech Associates
Plan Dated: May 28, 2025
Date Received: June 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: Consolidate TMPs #15-1-58-4 and 15-1-58-7 to create a 7.06-acre site. Construct a 29,204-square-foot addition connecting two existing industrial buildings. Also, two smaller additions of 924 and 1,369 square feet are proposed to house relocated chillers. Public water and sewer facilities serve the site.

Location: At the northeast corner of the intersection of Sunny Road and Clearview Road.

Zoning: The LI District permits Use H1 Manufacturing by right on a minimum site area of 2 acres with a permitted maximum impervious surface coverage of 60 percent. Minimum yard requirements are 50, 30, and 50, for front, side, and rear yards, respectively. The required minimum side and rear yards abutting residential uses are 100 feet each.

Information on the plan indicates that variances were granted from the following zoning ordinance requirements by the zoning hearing board on April 30, 2025:

Section 160, Attachment 3
to permit a maximum impervious surface ratio of 60 percent, where a maximum impervious surface ratio of 60 percent is otherwise permitted

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

Section 160-25.B.(2)
to permit an impervious coverage ratio of 65 percent, where a maximum impervious coverage ratio of 60 percent is otherwise permitted by the site capacity calculations

Present Use: Manufacturing

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 140-23.1.B.(2)
   to allow the use of an aerial photograph rather than the required comprehensive analysis of existing conditions to show the existing site features within 100 feet of the site

   Section 140-45.(C).(2)
   to allow the parking areas to be closer than 15 feet from the tract boundary line or ultimate right-of-way

   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**

   a. **Number of parking stalls**—According to parking calculations on the plan, a total of 64 spaces is required per ordinance standards. The plan proposes a total of 105 parking spaces, which is a reduction of 25 spaces from the current 130 spaces on the site. Although the number of spaces will be reduced, we note that it is still greater than the calculated number of spaces required. Excess parking results in increased maintenance and repair costs and environmental impacts from stormwater runoff and heat retention. We recommend that the applicant consider whether the excess spaces are needed.

      If the excess spaces are determined to be unnecessary, we recommend that the applicant provide more parking lot area dedicated to landscaping, in accordance with Section 140-37.D. of the SALDO. The reduction in the parking area would add to the visual appeal of the site and lower its impervious surface area.

   b. **Parking area circulation**—The proposed parking lot along the southeastern side of the new structure does not appear to provide adequate back-up space for the end parking stalls. We recommend that the plans be revised to show additional space to enable vehicles in the end stalls to safely back up.

3. **Sidewalks**—Section 140-36.A. of the SALDO requires sidewalks along both sides of all existing streets unless waived by the board of supervisors, and along all new streets where curbing is required. We recommend that the plans be revised to include sidewalks along the site's frontages with Clearview Road, as the area is served by SEPTA and sidewalks will make it safer for transit users to get to and from the site.

4. **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.

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 August 6, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

PF:tmr
25-0158

cc: Solar Atmospheres, Inc. (via email)
Nicole Schwenk, Gorski Engineering, Inc. (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Deanna Ferry, Township Manager (via email)

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS SS:

ON THE _____ DAY OF _____, 202___, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED (NAME OF OFFICER OF CORPORATION), WHO ACKNOWLEDGED (HIMSELF/HERSELF) TO BE THE (PRESIDENT/SECRETARY) OF (NAME OF THE CORPORATION), 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

I HEREBY CERTIFY THAT SOUDERTON TECH ASSOC., IS THE OWNER OF THE LAND HEREIN BEING DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

_____
PRESIDENT, SOUDERTON TECH ASSOC
OWNER 1969 & 1983 CLEARVIEW ROAD

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HILLTOWN THIS _____ DAY OF _____, 202___.

_____
CHAIRPERSON

APPROVED BY THE HILLTOWN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 202___.

_____
SECRETARY

APPROVED BY THE HILLTOWN TOWNSHIP ENGINEER THIS _____ DAY OF _____, 202___.

_____
TOWNSHIP ENGINEER

BCPC NO.

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS _____ DAY OF _____, 202___.

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 202___.

ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELN, PE-041828-E, HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER, THAT THE SITE DESIGN CONFORMS TO ALL APPLICABLE SUBDIVISION AND ZONING REGULATIONS (NOTWITHSTANDING, WAIVERS & VARIANCES), AND THAT SITE DESIGN MEETS ACCEPTED DESIGN STANDARDS AND PRACTICES. I ALSO HEREBY CERTIFY, ON THE BELOW LISTED DATE, THAT THE DRAINAGE PLAN(S) INCLUDED HEREWITH MEET(S) ALL REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S REGULATIONS AND HILLTOWN TOWNSHIP'S ORDINANCES.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ANTHONY JOHN HIBBELN — ENGINEER NO. 041828-E

ANTHONY J. HIBBELN, GORSKI ENGINEERING, INC.
(PE-041828-E)

DATE

GENERAL NOTES

1. TOPOGRAPHIC FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES COMPLETED SEPTEMBER 23, 2024 AND IS LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
2. VERTICAL DATUM IS NAVD 1988 AND ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. SITE BENCHMARK IS A MAG NAIL SET AS SHOWN. SITE BENCHMARK ELEVATION=557.31'.
3. HORIZONTAL DATUM IS NAD 83, STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN.
4. REFERENCE PLAN: "PLAN OF SUBDIVISION, PREPARED FOR SOLAR ATMOSPHERES INC.", PREPARED BY HERBERT H. METZ, INC., DATED FEBRUARY 9, 1990, LAST REVISED SEPTEMBER 10, 1990 AND RECORDED IN THE BUCKS COUNTY RECORDER OF DEEDS AS PLAN BOOK 258, PAGE 70 ON OCTOBER 12, 1990.
5. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42017C0258J EFFECTIVE DATE MARCH 16, 2015 NUMBER 420189 PANEL 0258 SUFFIX J. ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
6. THE U.S. FISH AND WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY WAS REVIEWED BY GORSKI ENGINEERING, INC. IN SPECIFIC REGARD TO THE SUBJECT PARCEL AND WAS FOUND NOT TO LIST THE PRESENCE OF WETLANDS HEREON.

ZONING RELIEF GRANTED

AS PART OF THIS LAND DEVELOPMENT APPLICATION, THE APPLICANT WAS GRANTED ZONING RELIEF BY THE ZONING HEARING BOARD AT A HEARING DATE ON APRIL 30, 2025 FOR THE FOLLOWING VARIANCES:

1. **SECTION 160 ATTACHMENT 3–TABLE OF PERFORMANCE STANDARDS–BULK AND AREA TO PERMIT A MAXIMUM IMPERVIOUS SURFACE RATIO OF 0.6254, WHERE A MAXIMUM IMPERVIOUS SURFACE RATIO OF 0.60 IS PERMITTED.**
2. **SECTION 160–25.B.(2) TO PERMIT AN IMPERVIOUS COVERAGE RATIO OF 0.65, WHEREAS A MAXIMUM IMPERVIOUS COVERAGE RATIO OF 0.60 IS PERMITTED BY THE SITE CAPACITY CALCULATION CODE.**

WAIVERS REQUESTED

SECTION 140–23.1.B.(2)	A COMPREHENSIVE ANALYSIS OF EXISTING CONDITIONS ON THE PROPOSED DEVELOPMENT SITE AND AREAS WITHIN 100 FEET. THE APPLICANT REQUESTS A WAIVER TO ALLOW THE USE OF AN AERIAL PHOTOGRAPH TO SHOW THE FEATURES WITHIN 100 FEET OF THE SITE.
SECTION 140–45.(C).(2)	PARKING AREAS SHALL BE SET BACK FROM BOUNDARY LINES AND ULTIMATE RIGHT–OF–WAY LINES IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 160, ZONING, IN ANY CASE NOT REGULATED BY ZONING, PARKING AREAS SHALL NOT BE LOCATED CLOSER THAN 15 FEET FROM ANY TRACT BOUNDARY LINE OR ULTIMATE RIGHT–OF–WAY LINE. THESE SETBACK AREAS SHALL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF § 140–37 OF THIS CHAPTER. THE APPLICANT REQUESTS A WAIVER TO ALLOW THE PARKING AREAS TO BE CLOSER THAN 15 FEET FROM THE TRACT BOUNDARY LINE OR ULTIMATE RIGHT–OF–WAY.

LEGEND

- EXIST BOUNDARY LINE
- EXIST RIGHT–OF–WAY
- EXIST CENTERLINE
- EXIST ADJOINING OWNER
- EXIST MINOR CONTOUR
- EXIST MAJOR CONTOUR
- EXIST CURB LINE
- EXIST CONCRETE
- EXIST WALL
- EXIST PAVED DRIVEWAY
- EXIST UNPAVED DRIVEWAY
- EXIST EDGE OF ROAD PAVING
- EXIST LANDSCAPE BED
- EXIST BUILDING
- EXIST EASEMENT
- EXIST FENCE
- EXIST SOILS
- EXIST BMP
- EXIST UNDERGROUND ELECTRIC
- EXIST OVERHEAD ELECTRIC
- EXIST WATER MAIN
- EXIST WATER SERVICE
- EXIST SANITARY SEWER
- EXIST SANITARY LATERAL
- EXIST STORM SEWER
- EXIST GAS MAIN
- EXIST UNDERGROUND TELCOM
- EXIST TOWNSHIP/ZONNG BOUNDARY
- EXIST TREE CANOPY
- EXIST MISCELLANEOUS TOPO
- EXIST PARKING LOT PAINT MARKINGS

- EXIST STM INLETS / EXIST STM ENDWALL
- EXIST STM ROOF DRAIN / EXIST STM MANHOLE
- EXIST SAN CLEANOUT / EXIST SAN MANHOLE
- EXIST WATER METER / EXIST WATER VALVE
- EXIST UTILITY POLE / EXIST FIRE HYDRANT
- EXIST GAS VALVE / EXIST LIGHT POST
- EXIST STREET SIGN / EXIST SIGN
- EXIST MAIL BOX / EXIST HANDICAP PAINT MARKING
- EXIST IRON PIN / EXIST CONCRETE MONUMENT
- EXIST DECIDUOUS TREE
- NATURAL STEEP SLOPES 8%–15%
- NATURAL STEEP SLOPES 16%–25%

- PROP BUILDING LINE
- PROP CONC
- PROP CURB
- PROP EDGE OF PAVE
- PROP EASEMENT
- PROP PAINT MARKING
- PROP CONDUITS LINE
- PROP ELECTRIC LINE
- PROP ELECTRIC OVERHEAD LINE
- PROP GAS LINE
- PROP WALL
- PROP STORMWATER BMP
- PROP STORM PIPE
- PROP SAN LATERAL
- PROP WATER LATERAL
- PROP STM MANHOLE / PROP STM INLET
- PROP STM ENDWALL / PROP STM FLARED END SECTION
- PROP STM ROOF DRAIN / PROP STM CLEANOUT
- PROP GAS VALVE / PROP WATER VALVE
- PROP UTILITY POLE / PROP PARKING BUMPER BLOCK
- PROP SIGN / PROP BOLLARD
- PROP HANDICAP PAINT

PARKING DATA

DATA OBTAINED FROM HILLTOWN ZONING ORDINANCE CHAPTER 160; REFERENCE ARTICLE IV, SECTION 160–18.D.(3) & 160–18.H.(1)

PROPOSED USE: OFFICE & MANUFACTURING

OFFICE:
ONE OFF–STREET PARKING SPACE FOR EACH 200 S.F. OF GROSS FLOOR AREA.

10,000 S.F./200 = 50 SPACES REQUIRED

MANUFACTURING:
THREE OFF–STREET PARKING SPACES FOR EACH FOUR EMPLOYEES ON THE LARGEST SHIFT, PLUS ONE SPACE FOR EACH COMPANY VEHICLE NORMALLY STORED ON THE PREMISES.

18 EMPLOYEES/4 =4.5 4.5x3=13.5 OR 14 SPACES REQUIRED

TOTAL SPACES REQUIRED = 64 SPACES

TOTAL EXISTING PARKING SPACES = 130
EXISTING PARKING SPACES TO BE REMOVED = 35 SPACES
PROPOSED PARKING SPACES = 10 SPACES

TOTAL PARKING SPACES AFTER DEVELOPMENT = 105 SPACES (INCLUDES 5 ADA SPACES)

PARKING AREAS SHALL BE SET BACK FROM BOUNDARY LINES AND ULTIMATE RIGHT–OF–WAY LINES IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 160, ZONING. IN ANY CASE NOT REGULATED BY ZONING, PARKING AREAS SHALL NOT BE LOCATED CLOSER THAN 15 FEET FROM ANY TRACT BOUNDARY LINE OR ULTIMATE RIGHT–OF–WAY LINE**

**WAIVER FROM SALDO IS HEREBY REQUESTED

IMPERVIOUS COVER TABULATION

EXISTING:	AREA (S.F.)
BUILDING	70,500
PARKING	92,228
SIDEWALK	2,347
OTHER	6,781
TOTAL EXIST. IMPERVIOUS AREA =	171,856
AFTER DEVELOPMENT	AREA (S.F.)
BUILDING	102,016
PARKING	83,072
SIDEWALK	1,645
OTHER	5,702
TOTAL IMPERVIOUS AREA=	192,435

ZONING DATA

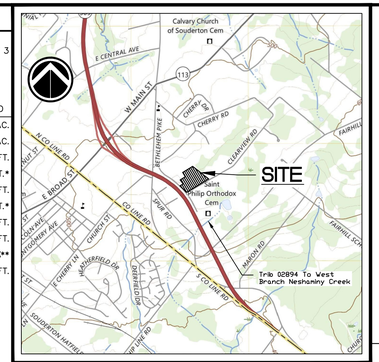
DATA OBTAINED FROM HILLTOWN TOWNSHIP ZONING ORDINANCE CHAPTER 160; REFERENCE ARTICLE V, SECTION 160–26, 160–27 AND ATTACHMENT 3

DISTRICT CLASSIFICATION: "LI" – LIGHT INDUSTRIAL DISTRICT

PROPOSED USE: H1 MANUFACTURING

	REQUIRED	EXISTING	PROVIDED
MIN. SITE AREA:	2.00 AC.	7.0642 AC.	7.0642 AC.
MIN. LOT AREA:	2.00 AC.	7.0642 AC.	7.0642 AC.
MIN. LOT WIDTH @ BUILDING LINE:	200 FT.	258.75 FT.	258.75 FT.
MIN. FRONT YARD SETBACK:	50 FT.	49.3 FT.*	49.3 FT.*
MIN. SIDE YARD SETBACK:	30 FT.	43.23 FT.	43.23 FT.
MIN. SIDE YARD ABUTTING RES:	100 FT.	74.9 FT.*	74.9 FT.*
MIN. REAR YARD SETBACK:	50 FT.	239.0 FT.	239.0 FT.
MIN. REAR YARD ABUTTING RES:	100 FT.	239.0 FT.	239.0 FT.
MAX. IMPERVIOUS COVERAGE:	60.00%	55.92%	62.54%**
MAX. BUILDING HEIGHT:	35 FT.	<35 FT.	<35 FT.

*EXISTING NON–CONFORMING
**VARIANCE REQUESTED



TELFORD, PA U.S.G.S. 7.5 Minute Series Quadrangle

GRAPHIC SCALE 0' 1,000' 2,000' 4,000'

SITE LOCATION MAP 1"= 2,000'

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY BUCKS COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:

   HILLTOWN TOWNSHIP
   (PARID 15–001–058–004 & 15–001–058–007)

2. RECORDED DEED DATA IS AS FOLLOWS:

   AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS IN DOYLESTOWN, PENNSYLVANIA:
   15–001–058–004 DEED BOOK 2491 PG. 0322
   15–001–058–007 DEED BOOK 0260 PG. 0134

3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACTS:

   SOUDERTON TECH ASSOC
   1969 CLEARVIEW ROAD
   SOUDERTON PA 18964

4. ADDRESS OF THE SUBJECT TRACTS:

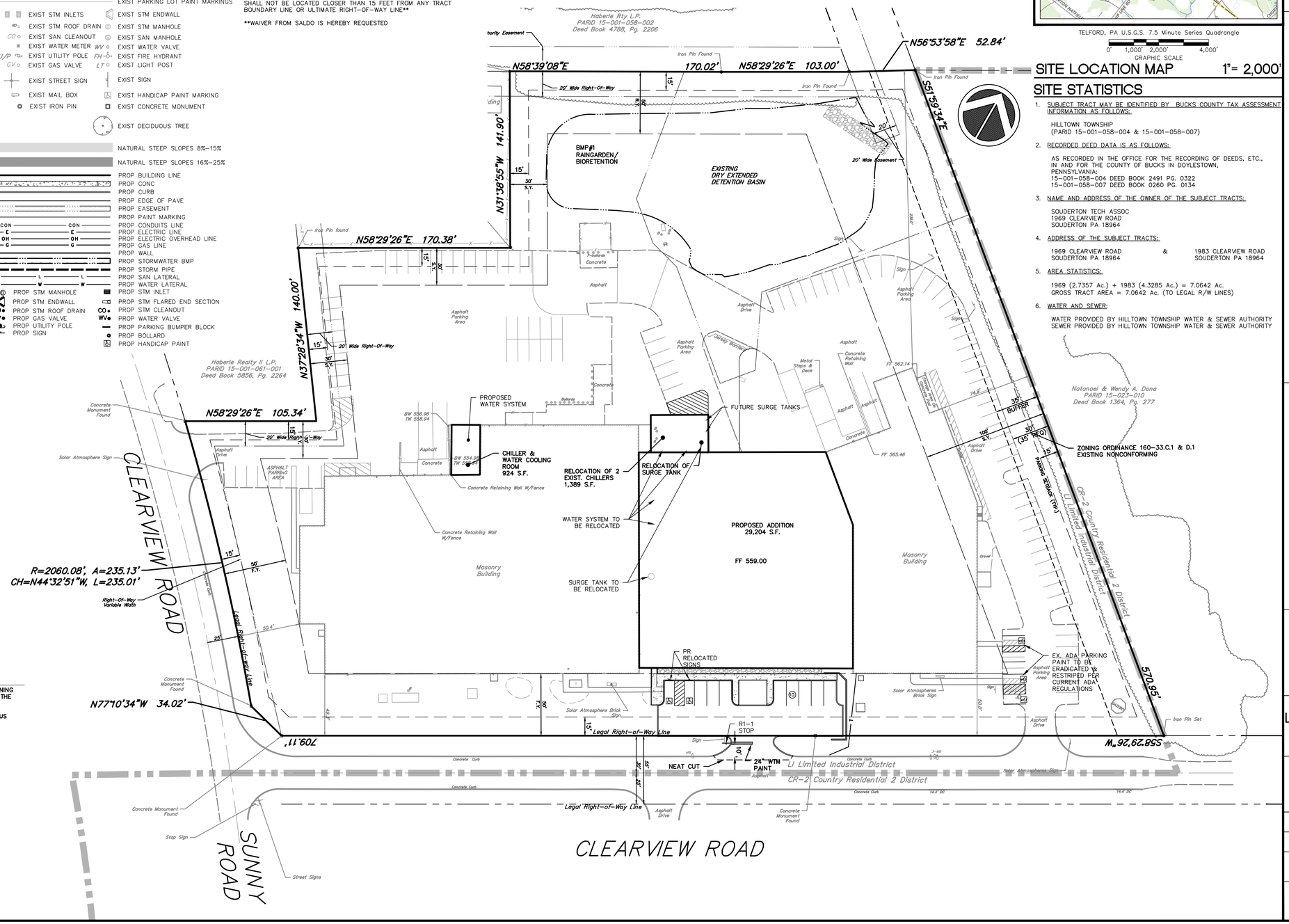
   1969 CLEARVIEW ROAD & 1983 CLEARVIEW ROAD
   SOUDERTON PA 18964 SOUDERTON PA 18964

5. AREA STATISTICS:

   1969 (2.7357 Ac.) + 1983 (4.3285 Ac.) = 7.0642 Ac.
   GROSS TRACT AREA = 7.0642 Ac. (TO LEGAL R/W LINES)

6. WATER AND SEWER:

   WATER PROVIDED BY HILLTOWN TOWNSHIP WATER & SEWER AUTHORITY
   SEWER PROVIDED BY HILLTOWN TOWNSHIP WATER & SEWER AUTHORITY



GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6850

1969 AND 1983 CLEARVIEW ROAD

PREPARED FOR
SOLAR ATMOSPHERES
SITE SITUATE IN
HILLTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

NO.	REVISIONS	PLAN ORIGINATION DATE
13		MAY 28, 2025
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

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LAND DEVELOPMENT PLAN

1969 AND 1983 CLEARVIEW ROAD
SITE SITUATE IN
HILLTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER: AJH	DRAFTED BY: RAF
PROJECT NUMBER: 7846	DRAWING FILE: 7846 LAND DEV PLAN
PLAN SCALE: 1"=40'	PLAN SHEET NUMBER 2 OF 17

GRAPHIC SCALE 0' 20' 40' 80'

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: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 11, 2025

Subject: BCPC #13104
Preliminary Plan of Land Development for Langhorne Taco Bell
TMP #22-41-26
Applicant: Winterstar Corporation
Owner: Mid Atlantic Diners, LLC
Plan Dated: June 10, 2025
Date Received: June 16, 2025

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

GENERAL INFORMATION

Proposal: Construct a 2,700-square-foot restaurant with 40 indoor seats and a drive-through on a 1.17-acre site. An existing building, exterior lighting fixtures, and portions of the parking area will be removed. Public water and sewer facilities serve the site.

Location: North of Lincoln Highway (U.S. 1), approximately 500 feet east of its intersection with Linden Avenue.

Zoning: The C Commercial District permits eating establishments on lots of 20,000 square feet or more. Restaurants with drive-through service are permitted as a special exception. The minimum lot width is 100 feet, and the maximum impervious surface ratio is 60 percent.

The plan indicates the zoning hearing board granted a special exception on May 14, 2025, to permit a restaurant with a drive-through in the C Commercial District (Section 500-1502.D.(2)).

The applicant also received the following variances from the zoning hearing board on May 14, 2025:

Section 500-2702.D.
to not require the minimum number of parking spaces of 54, where 22 spaces are proposed

Section 500-1503.D.
to not require the maximum impervious ratio of 60 percent, where 78.4 percent is proposed

Section 500-2804.A.
to not require a minimum sign setback of 10 feet from the ultimate right-of-way, where a setback of 5 feet is proposed

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

Present Use: Restaurant (vacant)

COMMENTS

1. **Requested waivers**—Plan Sheet 3 and corresponding mail submitted to the Middletown Township Department of Building and Zoning (dated June 12, 2025) indicate that waivers are requested from the following requirements of the subdivision and land development ordinance (SALDO):

   Section 440-303.D.(3)(j)
   from providing plans and profiles of stormwater and soil erosion measures; the application indicates that the information provided is sufficient

   Sections 440-406.G.(1) and 440-406.M.(3)(d)
   to permit the water quality storm event to discharge in less than 24 hours; the application indicates that the drainage area to the proposed underground stormwater management facility is not large enough to discharge sufficient volume

   Section 440-406.M.(2)
   to permit 12-inch storm pipes, where 15-inch pipes are required; the application states this is a private development, with a smaller pipe size anticipated

   Section 440-417
   from providing street trees; the application states that the overhead electric lines are currently installed along the property frontage and requests that the street trees be permitted to be planted within the subject property

   Section 440-421.E.(16)
   to permit two driveways along the property frontage; the applicant indicates that this is an existing condition

   Section 440-421.E.(17)
   to permit an access driveway within 12 feet of a property line; the application indicates that this is an existing condition

   Section 440-421.E.(19)
   from providing a 30-foot parking setback to the ultimate right-of-way; the application indicates that this is an existing condition

   Section 440-421.G.
   to permit grades in excess of 3 percent; the application indicates that this is an existing condition

   Section 440-421.J.
   from providing an off-street loading space; the application indicates that deliveries will occur overnight when the building is closed eliminating the need for a dedicated loading space that would result in additional, unnecessary impervious cover

   The final plan should note all granted waivers.

2. **Special planting strip along Lincoln Highway**—Section 500-1503.J. of the zoning ordinance requires special planting strips for properties fronting on Lincoln Highway. A 10-foot-wide planting strip is required along the road frontage, with the rearmost 5 feet of this planting strip landscaped with trees and shrubs. Comment 1 lists a requested waiver and rationale from providing street trees as required per Section 440-417 of the SALDO. We recommend that this zoning issue be resolved prior to the township board of supervisors acting on the plan.

3. **Drive-through lane**—The plan depicts a drive-through with one lane entry, which splits into two lanes for ordering, then merges again for order pickup. There does not appear to be any means of directing drivers regarding entry into the merged lane. We recommend that the applicant provide a means of directing traffic to merge back into the order pickup lane to avoid potential conflicts.

4. **Pedestrian safety**

    a. **Crosswalks**—To provide a safer site layout for pedestrians, we recommend the applicant provide crosswalks at the ingress and egress of the site, and from the north side parking lot to the restaurant entrances.

    b. **Raised crosswalks**—If not using the drive-through lanes, customers wishing to make purchases in the restaurant will have to walk across the drive-through lane to access the restaurant. To improve pedestrian safety, we recommend a raised crosswalk be provided across the drive-through lane near the main entrance of the restaurant.

5. **Landscaping**

    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. **Thornless honey locust**—The plan proposes thornless honey locust trees (*Gleditsia triacanthos var. inermis)* which drop fruit and may not be appropriate adjacent to a parking lot. We suggest that an alternative species be provided on the landscape plan.

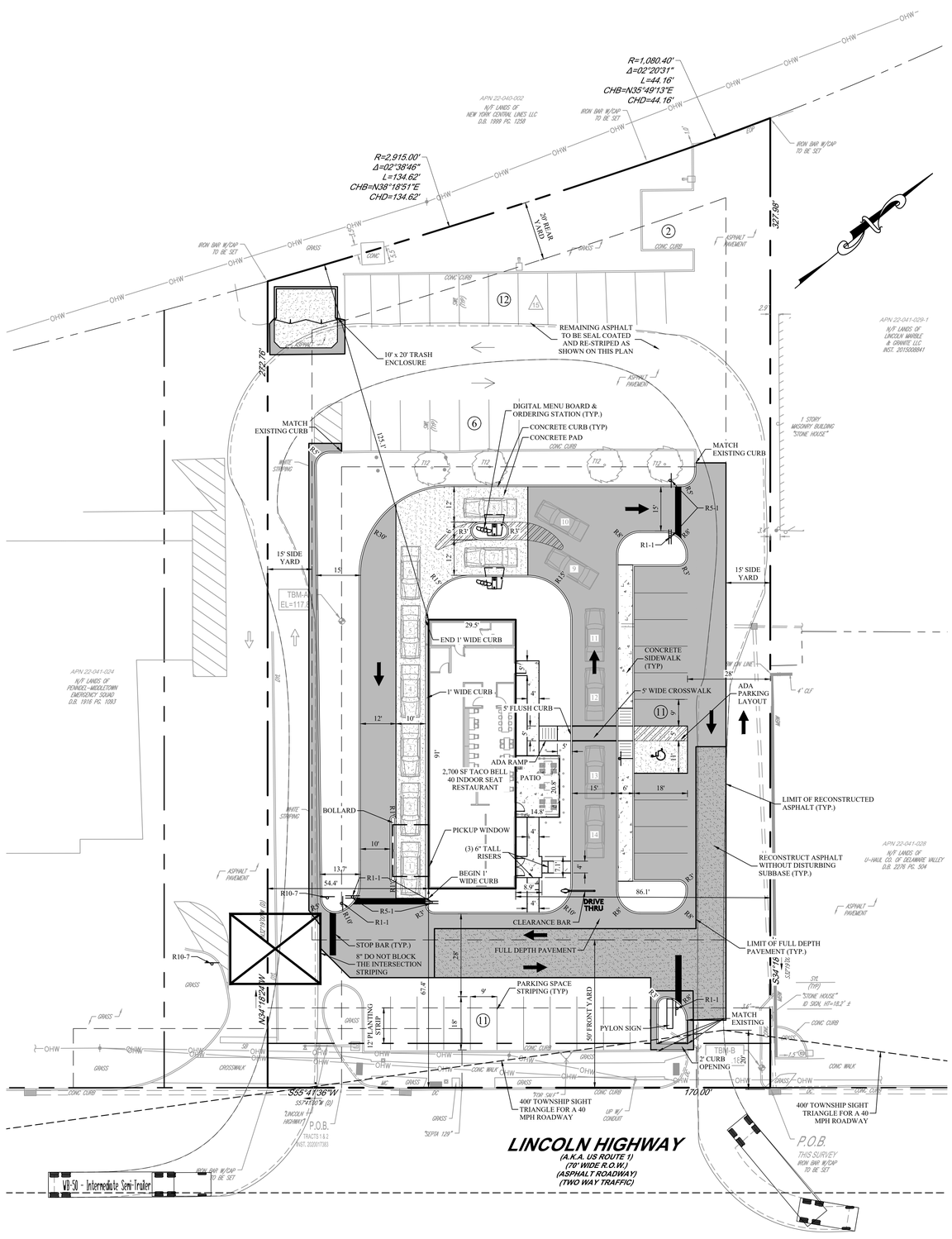
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the PaDEP to determine if an Act 537 Planning Module must be submitted for this proposed land development.

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

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

LYL:emh
25-0167

cc: Winterstar Corporation (via email)
Brian W. Cleary, PE, The Pettit Group, LLC (via email)
Isaac Kessler, PE, Remington & Vernick Engineers, Township Engineer (via email)
Eden Ratliff, Township Manager (via email)
Nick Valla, Assistant Township Manager, Middletown Township (via email)
Jim Ennis, AICP, Zoning Officer (via email)



GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
2. THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
3. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-272-1000.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
6. ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI. OR AS REQUIRED BY THE APPROVAL AUTHORITY.
7. ALL TRENCHES IN PAVEMENT AREAS TO REMAIN ARE TO BE SAW CUT. ALL EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT TO MEET ALL NEW OR RECONSTRUCTED PAVEMENT AREAS.
8. WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWCUT ONE (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.
9. ALL TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PENNDOT STANDARD SPECIFICATIONS.
11. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
12. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS.
13. TRAFFIC ARROWS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS SPECIFICALLY STATED OTHERWISE.
14. A 36" (MIN.) BAND OF RIVER ROCK, WITH METAL EDGING, SHALL BE INSTALLED IN ALL LANDSCAPED AREAS AROUND PERIMETER OF BUILDING (3" AVG. ROCK ON PERMEABLE WEED BARRIER).
15. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY REGARDING THE PLACEMENT OF A MAILBOX.
16. CONTRACTOR SHALL INSTALL AN AIR CONDITIONER CONDENSATE DRAIN ADJACENT TO THE COOLER. CONDENSATE DRAIN SHALL CONNECT TO THE ROOF LEADER SYSTEM.

GENERAL NOTES

1. OWNER
   MID ATLANTIC DINERS, LLC
   3550 MOWRY AVENUE, SUITE 301
   FREMONT, CA 94538
2. APPLICANT:
   WINTERSTAR CORPORATION
   P.O. BOX 429
   CONSHOHOCKEN, PA 19428
3. EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, 640 EAST LINCOLN HIGHWAY, APN 22-041-026, MIDDLETOWN TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA," BY CONTROL POINT ASSOCIATES, INC.
4. APPLICANT SEEKS LAND DEVELOPMENT APPROVAL SO AS TO PERMIT DEMOLITION OF THE EXISTING 3,660± SF DENNY'S RESTAURANT AND CONSTRUCTION OF A NEW 2,700 SF TACO BELL RESTAURANT WITH DRIVE-THROUGH FACILITY AND ASSOCIATED SITE IMPROVEMENTS. STORMWATER FACILITIES WILL CONSIST OF AN UNDERGROUND INFILTRATION/DETENTION BASIN TO MEET THE REQUIREMENTS OF THE STORMWATER ORDINANCE. EROSION AND SEDIMENT CONTROL MEASURES WILL INCLUDE A ROCK CONSTRUCTION ENTRANCE, FILTER SOCK, INLET FILTER BAGS, CONCRETE WASH AREA, AND A TOPSOIL STOCKPILE TO MITIGATE EROSION DURING CONSTRUCTION. THE DEVELOPMENT WILL TAKE APPROXIMATELY 3 MONTHS, AND IT IS ANTICIPATED THAT CONSTRUCTION WILL START IN SPRING/SUMMER 2026.
5. PROPOSED BUILDINGS TO BE SERVICED WITH THE EXISTING SERVICES.
6. NEW UTILITY LINES (GAS, ELECTRIC) ARE PROPOSED TO SERVICE THE BUILDINGS. ALL ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES SHALL BE UNDERGROUND.
7. ELEVATION DATUM IS NAVD88.
8. NO FRESHWATER WETLANDS EXIST ON THIS SITE, AS REFERENCED FROM THE NATIONAL WETLANDS INVENTORY MAP.
9. THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING TO THE MOST RECENT FEMA FIRM MAP NO. 42017C0442J, EFFECTIVE DATE 03/16/15.
10. REQUIRED OUTSIDE AGENCY REVIEW/APPROVALS:
    a. BUCKS COUNTY PLANNING BOARD
    b. BUCKS COUNTY SOIL CONSERVATION DISTRICT
    c. PENNSYLVANIA DEP (SEWER PLANNING)
    d. PENNDOT (PREEMPTION BUTTON INSTALLATION)

GRANTED ZONING RELIEF:

THE FOLLOWING ZONING RELIEF WAS GRANTED BY THE ZONING BOARD AT A MEETING HELD ON MAY 14, 2025.

1. SPECIAL EXCEPTION WAS GRANTED FROM THE FOLLOWING:
   a. §500-1502.D(2) - TO PERMIT A FAST-FOOD RESTAURANT IN THE COMMERCIAL DISTRICT.
2. VARIANCES WERE GRANTED FROM THE FOLLOWING:
   a. §500-2702.D - MINIMUM NUMBER OF PARKING SPACES
      54 REQUIRED; 22 PROPOSED
   b. §500-1503.D - MAXIMUM IMPERVIOUS COVER
      60% PERMITTED; 78.4% PROPOSED
      85.1% EXISTING
   c. §500-2804.A - MINIMUM SIGN SETBACK FROM ULTIMATE R.O.W.
      10' REQUIRED; 5' PROPOSED
      2' EXISTING

IRRIGATION NOTES:

1. LANDSCAPER SHALL INSTALL DRIP IRRIGATION IN BEDS AROUND THE BUILDING.
2. LANDSCAPER SHALL INSTALL SPRAY IRRIGATION IN OUTER BEDS.
3. SYSTEM SHALL HAVE A BACK FLOW PREVENTER AND A RAIN SENSOR.
4. SYSTEM SHALL BE DESIGNED TO RUN ON 1" SERVICE.
5. SYSTEM SHALL RUN DURING OFF HOURS.
6. SYSTEM SHALL BE DESIGNED SO THAT ZONES ARE ADEQUATE FOR A 1.5" WATER SERVICE (MORE ZONES MAY BE REQUIRED).

MIDDLETOWN TOWNSHIP ZONING SCHEDULE

ZONE C - COMMERCIAL DISTRICT

RESTAURANT HAVING DRIVE-IN OR TAKE-OUT IS A PERMITTED AS A SPECIAL EXCEPTION USE §500-1502.D(2)

ITEM	REQUIRED	PROPOSED	ORDINANCE
LOT REQUIREMENTS			
MIN. LOT AREA (SF)	20,000	50,854 (1.167 AC.)	§500-1503.A
MIN. LOT WIDTH (FT)	100	170	§500-1503.B
BUILDING SETBACKS & HEIGHT:			
MIN. FRONT YARD (FT)	50	67.4	§500-1503.F(1)
MIN. SIDE YARD (FT)	15	54.4	§500-1503.F(2)
MIN. REAR YARD (FT)	20	123.3	§500-1503.F(3)
MAX. BLDG HEIGHT (FT)	50	24	§500-1503.E
MAX. BUILDING COVERAGE (%)	30	5.3 (2,700 SF)	§500-1503.C
MAX. IMPERVIOUS COVERAGE (%)	60	**81.6 (41,519 SF)** *	§500-1503.D
SIGNAGE:			
FREESTANDING SIGNS			
MIN. SETBACK FROM ULTIMATE R.O.W. (FT)	10	**5** *	§500-2804.A
MIN. SETBACK FROM SIDE YARD (FT)	20	30	§500-2804.F
MAX. NUMBER OF SIGNS	1	1	§500-2811.B(2)(a)[1]
MAX. SIGN AREA (SF)	90	85	§500-2811.B(2)(b)(a)
MAX. HEIGHT (FT)	24	24	§500-2811.B(2)(b)(a)
FACADE SIGNS			
MAX. NUMBER OF SIGNS PER FAÇADE	1	1	§500-2811.B(3)(a)
MAX. SIGN AREA FOR SIGNS FRONTING A ROAD (SF)	10% FAÇADE OR 100 SF	4.6% OR 19 SF	§500-2811.B(3)(c)
MAX. SIGN AREA FOR ALL OTHER SIGNS (SF)	5% FAÇADE OR 60 SF	1.2% OR 60 SF	§500-2811.B(3)(c)

PARKING REQUIREMENTS

PARKING			
MIN. NUMBER OF SPACES FOR RESTAURANTS	1 PER 50 SF GFA	2,700 SF	§500-2702.D
TOTAL NUMBER OF SPACES	54	**22** **	§500-2702.D

* DENOTES DECREASE IN EXISTING NON-CONFORMING FEATURE

** DENOTES VARIANCE REQUIRED

OWNER'S CERTIFICATE OF INTENT

ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, RESIDING IN PENNSYLVANIA, PERSONALLY APPEARED ROBERT J. NASUTI, WHO ACKNOWLEDGES HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF LANGHORNE INVESTORS, LLC, AND THAT SUCH AUTHORIZED SIGNATORY, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID LIMITED LIABILITY COMPANY IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT SAID LIMITED LIABILITY COMPANY DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

IN WITNESS WHEREOF, SAID LIMITED LIABILITY COMPANY HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS AUTHORIZED SIGNATORY AND THE SAME TO BE ATTESTED BY ITS AUTHORIZED SIGNATORY, THIS _____ DAY OF _____ _____, 20_____.

ATTEST:

LANGHORNE INVESTORS, LLC

_____

ROBERT J. NASUTI, AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND NOTORIAL SEAL THIS

_____ DAY OF _____ 20_____.

_____

(NOTARY PUBLIC)

MY COMMISSION EXPIRES THE _____ DAY OF _____ _____20____.

REQUESTED WAIVERS:

1. SUBMISSION WAIVERS ARE REQUESTED FROM THE FOLLOWING:
   a. §440-303.D(3)(j) - FROM PROVIDING PLANS AND PROFILES OF STORMWATER AND SOIL EROSION MEASURES.
2. DESIGN WAIVERS ARE REQUESTED FROM THE FOLLOWING:
   a. §440-406.G (1) - TO PERMIT THE WATER QUALITY STORM EVENT TO DISCHARGE IN LESS THAN 24 HOURS.
   b. §440-406.M(2) - TO PERMIT 12" STORM PIPES WHERE 15" IS REQUIRED.
   c. §440-406.M(3)(d) - TO PERMIT THE WATER QUALITY STORM EVENT TO DISCHARGE IN LESS THAN 24 HOURS.
   d. §440-417 - FROM PROVIDING STREET TREES.
   e. §440-421.E(16) - TO PERMIT 2 DRIVEWAYS. (EXISTING CONDITION).
   f. §440-421.E(17) - TO PERMIT AN ACCESS DRIVEWAY WITHIN 12' OF A PROPERTY LINE. (EXISTING CONDITION).
   g. §440-421.E(19) - FROM PROVIDING A 30' PARKING SETBACK TO THE ULTIMATE R.O.W. (EXISTING O REMAIN).
   h. §440-421.G - TO PERMIT GRADES IN EXCESS OF 3%. (EXISTING CONDITION).
   i. §440-421.J - FROM PROVIDING AN OFF-STREET LOADING SPACE.

APPROVED BY THE MIDDLETOWN TOWNSHIP PLANNING COMMISSION

_____

MEMBER DATE

_____

MEMBER DATE

REVIEWED BY THE MIDDLETOWN TOWNSHIP ENGINEER.

_____

ENGINEER DATE

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

_____

_____

_____

B.C.P.C NO._____

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUN TY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES CODE. CERTIFIED THIS DATE, _____, 20_____.

_____

EXECUTIVE DIRECTOR DATE

PROFESSIONAL ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS LAND DEVELOPMENT, EXCEPT NOTED IN THE LIST OF APPROVED WAIVERS.

_____

BRIAN W. CLEARY, PE (PE081074) DATE

STORMWATER MANAGEMENT BMP ACKNOWLEDGEMENT

I, ROBERT J. NASUTI, ON THIS DATE _____ ACKNOWLEDGES THAT THE STORMWATER CONTROLS AND BMPs ARE PERMANENT FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER WRITTEN APPROVAL BY THE TOWNSHIP DESIGNEE, UPON RECOMMENDATION OF THE TOWNSHIP ENGINEER.

_____

OWNER/APPLICANT DATE

DRAINAGE PLAN ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE DELAWARE RIVER SOUTH WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE.

_____

BRIAN W. CLEARY, PE (PE081074) DATE

20 0 20 40

SCALE 1" = 20' FEET

THE PETTIT GROUP, LLC
Engineering • Architecture • Planning
497 Center Street • Sewell, NJ 08080
Tel: 856-464-9600 Fax: 856-464-9606
www.pettitgroup.com
Certificate of Authorization No. 24GA28131400

REVISIONS

NO.	DESCRIPTION	DATE

FOR APPROVAL PURPOSES ONLY

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

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY: BWC	JOB NO: 1061-358
DRAWN BY: BWC	DATE: 06/10/25
CHECKED BY: BWC	SCALE: 1" = 20'

TACO BELL

LAND DEVELOPMENT PLANS

640 E LINCOLN HIGHWAY
APN 22-041-026
MIDDLETOWN TOWNSHIP
BUCKS COUNTY, PA

FOR

LANGHORNE INVESTORS, LLC
P.O. BOX 429
CONSHOHOCKEN, PA 19428

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER BRIAN W. CLEARY ENGINEER PE PE081074

BRIAN W. CLEARY, PE
Professional Engineer
Pennsylvania • License # PE081074

SITE PLAN

3 of 9

P:\Projects\1061 Watertoun Crsg\c-SH Langhorne PA\Eng\Construction Drwg\1061-358 Sheet 03 - Site Plan.dwg, 6/10/2025 9:07 AM, Brian Cleary

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: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 21, 2025

Subject: BCPC #13107
Preliminary Plan of Land Development for Saint Mary Medical Center MRI Expansion
TMP #22-4-19-3
Applicant: Saint Mary Hospital
Owner: Same
Plan Dated: May 30, 2025
Date Received: July 1, 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 1,600-square-foot addition to the existing medical center on a 56.89-acre site. Public water and sewer facilities serve the site.

Location: East side of Route 413, between Tollgate Road and Sunny Hill Drive.

Zoning: The RA-2 Residence Agricultural District permits Hospital on lots of 5 acres or more as a special exception. The required minimum lot width is 125 feet, and the permitted maximum impervious surface ratio is 50 percent.

Present Use: Medical center

COMMENTS

1. **Plan information**

   a. **Aerial photograph**—Section 440-303.D.(3)(d) of the subdivision and land development ordinance (SALDO) requires an aerial photograph to be submitted, showing all existing streets and roads adjacent to any part of the tract. The plan submission should include the required aerial photograph.

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

b. **Zoning requirements**—Section 440-303.D.(4)(d) of the SALDO requires that zoning requirements with proposed standards be provided. The zoning data table on Plan Sheet SP-1 should include parking calculations and indicate the total spaces on the site to determine compliance with ordinance requirements.

2. **Landscape Plan**—Section 440-303.D.(4)(e) of the SALDO requires a landscape plan with a plant list and proposed contours to be submitted to the Middletown Township Arbor Commission for review and approval. We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.

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

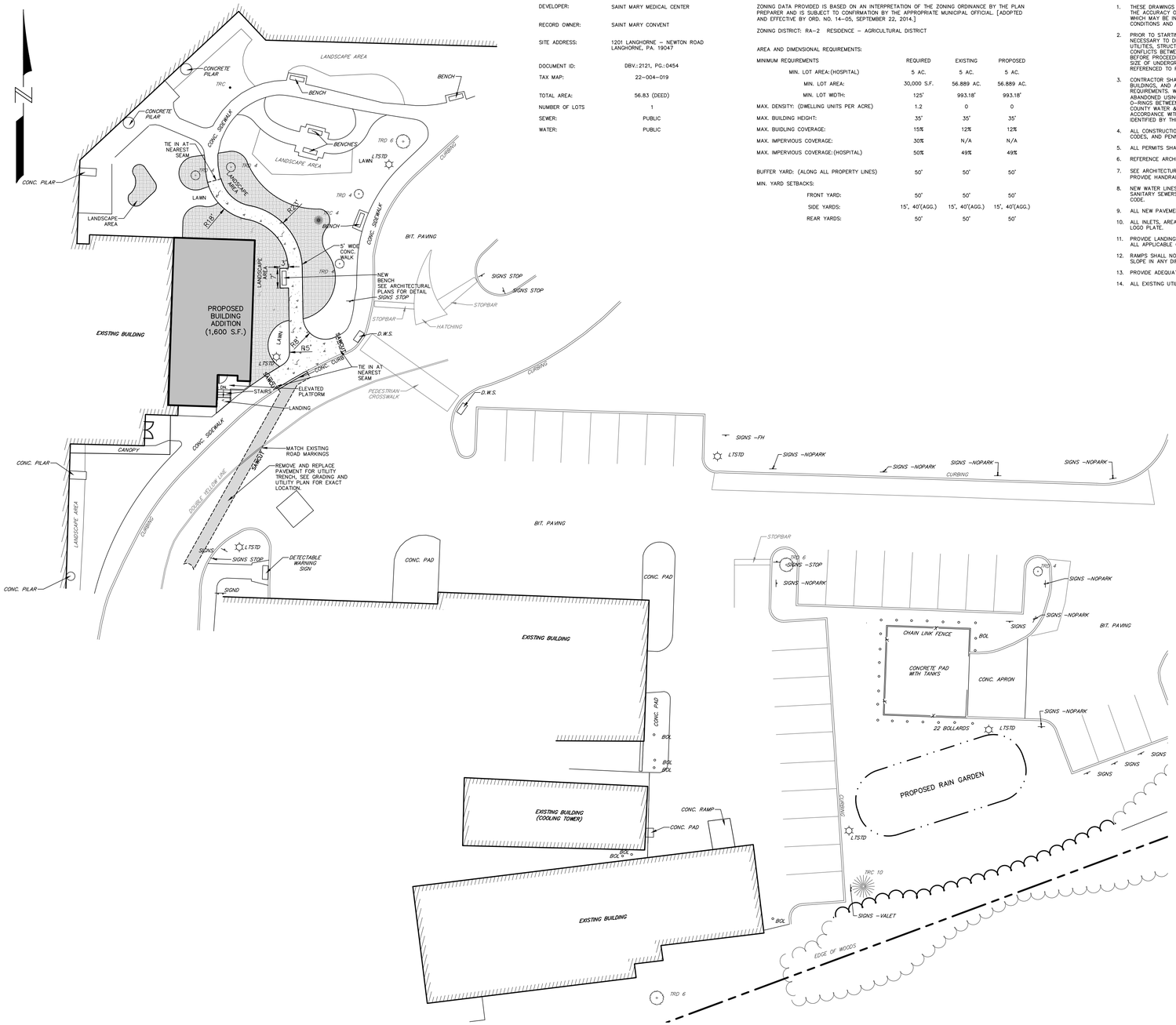
This review will be included in the Bucks County Planning Commission board materials for the August 6, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LYL:emh
25-0183

cc: Mark Hampton, Saint Mary Hospital (via email)
Amanda Sprague, Barry Isett and Associates, Inc. (via email)
Paul Schmoll, Barry Isett and Associates, Inc. (via email)
Isaac Kessler, PE, Remington & Vernick Engineers, Township Engineer (via email)
Eden Ratliff, Township Manager (via email)
Nick Valla, Assistant Township Manager (via email)
Jim Ennis, AICP, Zoning Officer (via email)

24X36



SITE DATA

DEVELOPER:	SAINT MARY MEDICAL CENTER
RECORD OWNER:	SAINT MARY CONVENT
SITE ADDRESS:	1201 LANGHORNE – NEWTON ROAD LANGHORNE, PA. 19047
DOCUMENT ID:	DBV.:2121, PG.:0454
TAX MAP:	22-004-019
TOTAL AREA:	56.83 (DEED)
NUMBER OF LOTS	1
SEWER:	PUBLIC
WATER:	PUBLIC

ZONING DATA

ZONING DATA PROVIDED IS BASED ON AN INTERPRETATION OF THE ZONING ORDINANCE BY THE PLAN PREPARER AND IS SUBJECT TO CONFIRMATION BY THE APPROPRIATE MUNICIPAL OFFICIAL. [ADOPTED AND EFFECTIVE BY ORD. NO. 14-05, SEPTEMBER 22, 2014.]

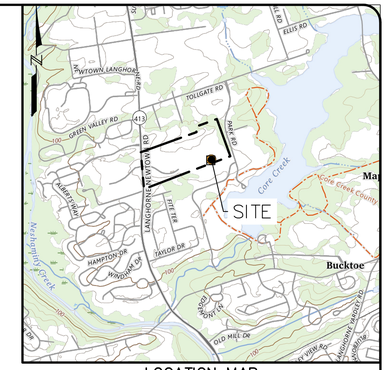
ZONING DISTRICT: RA-2 RESIDENCE – AGRICULTURAL DISTRICT

AREA AND DIMENSIONAL REQUIREMENTS:

MINIMUM REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:(HOSPITAL)	5 AC.	5 AC.	5 AC.
MIN. LOT AREA:	30,000 S.F.	56.889 AC.	56.889 AC.
MIN. LOT WIDTH:	125'	993.18'	993.18'
MAX. DENSITY: (DWELLING UNITS PER ACRE)	1.2	0	0
MAX. BUILDING HEIGHT:	35'	35'	35'
MAX. BUILDING COVERAGE:	15%	12%	12%
MAX. IMPERVIOUS COVERAGE:	30%	N/A	N/A
MAX. IMPERVIOUS COVERAGE:(HOSPITAL)	50%	49%	49%
BUFFER YARD: (ALONG ALL PROPERTY LINES)	50'	50'	50'
MIN. YARD SETBACKS:			
FRONT YARD:	50'	50'	50'
SIDE YARDS:	15', 40'(AGG.)	15', 40'(AGG.)	15', 40'(AGG.)
REAR YARDS:	50'	50'	50'

GENERAL NOTES:

1. THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO STARTING ANY CONSTRUCTION, CONTRACTOR SHALL COORDINATE, FIELD VERIFY, AND EXCAVATE TEST HOLES AS NECESSARY TO DETERMINE ACTUAL LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES WHERE PROPOSED UTILITIES, STRUCTURES OR OTHER WORK WILL CROSS EXISTING UTILITES OR STRUCTURES. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING UTILITIES AND APPURTENANCES AND PROPOSED WORK SHALL BE RESOLVED WITH ENGINEER BEFORE PROCEEDING WITH ANY WORK. PREPARE AND PROVIDE A SKETCH TO ENGINEER LEGIBLY RECORDING TYPE AND SIZE OF UNDERGROUND UTILITIES AND APPURTENANCES AND MEASURED HORIZONTAL AND VERTICAL LOCATIONS REFERENCED TO PERMANENT SITE IMPROVEMENTS.
3. CONTRACTOR SHALL DETERMINE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITY LATERALS SERVING EXISTING BUILDINGS, AND ABANDON THOSE LATERALS IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND REGULATORY AGENCY REQUIREMENTS. WATER LATERALS SHALL BE ABANDONED AT THE MAIN. SANITARY SEWER LATERALS SHALL BE ABANDONED USING LMK'S PERFORMANCE LINER SECTIONAL PROCESS PROVIDING A WATER-TIGHT SEAL WITH HYDROPHILLIC O-RINGS BETWEEN THE LINER AND HOST PIPE AT EACH END. THE INSTALLER SHALL BE APPROVED BY THE BUCKS COUNTY WATER & SEWER AUTHORITY FOR SUCH WORK. PROVIDE TRENCH BACKFILL AND STREET RESTORATION IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS. FOR BUILDINGS WHERE EXISTING LOCATIONS WERE NOT ABLE TO BE IDENTIFIED BY THIS SURVEY, CONTRACTOR SHALL ACCOUNT FOR ALLOWANCES TO COMPLY WITH THIS REQUIREMENT.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWNSHIPS SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS AND CODES, AND PENN D.O.T. PUBLICATION 408.
5. ALL PERMITS SHALL BE OBTAINED PRIOR TO START OF WORK.
6. REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
7. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR STAIR/RAMP DETAILS, WALL DESIGN, AND HANDRAIL/FENCE DETAILS. PROVIDE HANDRAIL AND/OR FENCE AT RAMPS, STEPS, AND WALLS IN ACCORDANCE WITH ALL APPLICABLE CODES.
8. NEW WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITY SPECIFICATIONS FOR SANITARY SEWERS, WATER MAINS AND APPURTENANCES, STANDARD CONSTRUCTION DETAILS, AND TOWNSHIPS PLUMBING CODE.
9. ALL NEW PAVEMENT AND CONCRETE SHALL DRAIN TOWARD AN INLET OR LAWN AREA AT A MINIMUM SLOPE OF 1%.
10. ALL INLETS, AREA DRAINS, AND TRENCH DRAINS SHALL HAVE GRATES DESIGNED FOR MIN. H20 LOADING. PROVIDE TROUT LOGO PLATE.
11. PROVIDE LANDINGS AT ALL DOORS AND AT THE TOP AND BOTTOM OF ALL STEP RUNS AND RAMPS, IN ACCORDANCE WITH ALL APPLICABLE CODES.
12. RAMPS SHALL NOT EXCEED 12:1 SLOPE IN ANY DIRECTION OR 50:1 CROSS SLOPE. LANDINGS SHALL NOT EXCEED 50:1 SLOPE IN ANY DIRECTION.
13. PROVIDE ADEQUATE SLOPE AWAY FROM BUILDINGS IN ACCORDANCE WITH ALL APPLICABLE CODES.
14. ALL EXISTING UTILITY TOPS, RIMS, VALVES, ETC. SHALL BE ADJUSTED TO PROPOSED FINISHED GRADE.



LOCATION MAP

SCALE 1"=2000'
SOURCE: LANGHORNE, QUADRANGLE

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
BUILDING SETBACK		
EASEMENT		
CURBING	DEPRESSED CURB	DEPRESSED CURB
BUILDING	EXIST. BUILDING	PROP. BUILDING
PAVEMENT		
CONCRETE WALKWAY		
SOIL BOUNDARY	ReA MeD	
UTILITY POLE	U.P.	
UNDERGROUND ELECTRIC	U/E	U/E
UNDERGROUND UNKNOWN UTILITY	UNK	
WATER MAIN & VALVE	W.V. W	W.V. W
CURB STOP	C.S.	C.S.
FIRE HYDRANT	F.H.	F.H.
GAS MAIN & VALVE	G.V. G	G.V. G
SANITARY LINE, MANHOLE, & CLEANOUT	SAN. MH SAN CO	PROP. MH SAN C.O.
STORM LINE, MANHOLE, & INLET	STORM MH INLET	PROP. MH PROP. INLET
CHAIN-LINK FENCE	CHAIN-LINK FENCE	CHAIN-LINK FENCE
SIGN		
DECIDUOUS TREE	6" MAPLE	1 AR
EVERGREEN TREE	6" PINE	1 PS
CONTOUR	590	590
SPOT ELEVATION	590.53	590.53
EDGE OF PAVEMENT	E.O.P.	E.O.P.
EDGE OF CARTWAY	E.O.C.	E.O.C.
BITUMINOUS	BIT.	BIT.
TYPICAL	(TYP.)	(TYP.)
DETECTABLE WARNING SURFACE	DWS	
PROPERTY CORNER (MONUMENT AS NOTED)		
TO BE REMOVED		(T.B.R.)
TO REMAIN		(REM.)
TO BE REPLACED		(REP.)
RELOCATE		(REL.)
FINISHED FLOOR		F.F.
DOOR SILL		D.S.

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

GRAPHIC SCALE
1 IN = 20 FT
0' 20' 40' 60'

811 Know what's below. Call before you dig.
SITE SERIAL #20250803944-000

REVISIONS	DATE	BY

267.454.2260
barryisett.com
2325 Heritage Ctr. Drive
Suite 315
Furlong, PA 18925
BARRY ISETT & associates INC
MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS

SITE DEVELOPMENT PLAN
SMMC MRI EXPANSION
SAINT MARY MEDICAL CENTER
MIDDLETOWN TOWNSHIP
BUCKS COUNTY, PA

DATE: 5/30/2025	DSGN: CRS
SCALE: 1"=20'	CHK: PTS
DRAWN: MTG	APPRD: PTS
JOB: 1026825.000	P MGR: PTS

COPYRIGHT 2025

SHEET: 2 of 8

SP-1

FILENAME: C:\Users\mgunter\DC\ACCDocs\Barry Isett and Associates\1026825.000_SMMC_Electrical_Upgrade_and_MRI_Expand\Project Files\Civil_Prod\MRI_Unit\02_SITE\SP-1.dwg - July 1, 2025 8:51 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: Milford Township Board of Supervisors
Milford Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 11, 2025

Subject: BCPC #13096
Preliminary Plan of Land Development for Last Chance Ranch
TMPs #23-21-52-5; 23-21-53
Applicant: Last Chance Ranch Inc.
Owner: Same
Plan Dated: June 2, 2025
Date Received: June 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: Consolidate TMPs #23-21-52-5 and 23-21-53 to create a 43.67-acre site. Construct a 9,320-square-foot office/kennel, a 23,200-square-foot barn, a 20,000-square-foot outdoor arena, a 4,800-square-foot manure shed, a 960-square-foot equipment shed, several shelters consisting of a total of 11,688 square feet, and several coops consisting of a total of 300 square feet. Three rain garden stormwater management facilities are proposed for the site. The site is intended to be served by individual on-lot water and public sewage services.

Location: Along the western side of Allentown Road, approximately 1,000 feet north of its intersection with Camp Rock Hill Road.

Zoning: The RA Rural Agricultural District permits Use A3 Intensive Agriculture by right and Use A6 Commercial Kennel by conditional use with a minimum lot area of 10 acres, a minimum lot width of 200 feet, and a maximum impervious ratio of 20 percent for Use A3 Intensive Agriculture and 3 percent for Use A6 Commercial Kennel.

The plan indicates a conditional use was approved by the township on June 4, 2024, to allow a commercial kennel use on TMPs #23-21-52-5 and 23-21-53.

Present Use: Agriculture, commercial

COMMENTS

1. **Requested waivers**—The correspondence from Mease Engineering, PC, dated June 2, 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*

Sections 505, 516.b., 519, 604.d., 608, and 609
from providing roadway improvements, curbs, and sidewalks along Allentown Road; the application states the property is located near a high point in the road and curbs and sidewalks are not characteristic of this area of the township

Sections 512.k.8.
to permit the use of HDPE pipe; the application states the basin will be privately owned

Sections 512.i.1.(b) and 512.i.1.(c)
to permit the use of HDPE pipe with a minimum size of 15 inches; the application states the storm sewer will be privately owned and the pipes have adequate capacity

Section 701.e.2.
from locating all features within 400 feet of the property; the application states an aerial plan has been submitted to show existing features within 1,000 feet of the property

The final plan should note all granted waivers.

2. **Transportation impact study**—Section 701.h.17. of the SALDO requires a transportation impact study be included with a plan submission if the proposed subdivision or land development will result in traffic generation of 100 or more trips per day. The township should determine if the submittal of a transportation impact study is necessary for this proposed development.

3. **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 indicated on the plan and shall adhere to Section 512 of the SALDO for tree protection standards.

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 August 6, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

B-EK:emh
25-0152

cc: Last Chance Ranch Inc. (via email)
Tyler Freed, PE, Mease Engineering, PC (via email)
Todd Baldwin, PE, Andersen Engineering Associates, Inc., Township Engineer (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer & Office Manager (via email)
Matthew Walters, QAPC (via email)

SIGNATURE BLOCKS

To all whom these presents may come I, _____, send greetings. Know ye that I have laid out upon my land situate in Milford Township, Bucks County, Commonwealth of Pennsylvania, certain lots and streets according to the accompanying plan which is herewith intended to be recorded. Witness my hand and seal this _____ day of _____, 20___.

_____
23-21-52-5 & 23-21-53 (Last Chance Ranch Inc.)

Commonwealth of Pennsylvania, County of Bucks County
On the _____ day of _____ 20___, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared

_____
Owner

who acknowledged this plan to be the official plan of property shown thereon, situate in the Township of Milford, County of Bucks, Commonwealth of Pennsylvania, and desired that this plan be recorded according to law.

Notary Public _____

My Commission Expires on the _____ day of _____ 20___.

Reviewed by the Milford Township Engineer this _____ day of _____, 20___.

_____
Township Engineer's Signature

Approved by the Milford Township Planning Commission this _____ day of _____, 20___.

_____
MTPC Signature

Approved by the Milford Township Board of Supervisors this _____ day of _____, 20___.

_____ _____ _____
Supervisor Supervisor Supervisor

BCPC No. _____
Certified by the Executive Director of the Bucks County Planning Commission this _____ day of _____, 20___.

_____
BCPC Signature

Recorded in the office for the recording of deeds in and for the County of Bucks, at Doylestown, Pennsylvania
Recorded _____ 20___, Plan Book _____ Page _____.

NOTES

1. The property lines are based on a field survey performed by Mease Engineering, P.C. in 2024.
2. Site features and topography in the area of proposed construction are based on a field survey performed in January 2023, October and December 2024, and May 2025.
3. A wetlands delineation was perm formed by VW Consultants, LLC in October 2024.
4. The site benchmark is a rebar found at the northeasterly interior corner.
5. The contractor is responsible for contacting "PA ONE CALL" (1-800-242-1776) for location of all underground lines at least one week prior to the beginning of construction.
6. 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 the requirements of the Pennsylvania Legislative Act Number 38, contractors must verify location and depth of all underground utilities and facilities prior to start of work.
7. All construction shall be performed in accordance with PennDOT specifications, publication 408 standards, and Milford Township building and construction standards, as applicable.
8. All new utility services shall be run underground from existing overhead services.
9. A conditional use was approved by Milford Township on the 4th of June 2024 allowing for a commercial kennel use on tax parcels 23-21-52-5 and 23-21-53.

SURVEYOR'S CERTIFICATION

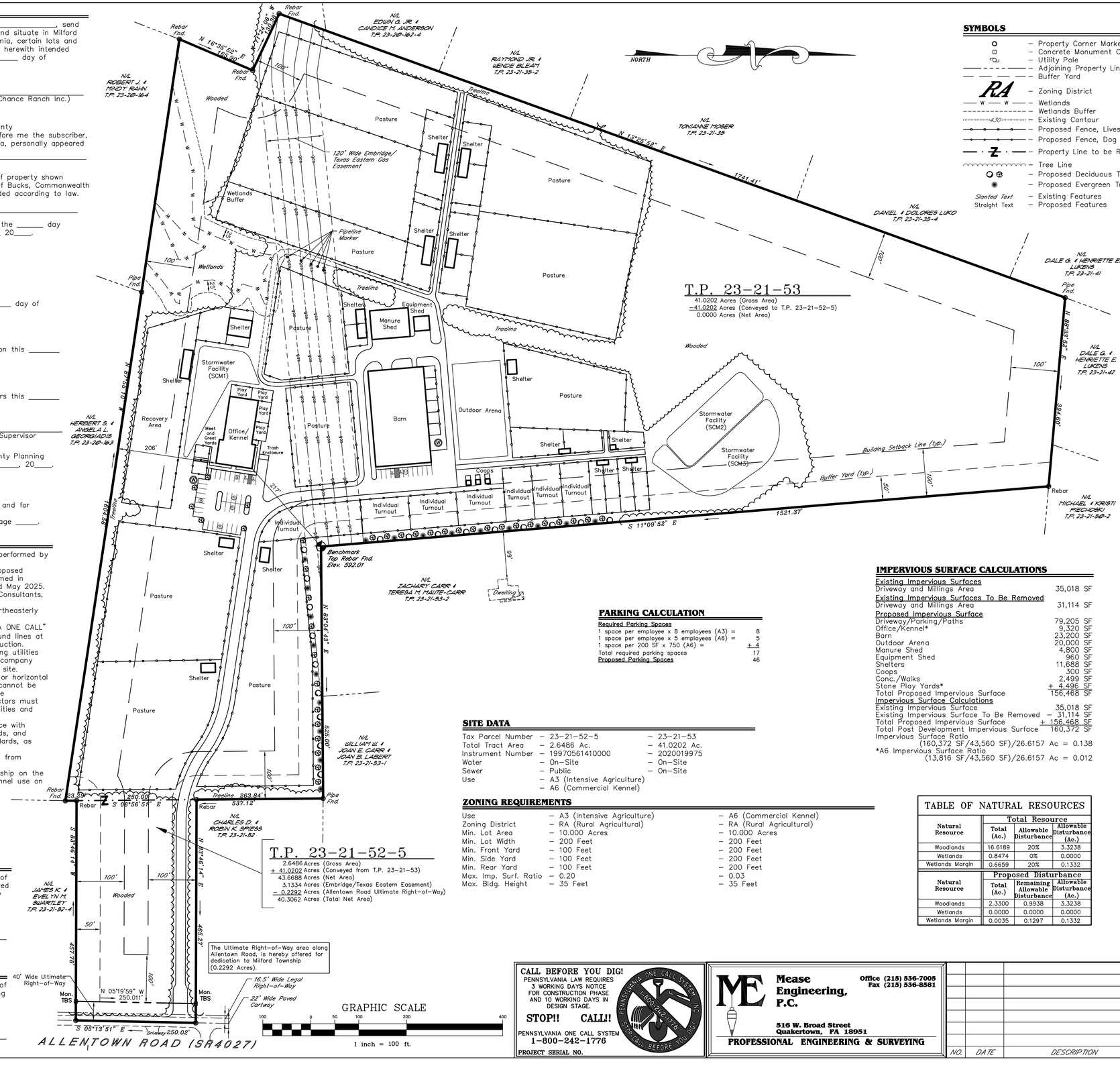
I, being a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan, prepared from a field survey, correctly represents the property boundary of the proposed land development, to the best of my knowledge.

_____
Registered Surveyor
Registration No._____

ENGINEER'S CERTIFICATION

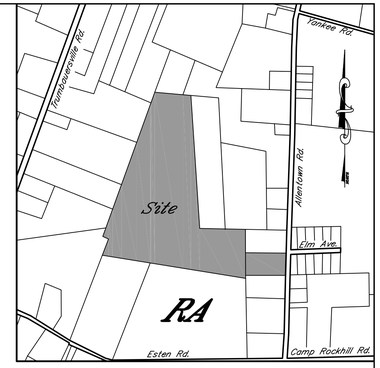
I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

_____
Registered Engineer
Registration No._____



SYMBOLS

- Property Corner Marker
- Concrete Monument Corner Marker
- Utility Pole
- Adjoining Property Line (Approx.)
- Buffer Yard
- RA – Zoning District
- Wetlands
- Wetlands Buffer
- Existing Contour
- Proposed Fence, Livestock Areas
- Proposed Fence, Dog Areas
- Property Line to be Removed
- Tree Line
- Proposed Deciduous Tree
- Proposed Evergreen Tree
- *Slanted Text* – Existing Features
- Straight Text – Proposed Features



LOCATION MAP
1" = 800'
800 0 400 800
GRAPHIC SCALE

SITE CAPACITY CALCULATIONS

a. Base Site Area:			
Site Area			43.6688
Electric Easement			3.1334
Road R/W			- 0.2292
Base Site Area			40.3062
b. Land w/Resource Restrictions and Resource Protection Land			
Resource	Open Space Ratio	Acres of Land in Resources	Resource Protection Land (Acres x Open Space Ratio)
Flood Plains	1.00	–	–
Flood Plain Soils	1.00	–	–
Steep Slopes:			
8 – 15%	0.60	–	–
15 – 25%	0.70	–	–
25% or more	0.85	–	–
Woodlands	0.80	15.8921	12.7137
Lakes and Ponds	1.00	–	–
Lake Shore Areas	0.70	–	–
Pond Shore Areas	0.80	–	–
Watercourses	1.00	–	–
Wetlands	1.00	0.8474	0.8474
Wetland Margins	0.80	0.1617	0.1294
Land w/Resource Restrictions		16.9012	
Resource Protection Land			13.6905
c. Recreation Land			
Base Site Area			40.3062
Subtract Land W/ Resource Restrictions			- 13.6905
Remainder			26.6157
Multiply by 1/3 Min. Open Space Ratio			x 0.00
Recreation Land			0.00
d. Combine Resource Protection Land and Recreation Land			
Resource Protection Land			13.6905
Add Recreation Land			+ 0.00
Resource Protection and Recreation Land			13.6905
e. Standard Minimum Open Space			
Base Site Area			40.3062
Multiply by Open Space Ratio			x 0.00
Standard Minimum Open Space			0.00
f. Required Open Space			
The required open space is the resource protection and recreation land or the standard minimum open space, whichever is greater.			13.6905
g. Unusable Land			
Resource Protection and Recreation Land			13.6905
Subtract Standard Minimum Open Space			- 0.00
Unusable Land			13.6905
h. Net Buildable Site Area:			
Base Site Area			40.3062
Subtract Unusable Land			- 13.6905
Net Buildable Site Area			26.6157
i. Number of Dwelling Units:			
B1 Single-Family Detached			
Net Buildable Site Area			–
Multiply by Maximum Density			–
Number of Dwelling Units			–
j. Impervious Surfaces:			
Net Buildable Site Area			26.6157
Multiply Max. Imp. Surface Ratio			x 0.20
Max. Impervious Surfaces			5.3231
k. Buildable Portion of the Site			
Base Site Area			40.3062
Subtract Required Open Space			- 13.6905
Buildable Portion of the Site			26.6157
l. Site Capacity Summary			
Net Buildable Site Area (h)			26.6157
Maximum Number of Dwelling Units (i)			
B1 Single-Family Detached			–
Maximum Impervious Surfaces (j)			5.3231
Required Open Space (f)			0.00

IMPERVIOUS SURFACE CALCULATIONS

Existing Impervious Surfaces	
Driveway and Millings Area	35,018 SF
Existing Impervious Surfaces To Be Removed	
Driveway and Millings Area	31,114 SF
Proposed Impervious Surface	
Driveway/Parking/Paths	79,205 SF
Office/Kennel*	9,320 SF
Barn	23,200 SF
Outdoor Arena	20,000 SF
Manure Shed	4,800 SF
Equipment Shed	960 SF
Shelters	11,688 SF
Coops	300 SF
Conc./Walks	2,499 SF
Stone/ Play Yards*	+ 4,496 SF
Total Proposed Impervious Surface	156,468 SF
Impervious Surface Calculations	
Existing Impervious Surface	35,018 SF
Existing Impervious Surface To Be Removed	- 31,114 SF
Total Proposed Impervious Surface	+ 156,468 SF
Total Post Development Impervious Surface	160,372 SF
Impervious Surface Ratio	(160,372 SF/43,560 SF)/26.6157 Ac = 0.138
*A6 Impervious Surface Ratio	(13,816 SF/43,560 SF)/26.6157 Ac = 0.012

PARKING CALCULATION

Required Parking Spaces	
1 space per employee x 8 employees (A3) =	8
1 space per employee x 5 employees (A6) =	5
1 space per 200 SF x 750 (A6) =	+ 4
Total required parking spaces	17
Proposed Parking Spaces	46

SITE DATA

Tax Parcel Number	– 23-21-52-5	– 23-21-53
Total Tract Area	– 2.6486 Ac.	– 41.0202 Ac.
Instrument Number	– 19970561410000	– 2020019975
Water	– On-Site	– On-Site
Sewer	– Public	– On-Site
Use	– A3 (Intensive Agriculture) – A6 (Commercial Kennel)	

ZONING REQUIREMENTS

Use	– A3 (Intensive Agriculture)	– A6 (Commercial Kennel)
Zoning District	– RA (Rural Agricultural)	– RA (Rural Agricultural)
Min. Lot Area	– 10.000 Acres	– 10.000 Acres
Min. Lot Width	– 200 Feet	– 200 Feet
Min. Front Yard	– 100 Feet	– 200 Feet
Min. Side Yard	– 100 Feet	– 200 Feet
Min. Rear Yard	– 100 Feet	– 200 Feet
Max. Imp. Surf. Ratio	– 0.20	– 0.03
Max. Bldg. Height	– 35 Feet	– 35 Feet

TABLE OF NATURAL RESOURCES

Natural Resource	Total Resource Total (Ac.)	Allowable Disturbance	Allowable Disturbance (Ac.)
Woodlands	16.6189	20%	3.3238
Wetlands	0.8474	0%	0.0000
Wetlands Margin	0.6659	20%	0.1332
Natural Resource	**Proposed Disturbance Total (Ac.)**	**Remaining Allowable Disturbance**	**Allowable Disturbance (Ac.)**
Woodlands	2.3300	0.9938	3.3238
Wetlands	0.0000	0.0000	0.0000
Wetlands Margin	0.0035	0.1297	0.1332

PROJECT PLAN INDEX

SHEET NO.	TITLE
1	Record Plan
2	Existing Features Plan
3	Aerial Plan
4	Grading, Lighting & Landscape Plan
5	Construction Details
6	Erosion & Sedimentation Control Plan
7	Erosion & Sedimentation Control Details
8	Post-Construction Stormwater Management Plan
9	Post-Construction Stormwater Management Details
10	Post-Construction Stormwater Management Profiles
11	Pre Watershed Map
12	Post Watershed Map

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 1-800-242-1776
PROJECT SERIAL NO.

Mease Engineering, P.C.
Office (215) 536-7005
Fax (215) 536-8581
516 W. Broad Street
Quakertown, PA 18951
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

LAST CHANCE RANCH LAND DEVELOPMENT PLAN

Milford Township, Bucks County, Pennsylvania

SCALE: 1" = 100'	Site Address: Allentown Road Quakertown, PA 18951	DRAWN BY: FKM
DATE: 2 Jun. '25		FILE: 23121201
OWNERS OF RECORD:	Last Chance Ranch Inc. 9 Beck Road Quakertown, PA 18951	
Record Plan		SHEET 1 of 12

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

MEMORANDUM

To: Newtown Township Board of Supervisors
Newtown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 26, 2025

Subject: BCPC #12822
Preliminary Plan of Subdivision for 473 Lower Dolington Road
TMP #29-10-67-1
Applicant: DeLuca Construction at Glengarry LLC
Owner: Same
Plan Dated: May 30, 2025
Date Received: June 9, 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 10.65-acre parcel into three single-family detached lots consisting of 3.83 acres (Lot A), 2.63 acres (Lot B), and 3.00 acres (Lot C). The plan identifies 0.54 acres of open space as part of proposed Lot B. An existing house and outbuildings are intended to remain on Lot B. A single-family dwelling is proposed on each of the remaining two lots, which are currently farmland. Public water and sewer facilities are proposed to serve the development.

Location: North side of Lower Dolington Road, directly northwest of the intersection of Lower Dolington Road and Silver Lake Road.

Zoning: The CM Conservation Management District permits Use B-1 Single-family detached dwelling on a minimum gross site area of 3 acres and a minimum lot area of 1 acre, subject to a maximum gross density of 0.33 dwelling units per acre. For each subdivided lot that is less than 3 acres, an area equal to the remainder of 3 acres shall remain as contiguous open space.

According to plan notes and related correspondence, at their December 5, 2024, meeting, the Newtown Township Zoning Hearing Board granted a variance to permit a maximum agricultural soils disturbance of 60 percent, whereas a maximum disturbance of 25 percent is otherwise permitted for a B-1 use in the CM District.

Present Use: Residential and agricultural

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

COMMENTS

We reviewed a sketch plan submission for this site in December of 2022 (BCPC #12822, dated December 28, 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. **Existing trees**

   a. **Tree removal permit**—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 demolition plan shows the proposed removal of two trees with calipers greater than 10 inches.

   b. **Tree protection**—The demolition plan shows tree protection fencing around a portion of a large tree intended to remain on the site. We recommend the plan be revised to show the tree protection fencing around the entire tree, to ensure earth disturbance and construction equipment will not intrude into the tree protection zone of the tree.

2. **Lot access**—Proposed Road A accesses Lower Dolington Road and provides access to all three lots. The plan should indicate who would own the designated right-of-way area and who would be responsible for the maintenance of land and the proposed roadway within this right-of-way.

   The proposed 50-foot-wide right-of-way suggests that the applicant may intend for the shared driveway to be considered a street. We note that township street standards for right-of-way, paving width, drainage, curbs, and gutters found in Sections 22-504.16. and 22-504.17. of the subdivision and land development ordinance (SALDO) must be met. Per Section 22-504.17.B. of the SALDO, a local street shall have a right-of-way of 50 feet and a minimum cartway width of 30 feet. The plan proposes a 50-foot-wide right-of-way, but only a 22-foot-wide cartway ending without a turnaround, and without curbs. Also, dead-end streets are prohibited unless designed as a temporary or permanent cul-de-sac (Section 22-504.11 of the SALDO).

3. **Open space**

   a. **Open space on fee-simple lots**—Section 401.B. of the zoning ordinance requires that 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 open space. The Zoning Table on Sheet 5 indicates compliance with this requirement by delineating open space on a portion of Lot 2. Per Section 1005.C.2.3. of the zoning ordinance, to ensure continued preservation of the open space, the township should ensure that open space areas are placed in easements and written into the deed for the lot.

   b. **Delineation of open space**—In order to clearly identify the boundary line between the usable lot area and the open space, we suggest that visual markers (e.g., landscaping, fencing, or posts located at the corners of the boundary lines that correspond to the limits of the open space/easement areas) be provided onsite. This will provide future property owners with a visual reference to the limits of their property if they choose to improve their property in the future.

4. **Pedestrian considerations**

   a. **Sidewalks**—Section 22-517.1. of the SALDO requires sidewalks to be provided along both sides of all public streets.

b. **Trails**—We note that a shared-use trail is in development along the southern side of Lower Dolington Road, between Yorkshire Drive and Upper Silver Lake Road. This shared-use trail is intended to cross Lower Dolington Road at its intersection with Upper Silver Lake Road, where it will continue eastward along the northern side of Lower Dolington Road/Twining Road. We recommend that the applicant construct a shared-use trail along the site's frontage on Lower Dolington Road as well as a crosswalk at the western end of the intersection of Lower Dolington and Upper Silver Lake Roads. This would provide continuity to the pedestrian network and facilitate a safe pedestrian crossing. This trail alignment is referenced within the *Newtown to the Delaware and Lehigh Canal Trail Feasibility* Study completed in June of 2022.

   If construction of a trail segment is not feasible through this land development process, we recommend the township work with the applicant to obtain a trail easement for the development of a trail along this corridor at a future date.

5. **Park and recreation land**—Sections 22-1203 and 22-1206 of the SALDO require dedication of land suitable for park or recreation use or a fee in lieu. The plan should indicate how this requirement will be met.

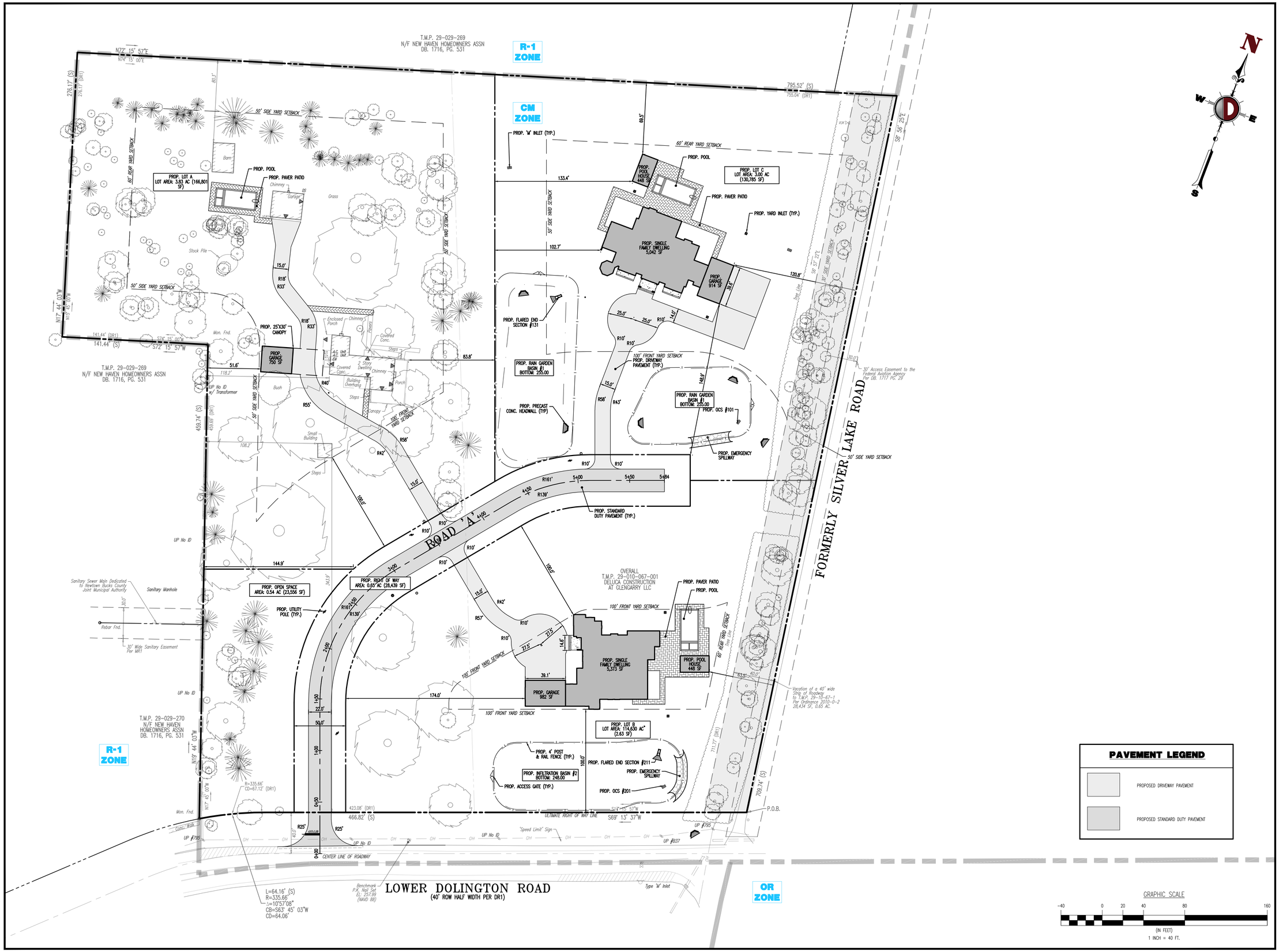
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

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

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

LMW:emh
25-0154

cc: DeLuca Construction at Glengarry, LLC (via email)
Justin Geonnotti, PE, Dynamic Engineering Consultants, P.C. (via email)
Thomas Newman, Dynamic Engineering Consultants, P.C. (via email)
Mia Tomlinson, Dynamic Engineering Consultants, P.C. (via email)
Kevin Sookhu, Dynamic Engineering Consultants, P.C. (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)



PAVEMENT LEGEND

- PROPOSED DRIVEWAY PAVEMENT
- PROPOSED STANDARD DUTY PAVEMENT

GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)
1 INCH = 40 FT.

REV.	DATE	COMMENTS	BY

THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: AJW | DESIGNED BY: DCR | CHECKED BY: JAG | CHECKED BY: —

PROJECT: **DELUCA CONSTRUCTION AT GLENGARRY LLC**
PROPOSED SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION
PARCEL NO. 29-010-067-001
473 LOWER DOLINGTON ROAD (TR-339)
TOWNSHIP OF NEWTOWN
BUCKS COUNTY, PENNSYLVANIA

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JUSTIN A. GEONNOTTI
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 080629

THOMAS NEWMAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 091742

TITLE: **SITE PLAN**

SCALE: (H) 1"=40' (V) | DATE: 05/30/2025
PROJECT No: 4709-24-01062

SHEET No: 6 OF 27 | Rev. #: 0

Plotted: 05/30/25 — 1:49 PM, By: izheng
File: P:\despc projects\4709 deluca construction\24-01062 newtown - lower dolington rd\Dwg\4 Land Dev Plans\047092401062SS0.dwg, ----> 06 SITE PLAN

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

PLANNING COMMISSION:
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 Board of Supervisors
Newtown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 10, 2025

Subject: BCPC #13100
Sketch Plan of Land Development for Holy Family University Garden Apartments
TMP #29-10-75-1
Applicant: Holy Family University
Owner: Same
Plan Dated: July 8, 2024
Date Received: June 10, 2025

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

GENERAL INFORMATION

Proposal: Construct 12 residential buildings with a total of 288 garden-style walk-up multifamily units and a 5,300-square-foot clubhouse on a portion of a 70-acre site. The plan indicates approximately 500 parking spaces are proposed. The plan identifies an existing 4.01-acre active recreation easement in the southwest corner of the site. Public water and sewer facilities are intended to serve the development.

Location: South of the Newtown Bypass (Route 332), along the eastern and southeastern sides of Campus Drive. The site abuts Lower Makefield Township to the east and Middletown Township to the south.

Zoning: The OR Office Research District permits uses such as office, research, single-family detached dwelling, and municipal building by right on a minimum lot area of 15 acres with a maximum impervious surface ratio of 50 percent. Garden apartments are not a permitted use in this district.

Present Use: Institutional and vacant

COMMENTS

Proposed residential use—As noted in the zoning description above, Use B-10 Garden Apartment is not a permitted use in the OR Office Research District (Section 501 of the zoning ordinance.) The only

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

residential use permitted in the OR District is Use B-1 Single-family detached dwelling, subject to the area and dimensional requirements for single-family detached lots in the CM Conservation Management District. The proposal, as submitted, cannot be approved based on the existing zoning regulations.

If this use issue is resolved, we offer the following comments for the township board of supervisors to consider:

1. **Master Plan Study**—A notation on the sketch plan states the site design and layout have been prepared by Sitio Architecture & Urbanism within a Master Plan Study (Exhibit E), dated March 14, 2025. Our office did not receive the referenced Master Plan Study, or any additional information other than the one-sheet sketch plan dated July 8, 2024; therefore, we cannot comment on the study.

2. **Use B-10 Garden Apartment**—Section 803.B.B-10. of the zoning ordinance includes use regulations for garden apartments. If the zoning issue is resolved and garden apartments are permitted, future plan submissions should indicate compliance with the following use regulations:

   - the maximum length of a garden apartment building shall be 120 feet
   - garden apartments shall be arranged in groups or clusters and not in long rows parallel to street lines
   - to create architectural interest in the layout and character of housing fronting streets, variations in setbacks, materials, and design shall be encouraged, and at a minimum, a 6-foot variation in setback shall occur at least every 40 feet

3. **Plan information**—The sketch plan does not include a zoning table listing the applicable zoning district regulations and compliance with the required area, dimensional, and bulk requirements. Future plan submissions should provide this information to ensure compliance with applicable district requirements.

   Also, we note that while the plan includes notations identifying certain site features, there is no legend to identify all the symbols and shadings shown on the plan.

4. **Site capacity calculations**—Section 902.A. of the zoning ordinance requires that site capacity calculations shall be submitted with all sketch and preliminary plans for subdivision, land development, or building permits. Complete site capacity calculations, as outlined in Section 902.B. of the zoning ordinance, should be provided.

5. **Natural resources**—The plan identifies woodlands, wetlands, floodplain, and possible waterways on the site. Site information and site capacity calculations will have to be verified to ensure compliance with the natural resource protection requirements of Sections 902 and 903 of the zoning ordinance.

6. **Removal of existing trees**—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 development will cause the removal of existing trees on the site. A tree inventory noting tree species and sizes should be provided to the township to help ensure compliance with this zoning ordinance requirement.

7. **Buffer yards**—Section 1003.B. of the zoning ordinance and Section 22-531.1. of the subdivision and land development ordinance (SALDO) require buffer yards and screening between two different land uses. The proposed residential development borders agricultural, institutional, and manufacturing

land uses. The zoning ordinance also requires screening of off-street parking areas. Future submissions should indicate compliance with ordinance buffer requirements.

8. **Transportation**

   a. **Traffic impact study (TIS)**—Section 22-402.5.C. of the SALDO states that a TIS shall be submitted for all residential land developments consisting of 50 or more dwelling units. A TIS, determining the impacts of the proposed development on the existing access point to Route 332, will be required to be submitted with the preliminary plan.

   b. **Roadway improvements**—Section 1001.F.3. of the zoning ordinance states that in any case where a development for apartments abuts a state or municipal highway, all streets in the vicinity of the development shall be adequate to serve probable increases in traffic, volume, and adequate deceleration lanes and similar facilities shall be provided as required by the township. This requirement should be addressed in the TIS and on future plans.

9. **Pedestrian considerations**

   a. **Sidewalks along access road**—Section 22-517.1. of the SALDO requires sidewalks along both sides of all public streets and along at least one side of each private street or lane. Future plans should show sidewalks along all access roads through the site.

   b. **Pedestrian circulation**—Section 22-517.5. of the SALDO requires on-site sidewalks for convenience and access to all dwelling units and other principal buildings designed for human occupancy from streets, driveways, parking areas or garages, and for convenient circulation and access to all project facilities. We recommend that sidewalks be provided to connect the proposed clubhouse with other sidewalks in the development, so a complete on-site sidewalk network is created.

   c. **Trails/pedestrian connections**—We recommend the township work with the applicant to install a trail connection or get an easement for a future trail connection to Core Creek Park from this proposed development. By making such a connection, there would be a delineated route linking Silver Lake Park to Core Creek Park.

10. **Parking**

   a. **Amount of required parking**—Section 803.B.B-10.4. of the zoning ordinance requires three parking spaces per residential unit for garden apartments. The plan delineates a total of 493 parking spaces for the residential units which calculates to 1.711 spaces per dwelling. The Delaware Valley Regional Planning Commission (DVRPC) has published guidance for understanding the parking needs for multifamily development. The study concludes that newer constructed market-rate apartments are marketed as luxury residences and offer rich amenity packages. Such developments generate fewer school-age children than other housing types, as their residents include young adults, empty nesters, and singles. Multifamily residents also travel less and own fewer cars than their single peers; as such, DVRPC recommends not exceeding a parking ratio of 1.40 spaces per unit for multifamily housing.

   b. **Dead end parking areas**—Section 1001.B.6. of the zoning ordinance and Section 514.10. of the SALDO require that all dead-end parking areas shall be designed to provide sufficient area for backing and turning movements from the end stalls of the parking area. While the parking lots along each building do provide sufficient space for backing and turning movements for vehicles

parked in the end stalls, it is not clear how vehicles entering these parking areas will be able to turn around if all the parking spaces are occupied.

c. **Distance between parking and building**—Section 22-514.9. of the SALDO requires that the edge of any parking area shall not be closer than 20 feet to the outside wall of the nearest building. Future plans should indicate compliance with this requirement.

d. **Planting strips**—Section 1001.F.6.c. of the zoning ordinance states that parking areas of a 20-vehicle width shall be separated from one another by planting strips not less than 10 feet in width. Also, Section 22-514.4. of the SALDO requires that pedestrian crosswalks and refuge islands shall be provided at intervals not exceeding 200 feet along the length of each parking area. The plan shows several rows of parking that exceed 20 cars in length.

e. **Accessible (handicapped) parking spaces**—Future plan submissions should indicate accessible parking spaces in compliance with the Americans with Disabilities (ADA) Accessibility Standards. According to ADA standards for apartment buildings, one accessible parking space is required for every 25 regular parking spaces.

f. **Electric vehicle charging station stations**—We recommend that this proposal include some parking spaces designated for electric vehicle charging. The Newtown Township Board of Supervisors had a Public Hearing scheduled for July 9, 2025, to consider enacting a proposed amendment to the Newtown Area Joint Municipal Zoning Ordinance regarding Electric Vehicle Charging Stations. We recommend that future plan submissions be consistent with the amendment, if adopted.

11. **Loading areas**—Future plans should show the intended locations of off-street loading areas for residents as well as for delivery vehicles.

12. **Street trees**—The sketch plan illustrates proposed trees in some areas of the site. For all land developments, Section 22-530.1.A. of the SALDO requires street trees along new streets, existing streets, and access drives to residential developments serving greater than four dwelling units. Future plans should indicate compliance with the street tree requirements.

13. **Tree protection**—Tree protection fencing must be shown on future plan submissions to help preserve the existing trees that are to remain on the lots. Tree protection should be provided according to the standards of Section 22-529.2.C. of the SALDO and Sections 274.1. and 903.B.6.a. and b. of the zoning ordinance.

14. **Park and recreation land**—Section 22-1203.1. of the SALDO states that the developer or applicant shall dedicate land suitable to park and recreation use to Newtown Township, unless one of several permitted alternatives is approved by the township. Future plans should indicate how the park and recreation land requirement will be met.

15. **Fire lanes**—Section 22-511.A. of the SALDO requires a fire lane, at least 20 feet in width, be provided on at least one side of each building. Additionally, we recommend a fire lane or emergency access be provided along the outside perimeter of the proposed buildings to enable access in the event the driveway side of the buildings were to be blocked.

16. **Trash collection**—Section 22-535.8. of the SALDO states that outdoor collection stations shall be provided for garbage and trash removal when individual collection is not made and indoor storage is

not provided. Further, while trash collection stations must be convenient for users, the stations shall be located to be separated adequately from habitable buildings to avoid being offensive and shall be screened and landscaped. Future plans should show the intended location of trash stations so that circulation can be fully evaluated.

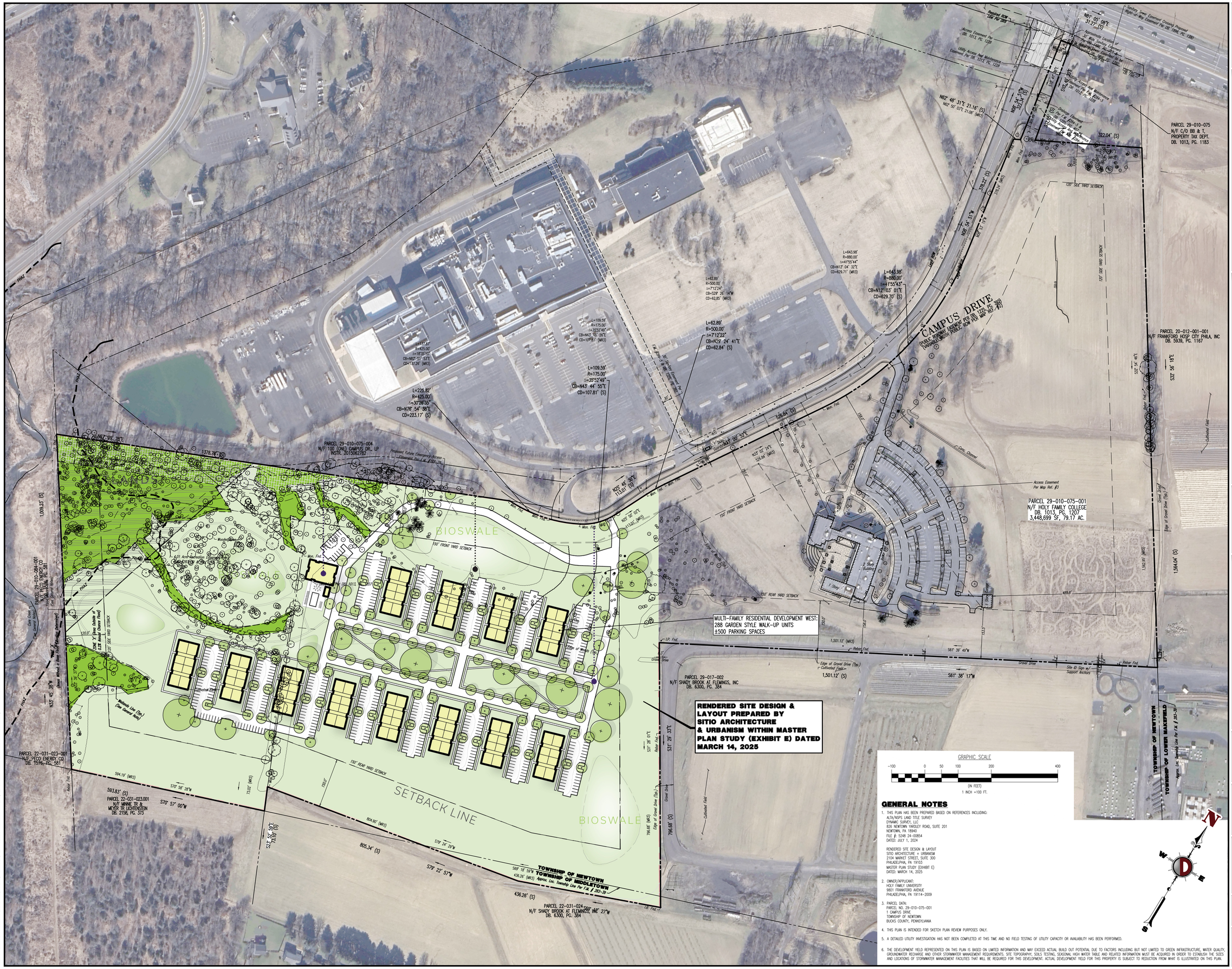
17. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the review with the planning module review.

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

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

LMW:emh
25-0161

cc: Holy Family University (via email)
Justin Geonnotti, PE, Dynamic Engineering Consultants, 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)
Nick Valla, Interim Manager, Middletown Township (via email)
David W. Kratzer Jr., Lower Makefield Township Manager (via email)



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   ALTA/NSPS LAND TITLE SURVEY
   DYNAMIC SURVEY, LLC
   826 NEWTOWN YARDLEY ROAD, SUITE 201
   NEWTOWN, PA 18940
   FILE #: 5248 24-00854
   DATED: JULY 1, 2024

   RENDERED SITE DESIGN & LAYOUT
   SITIO ARCHITECTURE + URBANISM
   2104 MARKET STREET, SUITE 300
   PHILADELPHIA, PA 19103
   MASTER PLAN STUDY (EXHIBIT E)
   DATED: MARCH 14, 2025

2. OWNER/APPLICANT:
   HOLY FAMILY UNIVERSITY
   9801 FRANKFORD AVENUE
   PHILADELPHIA, PA 19114-2009

3. PARCEL DATA:
   PARCEL NO. 29-010-075-001
   1 CAMPUS DRIVE
   TOWNSHIP OF NEWTOWN
   BUCKS COUNTY, PENNSYLVANIA

4. THIS PLAN IS INTENDED FOR SKETCH PLAN REVIEW PURPOSES ONLY.

5. A DETAILED UTILITY INVESTIGATION HAS NOT BEEN COMPLETED AT THIS TIME AND NO FIELD TESTING OF UTILITY CAPACITY OR AVAILABILITY HAS BEEN PERFORMED.

6. THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.

DYNAMIC
• ENGINEERING • EARTH
• SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: LZ | DESIGNED BY: DCR | CHECKED BY: JAG | CHECKED BY: —

PROJECT: **HOLY FAMILY UNIVERSITY**
PROPOSED GARDEN STYLE APT.
PARCEL 29-010-075-001
1 CAMPUS DRIVE
TOWNSHIP OF NEWTOWN
BUCKS COUNTY, PENNSYLVANIA

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THOMAS NEWMAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 091742

TITLE:
PRELIMINARY SKETCH PLAN

SCALE: (H) 1" = 100' (V) | DATE: 07/08/2024
PROJECT No: 5248-24-00855

SHEET No: 1 OF 1 | Rev. #: 0

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Plotted: 06/05/25 – 1:23 PM, By: mdelaney
File: P:\DESPC PROJECTS\5248 Holy Family University\24-00855 Newtown PA\Dwg\2 Sketch Plans\05248240085SK00.dwg, ----> 01 PRELIMINARY SKETCH PLAN

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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*
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: July 22, 2025

Subject: BCPC #13108
Final Plan of Subdivision for Gingrich Property
TMP #36-29-48
Applicant: Lynn Builders, LLC
Owner: Jonathan Gingrich
Plan Dated: June 13, 2025
Date Received: July 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 9.49-acre parcel into two residential lots. Lot 1 (5.55 acres) contains a single-family detached dwelling, a detached garage, and a shed that are to remain. A single-family detached dwelling is proposed for Lot 2 (3.94 acres). Individual on-lot water and sewer facilities will serve both lots.

Location: On the southern side of Raub Road, approximately 800 feet west of the intersection of Raub and Union roads.

Zoning: The Rural Agricultural (RA) District permits Use B1A Single-Family Detached Exemption by right on a minimum lot area of 2 acres. Dwellings are also subject to a front yard setback of 75 feet, side yard setback of 30 feet, and rear yard setback of 100 feet.

Present Use: Single-family dwelling and agriculture

COMMENTS

1. **Requested waivers**—Correspondence submitted with the plan indicates that the applicant is requesting waivers from the following requirements 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*

Sections 22-506, 22-515, & 22-518
from installing curbing and sidewalks; the application indicates they are not characteristic of this area of the township

Section 22-512.1.C.
from requiring a review by the Bucks County Conservation District; the application indicates the proposed development is conceptual

Sec. 22-704.C.2.
from showing all existing features within 400 feet of the property; the application indicates an aerial photo has been submitted in lieu of meeting the requirements of this section

The final plan should note all granted waivers.

2. **Zoning requirements chart**—The zoning requirements chart on Sheet 1 identifies the site's zoning district as the RA Resource Protection District; however, the site is in the RA Rural Agricultural District.

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

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

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

CPR:emh
25-0185

cc: Steve Yates, Lynn Builders LLC (via email)
Drew Moyer, EIT, Mease Engineering (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)

SIGNATURE BLOCKS

I, (We), the owner(s) of the land involving the accompanying plans, being duly sworn according to law, depose and say I am the sole owner or am the authorized officer of the corporation that is the sole owner of this property in peaceful possession of it, and that there are no suits pending affecting the title of same and that I acknowledge the accompanying plan, and that all improvements identified as proposed public property are proposed for dedication to the public use, and that I propose the attached record plan for recording, after receiving all required municipal approvals.

T.P. 36-29-48 Jonathon R. Gingrich

Karen M. McGonigale

On the_____day of _____, 20___ before me, the subscriber a Notary Public of the Commonwealth of PA,

personally appeared_____
who acknowledged this plan to be the official plan of property shown thereon.

Notary Public

Reviewed by the Township Engineer.

Township Engineer Date

Reviewed by the Planning Commission of Richland Township, Bucks County this_____day of _____, 20___.

Approved by the board of Supervisors of Richland Township, Bucks County this_____day of _____, 20___.

BCPC No._____
PROCESSED AND REVIEWED. Report prepared by Bucks County Planning Commission in accordance with the Municipalities Panning Code.
Certified this date _____

Evan J. Stone Executive Director
Bucks County Planning Commission

ZONING REQUIREMENTS

Zoning District – RA (Resource Protection)

	Required	Proposed Lot 1	Proposed Lot 2
Min. Lot Area	– 2 Acres	5.551 Acres (Gross) 5.261 Acres (Net)	3.940 Acres (Gross) 3.750 Acres (Net)
Min. Lot Width	– 200 Feet	436 Feet	300 Feet
Min. Front Yard	– 75 Feet	58 Feet	100 Feet
Min. Side Yard	– 30 Feet	67 Feet	74 Feet
Min. Rear Yard	– 100 Feet	388 Feet	377 Feet
Max. Bldg. Height	– 35 Feet	≤ 35 Feet	≤ 35 Feet
Max. Imp. Surf. Ratio	– 0.10	0.03	0.03
Max. Density DU/AC	– 0.50	0.190	0.267

SITE DATA

Total Tract Area	– 9.491 Acres (Gross)
	– 9.011 Acres (Net)
Tax Parcel Number	– 36-29-48
Deed Reference	– Bk. 4204 Pg. 0046
Proposed Use	– B1A (Single-Family Detached Exemption)
Number of Lots	– Two (2)
Water	– On Site
Sewer	– On Site

NOTES

1. The site features were field survey located in April 2025 by Mease Engineering, P.C.
2. All new utility services shall be run underground from existing overhead services.
3. Proposed driveways shall have a stopping area of 20 feet (measured from the Richland Township required right-of-way line on to the lot), at a grade of 4% or less with a minimum width of 10 feet. All future driveways have to be blacktopped to the ultimate right-of-way line before use and occupancy permits can be issued. The proposed driveways shall not have a slope greater than 10%.
4. The receiving water for the site is the Tohickon Creek, which has a receiving water classification of TSF, MF.
5. The contractor performing the work is responsible for contacting "PA ONE CALL" (1-800-242-1776) for location of all underground lines at least one week prior to the beginning of construction.
6. Contour Datum: NAVD88
7. All construction, materials, and workmanship shall conform to the standards and specifications as established by Richland Township and PennDOT (Publication 408).
8. Typical houses shown on accompanying plans are schematic only. Actual house configurations shall comply with all Richland Township zoning code requirements, setbacks, etc.
9. A submission to the Bucks County Conservation District and a submission of an Erosion and Sedimentation Control and Grading Permit Application to Richland Township are required upon development, including construction of a dwelling, of Lot 2 or upon further subdivision off Lot 1.
10. Lot 2 is exempt from stormwater management peak rate and plan requirements per the Richland Township Code, Section 25-108. See the Stormwater Exemption Calculation for further clarification. Should the total impervious area on Lot 2 exceed 7,130 SF, stormwater management facilities will be required.
11. No natural resources as defined in the Zoning Ordinance are present on this site.

SITE CAPACITY CALCULATIONS (In Acres)

Base Site Area:		
Site Area		9.491
Road R/W		– 0.480
Base Site Area		9.011
Resource Restrictions:		
Floodway	1.00(0.000) =	0.000
Floodplain	0.80(0.000) =	0.000
Floodplain Soils	1.00(0.000) =	0.000
Steep Slopes (8–15%)	0.60(0.000) =	0.000
Steep Slopes (15–25%)	0.70(0.000) =	0.000
Steep Slopes (25%+)	0.85(0.000) =	0.000
Lakes and Ponds	1.00(0.000) =	0.000
Watercourses	1.00(0.000) =	0.000
Wetlands	0.95(0.000) =	0.000
Res. Protection Land		0.000
Net Buildable Site Area:		
Base Site Area		9.011
Resource Protection Land		– 0.000
Net Buildable Site Area		9.011
Required Open Space Total*		0.000*
Number of Dwelling Units:		
Net Buildable Site Area		9.011
Maximum Density		x 0.500
Number of Dwelling Units		4.506 (4)
Impervious Surfaces:		
Net Buildable Site Area		9.011
Maximum Imp. Surface Ratio		x 0.100
Impervious Surfaces		0.901
Buildable Portion of the Site:		
Base Site Area		9.011
Site Capacity Summary:		
Net Buildable Site Area		9.011
Maximum No. of Dwelling Units		4.506 (4)
Maximum Impervious Surfaces		0.901
Required Open Space		0.000*

*No Open Space is required for B1A use

SOILS

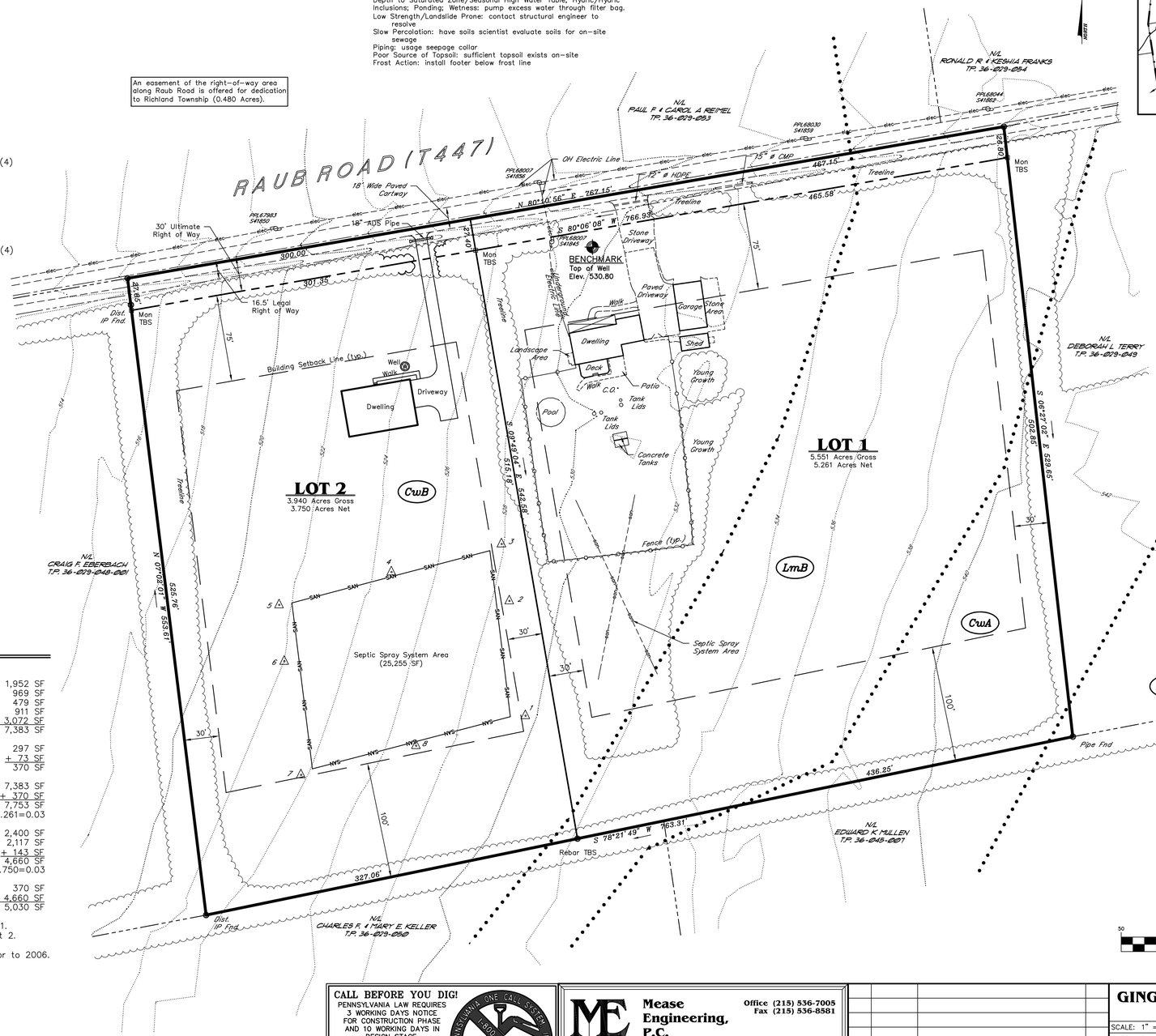
Soil survey of Bucks County, PA USDA – NRCS:
Soil Map Legend

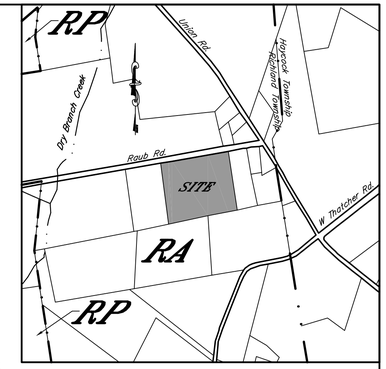
CwA – Croton silt loam, occasionally ponded
Slopes: 0 to 3 percent
Depth to Bedrock: 40 to 60 inches
Depth to Water Table: about 0 to 6 inches
Drainage Class: poorly drained
Land Capability Class: 4w
Hydrological Soil Group Listing: D
Hydric Soil: yes
Limitations and Resolutions:
No construction proposed in this soil type

CwB – Croton silt loam, occasionally ponded
Slopes: 3 to 8 percent
Depth to Bedrock: 40 to 60 inches
Depth to Water Table: about 10 to 12 inches
Drainage Class: poorly drained
Land Capability Class: 4w
Hydrological Soil Group Listing: D
Hydric Soil: yes
Limitations and Resolutions:
Cutbanks Cave: shoring may be required
Corrosive to Concrete/Steel: contact structural engineer for concrete/steel design
Easily Erodible: contractor must follow E&S plan
Depth to Saturated Zone/Seasonal High Water Table; Hydric/Hydric Inclusions; Ponding; Wetness: pump excess water through filter bag.
Low Strength/Landslide Prone: contact structural engineer to resolve
Slow Percolation: have soils scientist evaluate soils for on-site sewage
Piping: usage seepage collar
Poor Source of Topsoil: sufficient topsoil exists on-site
Frost Action: install footer below frost line

LmB – Lehigh channery silt loam
Slopes: 3 to 8 percent
Depth to Bedrock: 40 to 60 inches
Depth to Water Table: about 6 to 36 inches
Drainage Class: moderately well drained
Land Capability Class: 2w
Hydrological Soil Group Listing: C/D
Hydric Soil: no
Limitations and Resolutions:
No construction proposed in this soil type.

An easement of the right-of-way area along Raub Road is offered for dedication to Richland Township (0.480 Acres).





LOCATION MAP

1" = 800'

800 0 400 800
GRAPHIC SCALE

SYMBOLS

- Property Corner Marker
- Concrete Monument Corner Marker
- Utility Pole
- Adjoining Property Line (Approx.)
- Building Setback Line
- 430 Existing Contour
- RP Zoning District
- Township Line
- Zoning District Boundary Line
- LmB Soil Type
- Soil Boundary Line
- W Well
- Soil Probe
- Existing Tree Line
- Proposed Tree Line
- *Slanted Text* Existing Features
- Straight Text Proposed Features

IMPERVIOUS SURFACE CALCULATIONS

Existing Impervious Surfaces[1]	
Prior to 2006	
Dwelling	1,952 SF
Garage[3]	969 SF
Walk/Patio	479 SF
Stone Area	911 SF
Driveway	+ 3,072 SF
Total Impervious Surfaces Prior to 2006	7,383 SF
After 2006	
Shed	297 SF
Walk	+ 73 SF
Total Impervious Surfaces After 2006	370 SF
Total Existing Impervious Surfaces	
Total Prior to 2006	7,383 SF
Total After 2006	+ 370 SF
Total Existing Impervious Surfaces	7,753 SF
Existing Impervious Surface Ratio (7,753/43,560)/5.261=0.03	
Proposed Impervious Surfaces[2]	
Dwelling	2,400 SF
Driveway	2,117 SF
Walk	+ 143 SF
Total Proposed Impervious Surfaces	4,660 SF
Proposed Impervious Surface Ratio (4,660/43,560)/3.750=0.03	
Total Impervious Surfaces After 2006	
Total Existing Impervious Surfaces After 2006	370 SF
Total Proposed Impervious Surfaces	+ 4,660 SF
Cumulative Impervious Surfaces After 2006	5,030 SF

Notes
1. All Existing Impervious Surfaces are located on Lot 1.
2. All Proposed Impervious Surfaces are located on Lot 2.
3. The garage was constructed after 2006, but it was constructed on existing impervious cover from prior to 2006.

GRAPHIC SCALE

50 0 25 50 100 200

1 inch = 50 ft.

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No._____

SURVEYOR'S CERTIFICATION

I, being a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan, prepared from a field survey, correctly represents the property boundary of the proposed land development, to the best of my knowledge.

Registered Surveyor
Registration No._____

PROJECT PLAN INDEX

SHEET NO.	TITLE
1	Record Plan
2	Erosion and Sedimentation Control Plan

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
1-800-242-1776
PROJECT SERIAL NO.

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP CALL BEFORE YOU DIG

Mease Engineering, P.C.
516 W. Broad Street
Quakertown, PA 18951
Office (215) 536-7005
Fax (215) 536-8581
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

GINGRICH MINOR SUBDIVISION PLAN

Richland Township, Bucks County, Pennsylvania

SCALE: 1" = 50' | DRAWN BY: DGL
DATE: 13 June '25 | FILE: 24250401
OWNERS OF RECORD: Jonathan R. Gingrich & Karen M. McGonigale
450 Raub Road
Quakertown, PA 18951

Record Plan

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: Richlandtown Borough Council
Richlandtown Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 17, 2025

Subject: BCPC #13098
Preliminary Plan of Subdivision for St. John's United Church of Christ
TMP #37-3-36
Applicant: St. John's United Church of Christ
Owner: Same
Plan Dated: May 12, 2025
Date Received: June 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: Subdivide a 32,842-square-foot parcel into two lots of 15,916 square feet (Lot 1) and 14,109 square feet (Lot 2). Proposed Lot 1 is to remain as an open lawn area and will continue to be used for church and community events. The plan shows the approximate location of a future shed, consisting of 240 square feet, on Lot 1. Proposed Lot 2 contains a three-unit multifamily dwelling structure and a detached garage, both of which are to remain. An existing driveway provides shared access for both lots. The application indicates that no development is proposed on either lot at this time. Public water and sewer facilities serve the existing residential use on proposed Lot 2.

Location: West side of North Main Street, just north of the intersection of North Main Street and Church Road.

Zoning: The VC Village Commercial District permits a variety of uses on lots of varying sizes. Multiple-family dwellings are permitted by right on a minimum lot area of 5 acres with a minimum lot width of 300 feet. A maximum density of 10 dwelling units per acre and a maximum floor area of 0.290 square feet for each square foot of lot area are permitted. At least 2 square feet of lot area per one square foot of floor area shall be open space.

The plan and related correspondence indicate the following variances were granted by the zoning hearing board on December 10, 2024:

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

Sections 404.4.D. and 502
to allow a lot size of 14,109 square feet where the minimum lot size of 5 acres is otherwise required for multiple-family dwellings

Sections 404.4.D. and 504
to allow a lot width of 67.96 feet where a minimum lot width of 300 feet is otherwise required

Sections 404.4.E.(2) and 518
to allow side yard setbacks of 16.03 feet and 11.01 feet where 40 feet is otherwise required

Sections 510.(3)(A) and 511
to allow an existing building located within the right-of-way where a 50-foot front yard setback is otherwise required

The granted variances are conditioned on compliance with the following:

- Lot 1 shall only be used for recreational activities by the applicant or for a single-family detached dwelling use by a future property owner.
- The applicant and any successor in interest of Lot 1 shall provide Richlandtown Borough with a right of first refusal to purchase Lot 1. The right of first refusal shall be contained in a declaration of restrictions that is approved by the Richlandtown Borough Solicitor and shall be recorded at the Bucks County Recorder of Deeds office.
- Access to Lots 1 and 2 shall be by a shared access easement. The easement shall be approved by the Richlandtown Borough Solicitor and shall be recorded at the Bucks County Recorder of Deeds office.
- The applicant shall comply with all testimony and exhibits at the hearing.

Present Use: Residential, vacant

COMMENTS

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

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

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

LMW:tr
25-0148

cc: Joe Horton, Church Council, St. John's United Church of Christ (via email)
Chris Horton, Church Council, St. John's United Church of Christ (via email)
Trevor W. Smith, PE, Horizon Engineering Associates, LLC (via email)

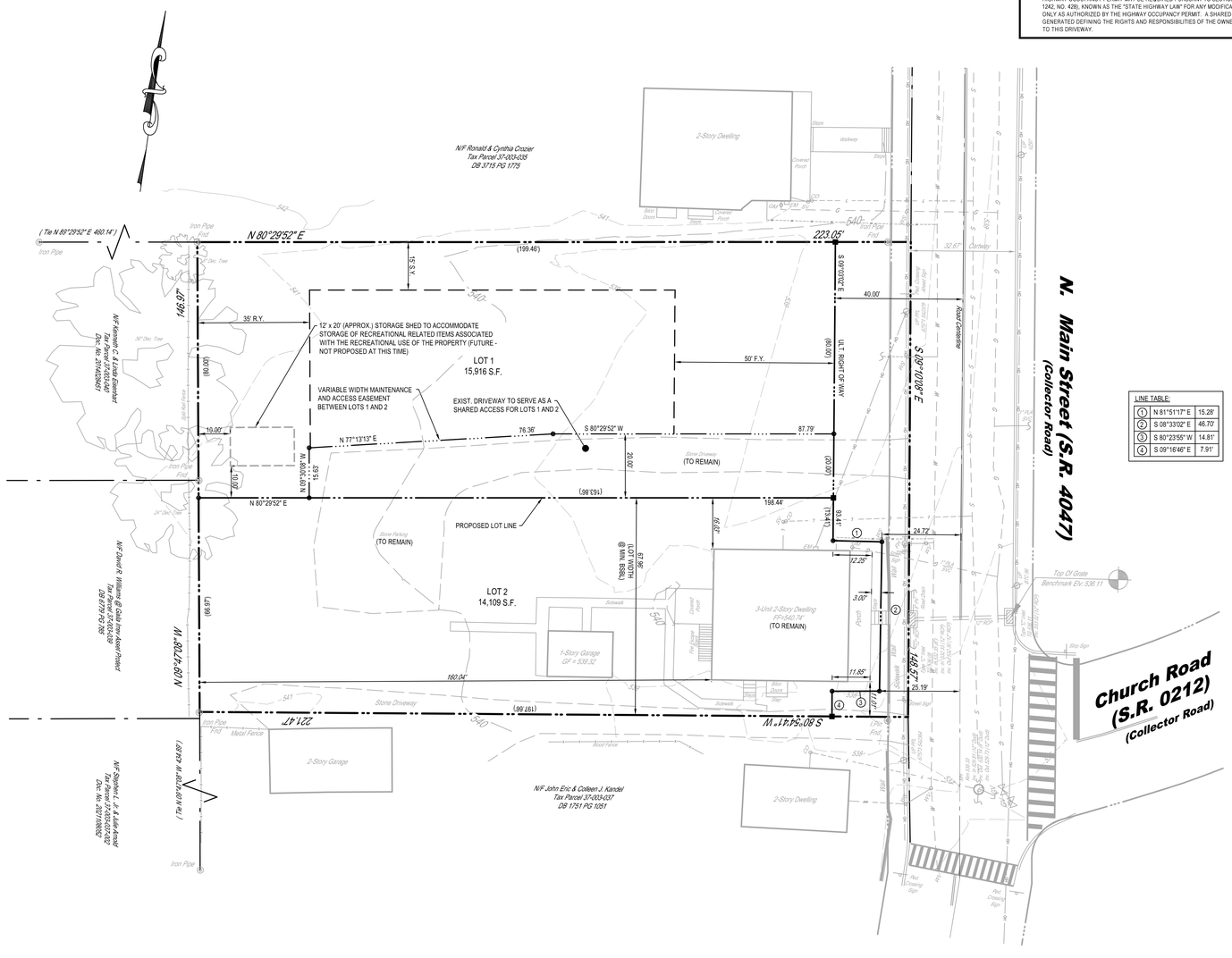
Sarah Markley, Secretary/Treasurer, Richlandtown Borough (via email)
Randy Yardumian, Zoning Officer, Richlandtown Borough (via email)

LOT 1 - SEWER DISPOSAL LIMITATIONS

AT THE TIME OF RECORDING OF THIS PLAN, LOT NUMBER 1 OF THIS PROPERTY/SUBDIVISION SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF PASSIVE AND / OR ACTIVE RECREATIONAL USE ONLY (APPLICANT INTENDS TO SPONSOR CHURCH AND / OR COMMUNITY RECREATIONAL ACTIVITIES ON THE PROPERTY). NO PORTION OF LOT 1 HAS BEEN APPROVED BY RICHLANDTOWN BOROUGH OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY NOR CONNECTION TO THE PUBLIC SEWER SYSTEM. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM 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, ANY PURCHASER OF LOT 1 SHOULD CONTACT APPROPRIATE OFFICIALS OF RICHLANDTOWN BOROUGH, 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.

NO FUTURE IMPROVEMENTS REQUIRING SANITARY SEWER DISPOSAL SERVICE SHALL BE PERMITTED UNTIL SUCH TIME THAT APPROVAL OF A MEANS OF SANITARY SEWER DISPOSAL IS SECURED FROM RICHLANDTOWN BOROUGH AND PA DEP.



GENERAL NOTES

1. BOUNDARY LINE AND ADJOINING PARCEL OWNERS TAKEN FROM PLANS AND DEEDS OF RECORD AS WELL AS A BOUNDARY SURVEY CONDUCTED BY HORIZON ENGINEERING ASSOCIATES, LLC IN JUNE OF 2024.
2. EXISTING FEATURES INFORMATION WAS OBTAINED BY GROUND SURVEY CONDUCTED BY HORIZON ENGINEERING ASSOCIATES, LLC IN JUNE OF 2024.
3. THERE ARE NO WETLANDS OR REGULATED DRAINAGE WAYS LOCATED ON THE SITE.
4. THERE ARE NO FLOODPLAINS LOCATED ON THE SITE PER FEMA FLOOD INSURANCE RATE MAP, BUCKS COUNTY, PA PANEL 130 OF 532, MAP NUMBER 42017C0130J, REVISED MARCH 16, 2015.

RECORDING NOTES

1. APPLICANT INTENDS TO SUBDIVIDE THE PROPERTY INTO TWO LOTS. LOT 1 WILL REMAIN VACANT FOR THE FORESEEABLE FUTURE TO BE UTILIZED FOR CHURCH AND COMMUNITY RECREATIONAL ACTIVITIES SPONSORED BY THE APPLICANT. THE EXISTING 3-UNIT MULTIFAMILY BUILDING AND ASSOCIATED PARKING WILL REMAIN ON LOT 2. THE EXISTING DRIVEWAY SERVING THE PROPERTY WILL REMAIN. A SHARED DRIVEWAY ACCESS AND MAINTENANCE AGREEMENT WILL BE EXECUTED TO PROVIDE ACCESS TO LOT 2 OVER LOT 1 AND TO DEFINE LONG TERM SHARED MAINTENANCE RESPONSIBILITIES.
2. THE OWNER DESIRES TO SELL LOT 2 AFTER SUBDIVISION TO ELIMINATE ITS OBLIGATIONS OF MANAGING A RENTAL PROPERTY BUT PLANS TO RETAIN THE VACANT LAND (LOT 1) AFTER THE SUBDIVISION FOR OUTDOOR ACTIVITIES SERVING THE CONGREGATION AND COMMUNITY.
3. THERE ARE CURRENTLY NO PLANS TO PLACE ANY IMPROVEMENTS ON THE TRACT AT THIS TIME, ALTHOUGH A FUTURE SHED MAY BE INSTALLED TO STORE MATERIALS IN SUPPORT OF THE AFOREMENTIONED RECREATIONAL ACTIVITIES THAT WOULD OCCUR ON LOT 1. A POSSIBLE LOCATION FOR THIS SHED HAS BEEN SHOWN ON THE PLAN AS A POSSIBLE FUTURE INSTALLATION.
4. THE EXISTING MULTIFAMILY USE REQUIRES A MINIMUM OF 5 ACRES OF LAND AND A 300 FOOT MINIMUM LOT WIDTH. THE EXISTING TRACT DOES NOT MEET THESE CRITERIA. VARIANCES HAVE BEEN GRANTED TO ALLOW THE THE REDUCTION IN LOT AREA AND WIDTH FOR AN ALREADY NON-CONFORMING LOT (SEE "VARIANCES GRANTED", THIS SHEET).
5. THE EXISTING SIDE YARD ON THE NORTH SIDE OF THE THE MULTIFAMILY DWELLING CURRENTLY COMPLIES WITH ZONING REQUIREMENTS BUT WILL BE REDUCED TO NON-CONFORMING STATUS. A VARIANCE HAS BEEN GRANTED TO ALLOW FOR THE CREATION OF THIS NON-CONFORMANCE (SEE "VARIANCES GRANTED", THIS SHEET).
6. LOT 1 AS CURRENTLY PROPOSED COMPLIES WITH THE ZONING REQUIREMENTS OF THE VC DISTRICT.
7. THE APARTMENT UNIT DENSITY EXISTING IN THE STRUCTURE ON LOT 2 (AS PROPOSED) MEETS THE REQUIREMENTS FOR MAXIMUM DENSITY OF MULTI-FAMILY DWELLINGS.
8. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RICHLANDTOWN BOROUGH ORDINANCES.
9. CONCRETE MONUMENTS AND IRON PINS SHALL BE SET AS NOTED ON THIS PLAN.
10. THE AREA BETWEEN THE ULTIMATE RIGHT OF WAY AND LEGAL RIGHT OF WAY OF NORTH MAIN STREET (SR. 4047) IS HEREBY OFFERED FOR DEDICATION TO RICHLANDTOWN BOROUGH, OR THE AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.
11. NO NEW WATER SERVICE IS PROPOSED AT THIS TIME.
12. NO NEW SANITARY SEWER SERVICE IS PROPOSED AT THIS TIME. AS THE PROPOSED LOT IS NOT PLANNED FOR ANY IMPROVEMENTS REQUIRING SANITARY SEWER SERVICE AT THIS TIME, A REQUEST FOR PLANNING WAIVER AND NON-BUILDING DECLARATION HAS BEEN FILED.
13. 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 THESE PLANS NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATION OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES. THE PLAN USER SHALL EXECUTE A PA ONE CALL PRIOR TO ANY EXCAVATION ON THE SITE.
14. THE EXISTING ACCESS DRIVEWAY SERVING THE PROPERTY SHALL SERVE AS A SHARED ACCESS DRIVEWAY SERVING LOTS 1 AND 2. AS THIS DRIVEWAY ACCESSES NORTH MAIN STREET (S.R. 4047), A PENNDOT ROAD, A HIGHWAY OCCUPANCY PERMIT MAY BE REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" FOR ANY MODIFICATIONS TO SUCH ACCESS AND SHALL BE ONLY AS AUTHORIZED BY THE HIGHWAY OCCUPANCY PERMIT. A SHARED ACCESS AGREEMENT SHALL BE GENERATED DEFINING THE RIGHTS AND RESPONSIBILITIES OF THE OWNERS OF LOTS 1 AND 2 AS THEY PERTAIN TO THIS DRIVEWAY.

OWNER INFORMATION

THE SUBJECT PARCEL IS IDENTIFIED BY THE FOLLOWING INFORMATION AS RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, BUCKS COUNTY COURTHOUSE IN DOYLESTOWN, PENNSYLVANIA.

TOWNSHIP: **RICHLANDTOWN BORO** COUNTY: **BUCKS**

PARCEL NO.	BLOCK-UNIT	DEED BOOK-PAGE:	PARCEL AREA:
37-003-036	**003-036**	**1710-558**	**32.842 S.F.**

TOTAL TRACT AREA: **32.842 S.F. (BY SURVEY)**

APPLICANT & OWNER:
ST JOHNS UNITED CHURCH OF CHRIST
P.O. BOX 356
RICHLANDTOWN, PA 18955-356

SITE ADDRESS:
6 N. MAIN STREET
RICHLANDTOWN, PA 18955

ZONING DATA

OBTAINED FROM THE RICHLANDTOWN BOROUGH ZONING ORDINANCE, ORDINANCE 128, "THE RICHLANDTOWN BOROUGH ZONING ORDINANCE OF 1972", CHAPTER 27, PART 5.

ZONING DISTRICTS: VC VILLAGE CENTER DISTRICT

PROPOSED USES: LOT 1: NO PROPOSED USE AT THIS TIME
LOT 2: MULTI-FAMILY RESIDENTIAL TO REMAIN

LOT 1:

MINIMUM REQUIREMENTS	PERMITTED	PROPOSED
MIN. LOT AREA:	13,500 S.F.	15,916 S.F.
MIN. LOT WIDTH (AT BSBL) GENERAL:	80 FT.	80.00 FT.
MIN. FRONT YARD:	50 FT.(1)	50 FT.
MIN. SIDE YARD:	15 FT.	15 FT.
MIN. REAR YARD:	35 FT.	35 FT.
MAX. BUILDING COVERAGE:	30 %	<30 %(2)
MAX. BUILDING HEIGHT:	40 FT.	<40 FT.(2)

NOTES:
(1) 50 FOOT FRONT YARD REQUIRED FOR ANY LOT FRONTING ON A COLLECTOR ROAD.
(2) NO IMPROVEMENTS PROPOSED AT THIS TIME.

LOT 2:

MINIMUM REQUIREMENTS	PERMITTED	PROPOSED
MIN. LOT AREA:	5.0 AC.	14,109 S.F.(1)
MAX. DENSITY FOR MULTI-FAMILY USE:	10 UNITS / AC.	9.3 UNITS / AC.
MAX. FLOOR AREA (AS % OF LOT AREA):	29.0%	27.8%
MIN. OPEN SPACE (AS % OF FLOOR AREA):	200.0%	225.1%
MIN. LOT WIDTH (AT BSBL) MULTI-FAMILY USE:	300 FT.	67.96 FT.(1)
MIN. FRONT YARD:	60 FT.	-12.25 FT.(2)
MIN. SIDE YARD:	40 FT.	11.01 FT.(3)
MIN. REAR YARD:	40 FT.	160.04 FT.
MAX. BUILDING COVERAGE:	30 %	17.29 %
MAX. BUILDING HEIGHT:	30 FT.	30 FT. ±(4)

NOTES:
(1) EXISTING NON-CONFORMANCE; VARIANCE HAS BEEN GRANTED TO PERMIT INCREASE IN NON-CONFORMITY
(2) STRUCTURE IS LOCATED WITHIN PRESCRIBED ULTIMATE RIGHT OF WAY; EXISTING NON-CONFORMANCE TO REMAIN
(3) SOUTH SIDE EXISTING SIDE YARD IS 11.01 FT. (EXISTING NON-CONFORMANCE TO REMAIN); VARIANCE HAS BEEN GRANTED TO PERMIT EXISTING CONFORMING NORTH SIDE YARD REDUCED TO NON-CONFORMING (16.03 FT.)
(4) HEIGHT OF BUILDING IS EXISTING AND NOT TO BE ALTERED OR INCREASED

LOT 2 OPEN SPACE CALCULATIONS:

TOTAL UNCOVERED OPEN SPACE:	8,838 S.F.
COVERED OPEN SPACE (0 S.F. * 1/2):	0 S.F.
TOTAL OPEN SPACE:	8,838 S.F.
BUILDING FLOOR AREA (PER TAX RECORDS):	3,927 S.F.
RATIO AS PERCENT OF FLOOR AREA:	225.1%

LOT 2 BUILDING COVER CALCULATIONS:

2-STORY DWELLING, PORCHES:	2,151 S.F.
GARAGE:	289 S.F.
TOTAL:	2,440 S.F.
LOT AREA:	14,109 S.F.
BUILDING COVER %:	17.29%

IMPERVIOUS COVER SUMMARY:

	LOT 1	LOT 2
HOUSE (S.F.)	0	2,178
DRIVEWAY (S.F.)	1,840	2,232*
WALKS / SIDEWALK (S.F.)	0	522
CONCRETE / STONE PAVERS (S.F.)	0	0
POOL / DECKING (S.F.)	0	0
DETACHED GARAGE (S.F.)	0	289
SHEDS (S.F.)	0	0
PROPOSED WORK (S.F.)	0	0
OTHER (S.F.)	0	0
TOTAL IMPERVIOUS (S.F.)	1,840	5,221
LOT SIZE (S.F.)	15,916	14,109
% IMPERVIOUS	11.56 %	37.00 %

* 836 S.F. OF DRIVEWAY AREA IS NEIGHBORING DRIVEWAY ENCROACHING ON LOT 2.

VARIANCES GRANTED

A ZONING HEARING WAS HELD BY THE RICHLANDTOWN BOROUGH ZONING HEARING BOARD ON OCTOBER 29, 2024 TO HEAR THE PRESENTATION OF AN APPLICATION BY THE APPLICANT OF THIS PLAN TO THE BOROUGH OF RICHLANDTOWN, REQUESTING CERTAIN VARIANCES FOR THE PROPERTY. THE DECISION AND GRANT OF VARIANCES WERE HANDED DOWN IN THE DECISION AS FOLLOWS:

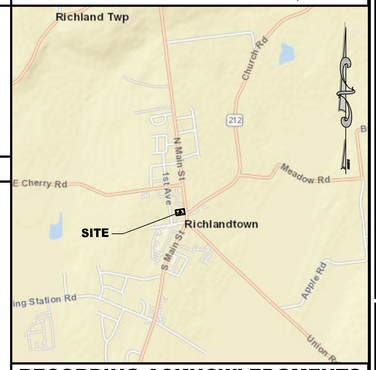
AND NOW, THIS 10TH DAY OF DECEMBER, 2024, UPON CONSIDERATION OF THE FORGOING FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE RICHLANDTOWN BOROUGH ZONING HEARING BOARD GRANTS THE APPLICANT'S REQUEST FOR THE FOLLOWING VARIANCES:

(1) FROM SECTIONS 404.4.D. AND 502 OF THE ZONING ORDINANCE TO ALLOW A LOT SIZE OF 14,109 S.F. WHERE THE MINIMUM LOT SIZE OF 5 ACRES IS REQUIRED
(2) FROM SECTIONS 404.4.D. AND 504 TO ALLOW A LOT WIDTH OF 67.96 FEET WHERE 300 FEET IS REQUIRED,
(3) FROM SECTIONS 404.4.E(2) AND 518 TO ALLOW SIDE YARD SETBACKS OF 16.03 FEET AND 11.01 FEET WHERE 40 FEET IS REQUIRED AND
(4) FROM SECTIONS 510(3)(A) AND 511 TO ALLOW AN EXISTING BUILDING LOCATED WITHIN THE RIGHT OF WAY WHERE A 50 FOOT FRONT YARD SETBACK IS REQUIRED,

CONDITIONED UPON COMPLIANCE WITH HE FOLLOWING CONDITIONS:

1. LOT 1 SHALL ONLY BE USED FOR RECREATIONAL ACTIVITIES BY THE APPLICANT OR FOR A SINGLE FAMILY DETACHED DWELLING USE BY A FUTURE PROPERTY OWNER.
2. APPLICANT AND ANY SUCCESSOR IN INTEREST OF LOT 1 SHALL PROVIDE RICHLANDTOWN BOROUGH WITH A RIGHT OF FIRST REFUSAL TO PURCHASE LOT 1. THE RIGHT OF FIRST REFUSAL SHALL BE CONTAINED IN A DECLARATION OF RESTRICTIONS THAT IS APPROVED BY THE RICHLANDTOWN BOROUGH SOLICITOR AND SHALL BE RECORDED AT THE BUCKS COUNTY RECORDER OF DEEDS OFFICE.
3. ACCESS TO LOT 1 AND 2 SHALL BE BY A SHARED ACCESS EASEMENT. THE EASEMENT SHALL BE APPROVED BY THE RICHLANDTOWN BOROUGH SOLICITOR AND SHALL BE RECORDED AT THE BUCKS COUNTY RECORDER OF DEEDS OFFICE.
4. APPLICANT SHALL COMPLY WITH ALL TESTIMONY AND EXHIBITS INTRODUCED AT THE HEARING.

SITE LOCATION MAP 1"=2,000'



RECORDING ACKNOWLEDGMENTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY SS:

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF / HERSELF TO BE THE _____ OF ST. JOHNS UNITED CHURCH OF CHRIST AND THAT HE / SHE AS SUCH BEING AUTHORIZED SO TO DO, ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATE IN THE BOROUGH OF RICHLANDTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AND DESIRES THAT THIS PLAN BE RECORDED ACCORDING TO THE LAW.

_____
NOTARY PUBLIC

PUBLIC MY COMMISSION EXPIRES ON THE _____ DAY OF _____, _____.

I, _____, ON BEHALF OF ST. JOHNS UNITED CHURCH OF CHRIST, DO HEREBY STATE AS THE LEGAL OWNERS OF THE LAND HEREIN DESCRIBED THAT WE DO HEREBY ADOPT THIS PLAN AND DESIRE THAT SAME BE RECORDED.

_____ _____
NAME: DATE

DESIGN ENGINEER CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE RICHLANDTOWN BOROUGH ORDINANCES AND REGULATIONS.

_____ _____
TREVOR W. SMITH, P.E. DATE

BOROUGH PLANNING COMMISSION APPROVAL

APPROVED BY THE RICHLANDTOWN BOROUGH PLANNING COMMISSION ON THIS _____ DAY OF _____, 20_____.

_____ _____
PLANNING COMMISSION MEMBER PLANNING COMMISSION MEMBER

BOROUGH ENGINEER REVIEW

REVIEWED BY THE RICHLANDTOWN BOROUGH ENGINEER THIS _____ DAY OF _____, 20____.

_____
BOROUGH ENGINEER'S SIGNATURE

BOROUGH COUNCIL APPROVAL

APPROVED BY THE MILFORD TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 20_____.

_____ _____
COUNCIL PRESIDENT COUNCIL SECRETARY

BCPC REVIEW

THE BUCKS COUNTY PLANNING COMMISSION HAS PROCESSED AND REVIEWED THIS PLAN IN ACCORDANCE WITH PA MPC REQUIREMENTS (BCPC NO. _____).

CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20_____.

_____
BCPC EXECUTIVE DIRECTOR SIGNATURE

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN

PLAN BOOK _____, PAGE _____ ON THE _____ DAY OF _____, 20____.

Note: These plans are not to be used for construction unless the plan contains a red stamp indicating "issued for construction" by Horizon Engineering Associates, LLC. Horizon Engineering Associates, LLC shall assume no liability for construction performed from plans not containing this stamp.

NO.	REVISIONS	DATE

Horizon ENGINEERING
Civil Engineers | Land Surveyors | Landscape Architects
428 Main Street • Pennsburg, PA 18073 • Phone 267.923.8673 • Fax 267.923.8679
www.horizonengineers.com

RECORDING PLAN OF MINOR SUBDIVISION

MINOR SUBDIVISION

PREPARED FOR

ST. JOHN'S UNITED CHURCH OF CHRIST

SITE SITUATE IN

RICHLANTOWN BOROUGH, BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER	TWS
DRAWING FILE NAME	Sht_ZSub
PLAN ORIGINATION DATE	05-12-2025
PLAN SCALE	1"=20'
PROJECT NUMBER	2769
SHEET NUMBER	01 OF 01

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: Springfield Township Board of Supervisors
Springfield Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 26, 2025

Subject: BCPC #13101
Preliminary Plan of Subdivision for Moyer TMP #46-12-46
TMP #42-12-46
Applicant: Zachary Liptak
Owner: Same
Plan Dated: June 6, 2025
Date Received: June 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: Subdivide an existing 20.453-acre lot into two lots of 18.454 acres (Lot A) and 2.0 acres (Lot B). A single-family detached dwelling is proposed on each lot. Both lots are proposed to be served by individual on-lot water and sewage disposal systems.

Location: Between Leithsville Road and Moyer Road, north of the intersection of Old Bethlehem Road and Hellertown Road.

Zoning: The AD Agricultural District permits Use A1 Agriculture on lots with a minimum lot area of 3 acres and an impervious surface ratio of 15 percent and Use B11 Single Family Detached Dwellings on lots with a minimum lot area of 1 acre and an impervious surface ratio of 25 percent.

Present Use: Agriculture

COMMENTS

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

   Section 402.4.A.
   from showing the soil types within the site; the applicant is requesting this requirement be completed upon the submission of grading plans during construction of each lot

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

Section 402.4.G.
from providing a soil erosion and sedimentation control plan; the applicant is requesting this requirement be completed upon the submission of grading plans during construction of each lot

Section 403.3.K.6.
from including an inventory of all natural resources and allowable disturbances on the plan; the applicant is requesting this requirement be completed upon the submission of grading plans during construction of each lot.

Section 403.4.E.
from individually mapping utility poles with identification information and streetlights on the plan.

Section 403.4.I.
from mapping large trees in excess of six inches on the plan; the applicant states the development plans do not have intentions of removing any trees of that size from the site

Section 403.4.N.
from independently mapping steep slopes on the plan; the applicant is requesting this requirement be completed upon the submission of grading plans during construction of each lot

The final plan should note all granted waivers.

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.

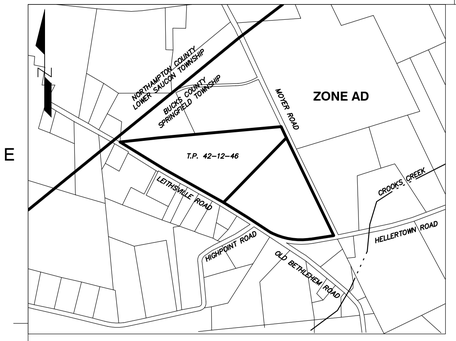
This review will be included in the Bucks County Planning Commission board materials for the August 6, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DM:emh
25-0159

cc: Zachary Liptak, GAMFAM, LLC (via email)
John J. Hanlon, PLS, RWS Surveying (via email)
Timothy A. Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Rich Pursell, Township Manager (via email)

Docusign Envelope ID: 4C77F07A-1871-4F3C-8C68-CFAD539B9115



Location Map

Scale: 1"=800'

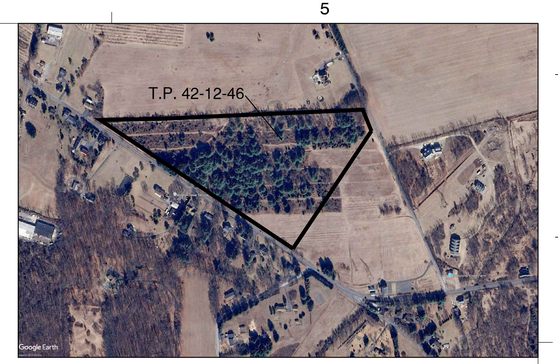
Legend

Communication Line	COMM	Manhole Telephone	
Contour	100	Manhole Unknown	
Fence	X X X	Manhole Water	
Guardrail		Monument	
Property Line		Monitor Well	
Overhead Utility	OHU	Parking Meter	
Storm Drain	SD	Photograph Location And Direction Of View	
Sanitary Sewer	SS	Sampling Station Location	
Underground Electric	UGE	Sign	
Underground Gas	UGG	Test Pit / Soil Boring	
Underground Unknown	UGU	Tree Evergreen Drip Line	
Underground Water	UGW	Tree Deciduous Drip Line	
Wood Line		Utility Pole	
Benchmark		Water Meter	
Bush		Water Valve	
Bollard		Well	
Catch Basin		Wetland Flag & Number	A1
Cleanout			
Deciduous Tree			
Drain Inlet			
Evergreen Tree			
Gas Meter			
Gas Valve			
Guy Wire			
Hydrant			
Iron Pipe or Bar			
Light Post			
Mailbox			
Manhole Drainage			
Manhole Electric			
Manhole Sanitary			

Notes

1. Property known as Tax Parcel 42-12-46
2. Subdivision Plat references the Boundary & Topographic Survey by RWC Surveying, dated 05-02-2025.
3. Zone AD
4. Overall tract area Tax Parcel 42-12-46=21.911 ac.
5. Owner/Applicant: GAMFAM LLC - 361 Memorial PKWY #645 Phillipsburg, NJ 08865.
6. This plan based on field work by RWC Surveying during April & May, 2025.
7. Horizontal datum=NAD 83. Pennsylvania State Plane Coordinate System (south zone).
8. Elevations based on NAVD 88.
9. According to the Flood Insurance Rate Map this property is located in an area designated as Zone X - "Areas determined to be outside the 0.2% annual chance floodplain", per map number 42017C0041J, community of the Township of Springfield, Bucks County, Pennsylvania. Effective date: March 16, 2015.
10. Carbonate/non-carbonate line shown hereon taken from the PA DCNR PaGEODE Web Mapping Application.
11. Deed reference Tax Parcel 24-12-46: inst #2008036286.
12. Proposed lots to be serviced by on-lot water and on-lot sewage disposal facilities.
13. Proposed items shown hereon per Stires Associates. A plot plan will be developed and submitted for approval at a later date.
14. Test pits shown hereon provided by others.

PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)
W E



Google Image

Owner's Certification

Commonwealth of Pennsylvania:

_____
Signature of Owner

SS.

County of Bucks

On the _____day of_____, 20__, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in_____, personally appeared Zach Liptak, who acknowledged himself to be the president of GAMFAM LLC, a corporation, and that as such president, being authorized to do so, he executed the foregoing plan 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 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 by the Board of Supervisors of the Township of Springfield this_____ day of _____, 20__.

_____

Recommended for approval by the Springfield Township Planning Commission this_____day of_____, 20__.

_____

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 _____, 20__.

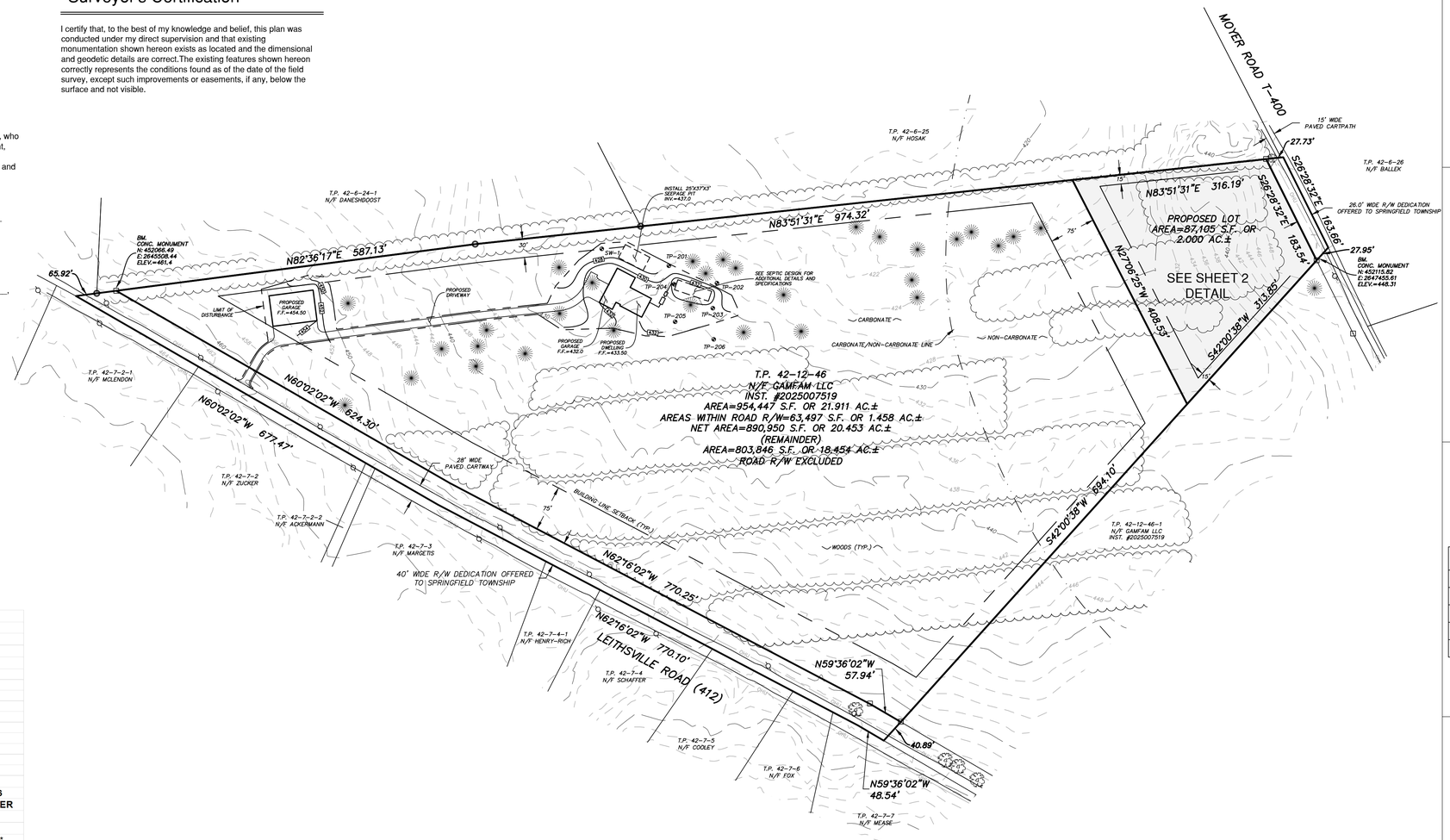
Surveyor's Certification

I certify that, to the best of my knowledge and belief, this plan was conducted under my direct supervision and that existing monumentation shown hereon exists as located and the dimensional and geodetic details are correct.The existing features shown hereon correctly represents the conditions found as of the date of the field survey, except such improvements or easements, if any, below the surface and not visible.

Zoning Requirements

ZONE AD - AGRICULTURAL DISTRICT			
TAX PARCEL		42-12-46	
DESCRIPTION	REQUIRED	LOT 1	
		PROPOSED	
USE B-11a			
MIN. LOT AREA (AC)	1	2	
MIN. LOT WIDTH (FT)	150	183.54	
MIN. LOT FRONT YARD (FT)	50	WILL COMPLY	
MIN. SIDE YARD (FT)	15	WILL COMPLY	
MIN. REAR YARD (FT)	35	WILL COMPLY	
MAX IMPERVIOUS SURFACE RATIO	0.25	WILL COMPLY	
MAX DENSITY (DU/ACRE)	0.33	WILL COMPLY	
MAX BLDG. HEIGHT (FT)	35	WILL COMPLY	

ZONE AD - AGRICULTURAL DISTRICT			
TAX PARCEL		42-12-46	42-12-46
DESCRIPTION	REQUIRED	EXISTING	REMAINDER
USE A-1			
MIN. LOT AREA (AC)	3	21.911**	18.454***
MIN. LOT WIDTH (FT)	200	<200	<200
MIN. LOT FRONT YARD (FT)	75	N/A*	N/A*
MIN. SIDE YARD (FT)	30	N/A*	N/A*
MIN. REAR YARD (FT)	75	N/A*	N/A*
MAX IMPERVIOUS SURFACE RATIO	0.15	N/A*	N/A*
MAX DENSITY (DU/ACRE)	0.33	N/A*	N/A*
MAX BLDG. HEIGHT (FT)	35	N/A*	N/A*
(*) NO BUILDINGS EXIST ON LOT			
(**) INCLUDES ROAD RIGHT-OF-WAYS			
(***) EXCLUDES ROAD RIGHT-OF-WAYS			



Graphic Scale

100 0 50 100 200 400

(IN FEET)
1 inch =100 ft.

811 Know what's below. Call before you dig.

MOYER MINOR SUB

MOYER, HELLERTOWN & LEITHSVILLE ROAD
T.P. 42-12-46
SPRINGFIELD TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

RWC SURVEYING
PO Box 3652
Toms River, NJ 08756
Regional Office: Layton, NJ
P: 888.676.4435
F: 800.220.6214
www.rwcsurveying.com

SEAL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
John J. Hanton
Professional Land Surveyor
New Jersey License No. GB37589
Pennsylvania License No. SU060784

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SCALE

AS SHOWN

REVISIONS		

DRAWN BY JJH
APPROVED BY JJH
CHECKED BY KJC
DATE 06-06-2025

TITLE

MINOR SUBDIVISION PLAN

RWC PROJECT NO. 25039

S - 1

SHEET NO. 1 of 2

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: Springfield Township Board of Supervisors
Springfield Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 27, 2025

Subject: BCPC #13102
Preliminary Plan of Subdivision for Moyer TMP #46-12-46-1
TMP #42-12-46-1
Applicant: Zachary Liptak
Owner: Same
Plan Dated: June 6, 2025
Date Received: June 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: Subdivide an existing 16.0-acre lot into two lots of 14.0 acres (Lot A) and 2.0 acres (Lot B). An existing barn and three sheds are located on Lot A. A single-family detached dwelling is proposed on Lot B. Both lots are proposed to be served by individual on-lot water and sewage disposal systems.

Location: Between Leithsville Road and Moyer Road, north of the intersection of Old Bethlehem Road and Hellertown Road.

Zoning: The AD Agricultural District permits Use A1 Agriculture on lots with a minimum lot area of 3 acres and an impervious surface ratio of 15 percent and Use B11 Single Family Detached Dwellings on lots with a minimum lot area of 1 acre and an impervious surface ratio of 25 percent.

Present Use: Agriculture

COMMENTS

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

   Section 402.4.A.
   from showing the soil types within the site; the applicant is requesting this requirement be completed upon the submission of grading plans during construction of each lot

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

Section 402.4.G.
from providing a soil erosion and sedimentation control plan; the applicant is requesting this requirement be completed upon the submission of grading plans during construction of each lot

Section 403.3.K.6.
from including an inventory of all natural resources and allowable disturbances on the plan; the applicant is requesting this requirement be completed upon the submission of grading plans during construction of each lot.

Section 403.4.E.
from individually mapping utility poles with identification information and streetlights on the plan.

Section 403.4.I.
from mapping large trees in excess of six inches on the plan; the applicant states the development plans do not have intentions of removing any trees of that size from the site

Section 403.4.N.
from independently mapping steep slopes on the plan; the applicant is requesting this requirement be completed upon the submission of grading plans during construction of each lot

The final plan should note all granted waivers.

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.

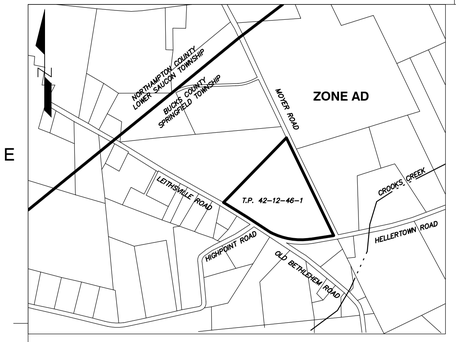
This review will be included in the Bucks County Planning Commission board materials for the August 6, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DM:emh
25-0160

cc: Zachary Liptak, GAMFAM, LLC (via email)
John J. Hanlon, PLS, RWS Surveying (via email)
Timothy A. Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Rich Pursell, Township Manager (via email)

Docusign Envelope ID: 1813D61D-7768-499A-A10F-A228E78698B9



Location Map

Scale: 1"=800'

Legend

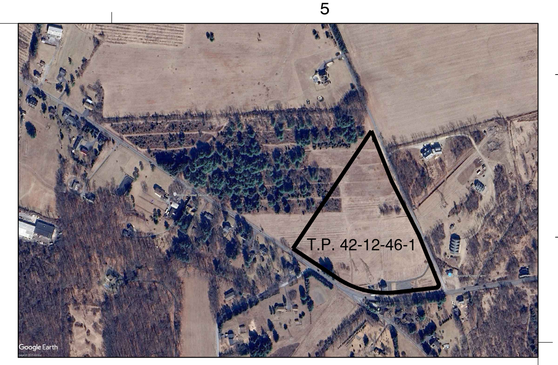
Communication Line	COMM	Manhole Telephone	
Contour	100	Manhole Unknown	
Fence	X X X	Manhole Water	
Guardrail		Monument	
Property Line		Monitor Well	
Overhead Utility	OHU	Parking Meter	
Storm Drain	SD	Photograph Location And Direction Of View	
Sanitary Sewer	SS	Sampling Station Location	
Underground Electric	UGE	Sign	
Underground Gas	UGG	Test Pit / Soil Boring	
Underground Unknown	UGU	Tree Evergreen Drip Line	
Underground Water	UGW	Tree Deciduous Drip Line	
Wood Line		Utility Pole	
Benchmark		Water Meter	
Bush		Water Valve	
Bollard		Well	
Catch Basin		Wetland Flag & Number	● A1
Cleanout			
Deciduous Tree			
Drain Inlet			
Evergreen Tree			
Gas Meter			
Gas Valve			
Guy Wire			
Hydrant			
Iron Pipe or Bar			
Light Post			
Mailbox			
Manhole Drainage			
Manhole Electric			
Manhole Sanitary			

Notes

1. Property known as Tax Parcel 42-12-46-1
2. Subdivision Plat references the Boundary & Topographic Survey by RWC Surveying, dated 05-02-2025.
3. Zone AD
4. This site is listed on the Historic Resource List in Appendix B of the Zoning Ordinance, as a Class II historic resource, noting a barn and corncrib.
5. Overall tract area Tax Parcel 42-12-46-1=17.992 ac.
6. Owner/Applicant: GAMFAM LLC - 361 Memorial PKWY #645 Phillipsburg, NJ 08865.
7. This plan based on field work by RWC Surveying during April & May, 2025.
8. Horizontal datum=NAD 83. Pennsylvania State Plane Coordinate System (south zone).
9. Elevations based on NAVD 88.
10. According to the Flood Insurance Rate Map this property is located in an area designated as Zone X - "Areas determined to be outside the 0.2% annual chance floodplain", per map number 42017C0041J, community of the Township of Springfield, Bucks County, Pennsylvania. Effective date: March 16, 2015.
11. Carbonate/non-carbonate line shown hereon taken from the PA DCNR PaGEODE Web Mapping Application.
12. Deed reference Tax Parcel 24-12-46-1: inst #2025007519.
13. Proposed lots to be serviced by on-lot water and on-lot sewage disposal facilities.
14. Test pits shown hereon provided by others.

PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

W — E



Google Image

Owner's Certification

Commonwealth of Pennsylvania:

_____
Signature of Owner

SS.

County of Bucks

On the _____day of_____, 20__, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in_____, personally appeared Zach Liptak, who acknowledged himself to be the president of GAMFAM LLC, a corporation, and that as such president, being authorized to do so, he executed the foregoing plan 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 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 by the Board of Supervisors of the Township of Springfield this_____ day of _____, 20__.

_____

Recommended for approval by the Springfield Township Planning Commission this_____day of_____, 20__.

_____

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 _____, 20__.

Surveyor's Certification

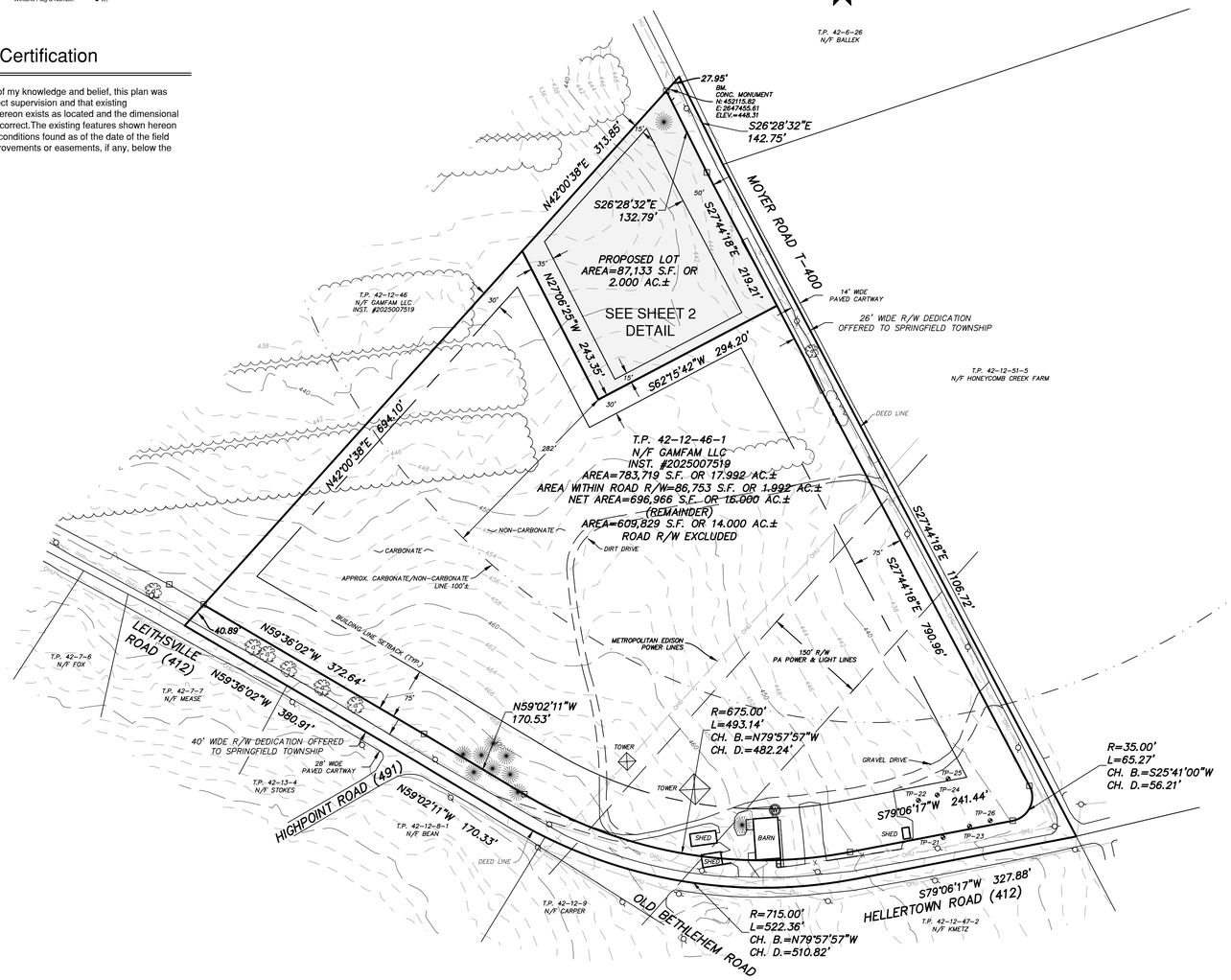
I certify that, to the best of my knowledge and belief, this plan was conducted under my direct supervision and that existing monumentation shown hereon exists as located and the dimensional and geodetic details are correct.The existing features shown hereon correctly represents the conditions found as of the date of the field survey, except such improvements or easements, if any, below the surface and not visible.

Zoning Requirements

ZONE AD - AGRICULTURAL DISTRICT			
TAX PARCEL		42-12-46-1	
DESCRIPTION	REQUIRED	LOT 1 PROPOSED	
USE B-11a			
MIN. LOT AREA (AC)	1	2	
MIN. LOT WIDTH (FT)	150	219.21	
MIN. LOT FRONT YARD (FT)	50	WILL COMPLY	
MIN. SIDE YARD (FT)	15	WILL COMPLY	
MIN. REAR YARD (FT)	35	WILL COMPLY	
MAX IMPERVIOUS SURFACE RATIO	0.25	WILL COMPLY	
MAX DENSITY (DU/ACRE)	0.33	WILL COMPLY	
MAX BLDG. HEIGHT (FT)	35	WILL COMPLY	

ZONE AD - AGRICULTURAL DISTRICT			
TAX PARCEL		42-12-46-1	42-12-46-1
DESCRIPTION	REQUIRED	EXISTING	REMAINDER
USE A-1			
MIN. LOT AREA (AC)	3	17.922**	14.000***
MIN. LOT WIDTH (FT)	200	<200	<200
MIN. LOT FRONT YARD (FT)	75	>75*	>75*
MIN. SIDE YARD (FT)	30	<30	<30
MIN. REAR YARD (FT)	75	<75	<75
MAX IMPERVIOUS SURFACE RATIO	0.15	>0.15	>0.15
MAX DENSITY (DU/ACRE)	0.33	>0.33	>0.33
MAX BLDG. HEIGHT (FT)	35	<35*	<35*

(*)PRE-EXISTING NON CONFORMING
(**) INCLUDES ROAD RIGHT-OF-WAYS
(***) EXCLUDES ROAD RIGHT-OF-WAYS



Graphic Scale

100 0 50 100 200 400

(IN FEET)
1 inch =100 ft.

811 Know what's below. Call before you dig.

MOYER MINOR SUB

MOYER, HELLERTOWN & LEITHSVILLE ROAD
T.P. 42-12-46-1
SPRINGFIELD TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

RWC SURVEYING
PO Box 3652
Toms River, NJ 08756
Regional Office: Layton, NJ
P: 888.676.4435
F: 800.220.6214
www.rwcsurveying.com

SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
John J. Hanlon
Professional Land Surveyor
New Jersey Licensed No. GS37589
Pennsylvania Licensed No. SU060784

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SCALE

AS SHOWN

REVISIONS		

DRAWN BY JJH
APPROVED BY JJH
CHECKED BY KJC
DATE 06-06-2025

TITLE

MINOR SUBDIVISION DETAIL PLAN

RWC PROJECT NO. 25039

S - 1

SHEET NO. 1 of 2

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: Trumbauersville Borough Council
Trumbauersville Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 30, 2025

Subject: BCPC #13097
Sketch Plan of Land Development for Randazzo
TMP #45-3-6-1
Applicant: Vincent Randazzo
Owner: 118 North Main Street Partners, LLC
Plan Dated: April 23, 2025
Date Received: June 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: Convert an existing commercial building into 12 multifamily dwelling units on a 0.726-acre parcel. The plan indicates that eight two-bedroom units and four one-bedroom units are proposed. Three small building additions with unspecified dimensions are shown on the plan. The building previously housed a bottling plant for Millstone Spirits Group, LLC. Public water and sewer are intended to serve the dwellings.

Location: Along the southern side of North Main Street, slightly west of the intersection of Woodview Drive and North Main Street.

Zoning: The SRM Suburban Residential, Medium District permits Use B2 Residential Conversion by right.

Present Use: Previous commercial building

COMMENTS

Maximum permitted density—The proposal exceeds the maximum permitted density. Section 404.B.B2.a(2) of the zoning ordinance states that the number of dwelling units permitted on a lot shall not exceed the maximum density permitted in Section 502 Table of Performance Standards for single-family detached dwellings. The Table of Performance Standards in Section 502 lists a maximum permitted density of 1.9 dwelling units per acre for single-family detached dwellings in the SRM District. Based on a net buildable site area of 0.695 acres, the plan proposes a density of 17.2 dwelling units per acre.

If the above issue is resolved, we note the following comments for the borough's consideration:

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

1. **Existing nonconformities**—While not indicated on the plan, the site and existing building appear to be nonconforming regarding minimum required lot area and yard requirements. Compliance with all applicable provisions for nonconformities should be assured.

2. **Use requirements**

   a. **Sewage disposal**—Section 404.B.B2.d. of the zoning ordinance requires that for units proposed to be served by public sewers, certification should be provided from the servicing authority that adequate service is available for the proposed conversion. The required certification should be provided with future plan submissions.

   b. **Trash receptables**—Section 404.B.B2.f. of the zoning ordinance states that trash receptables shall not be visible from the street or abutting properties except on scheduled pick-up days. Future plans should identify the intended location of trash receptables and indicate compliance with this requirement.

   c. **Recreation area**—Section 404.B.B2.g. of the zoning ordinance requires that each converted structure shall have a recreation area of at least 200 square feet per dwelling unit. The recreation areas shall not be located in the front yard or the minimum side or rear yards. Future plans should indicate how this requirement will be met.

   d. **Parking lot buffering**—Section 404.B.B2.j. of the zoning ordinance requires off-street parking lots with three or more spaces to be buffered from abutting residences by hedge material placed on 3-foot centers. Alternately, a 4- to 5-foot fence may be erected which provides a visual screen. Future plans should indicate compliance with this requirement.

3. **Shared driveway**—The site shares driveway access with adjacent TMP #45-3-5. If not already in place, we recommend that a shared access easement on both parcels be indicated on the plan. The access easement should outline maintenance responsibilities and should be incorporated in the deeds for the lots.

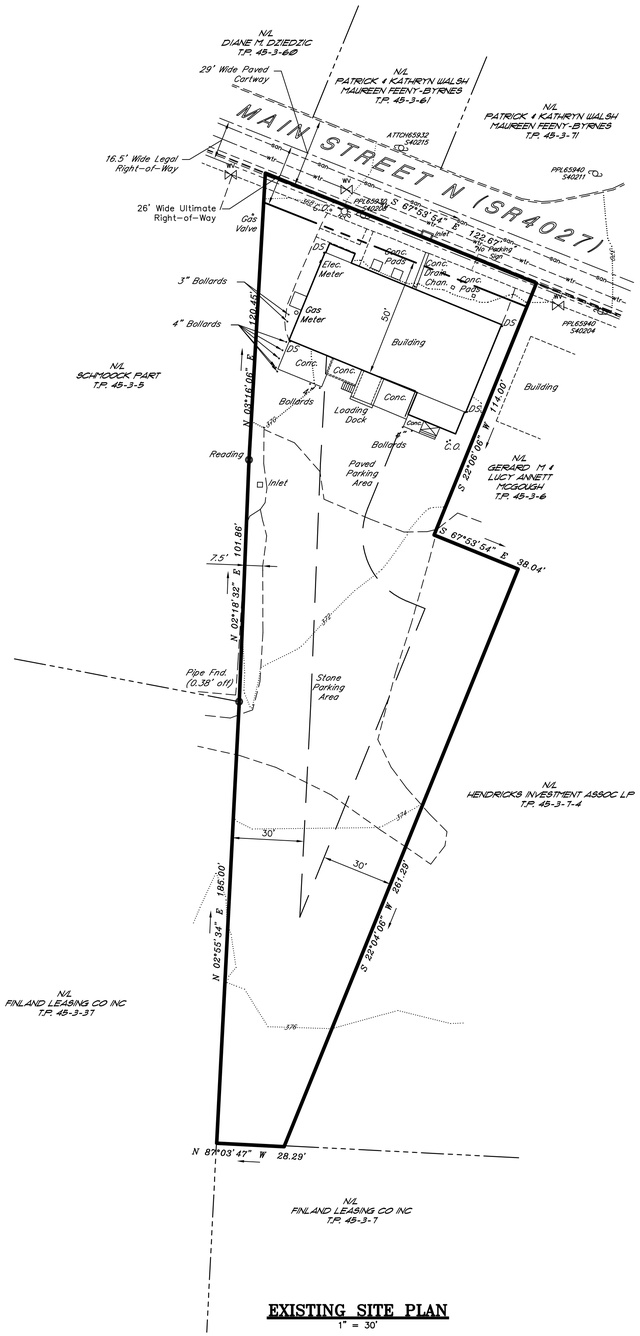
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

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

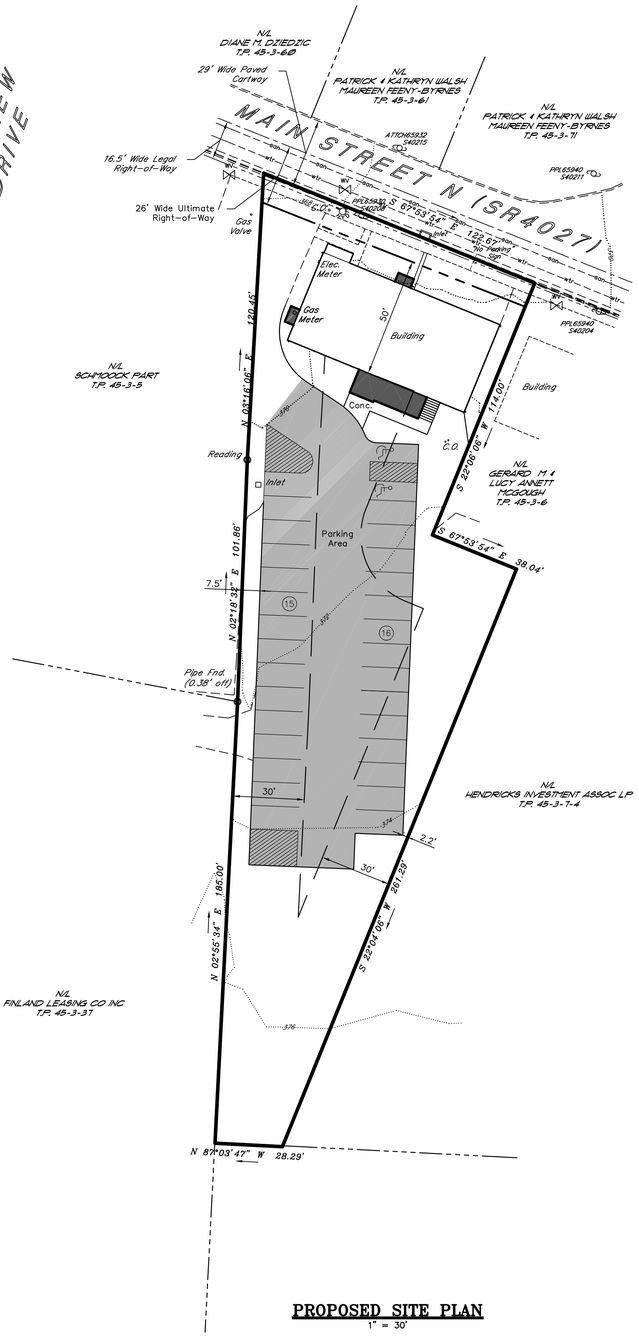
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LMW:emh
25-0157

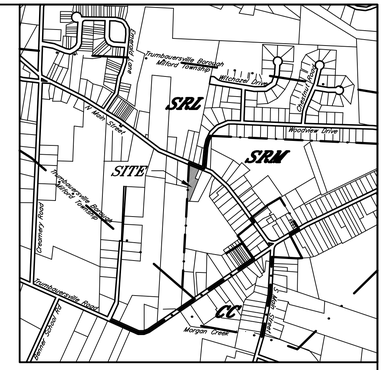
cc: Vincent Randazzo (via email)
Tyler Freed, PE, Mease Engineering, PC (via email)
V. Marucci, Entropy Consulting (via email)
Steven Baluh, PE, Wynn Associates, Inc. (via email)
Dani McClanahan, Borough Manager (via email)



EXISTING SITE PLAN
1" = 30'



PROPOSED SITE PLAN
1" = 30'



LOCATION MAP
1" = 800'

800 0 400 800
GRAPHIC SCALE

SYMBOLS

- Property Corner Marker
- Utility Pole
- Adjoining Property Line (Approx.)
- Building Setback Line
- 500 — Existing Contour
- SRM — Zoning District
- Zoning District Boundary Line
- Municipal Boundary Line
- Building Addition
- Proposed Parking
- *Slanted Text* — Existing Features
- Straight Text — Proposed Features

SITE CAPACITY CALCULATIONS (In Acres)

Base Site Area:	
Site Area	0.726
Road R/W	− 0.031
Base Site Area	0.695
Net Buildable Site Area:	
Base Site Area	0.695
Unusable Land	− 0.000
Net Buildable Site Area	0.695

IMPERVIOUS SURFACE CALCULATIONS

Existing Impervious Surfaces	
Building	4,470 SF
Driveway/Parking	906 SF
Conc/Walks/Etc.	+ 13,257 SF
Total Existing Impervious Surfaces	17,633 SF
Existing Impervious Surfaces TBR	
Building	242 SF
Driveway/Parking	783 SF
Conc/Walks/Etc.	+ 1,367 SF
Total Existing Impervious Surfaces TBR	2,392 SF
Proposed Impervious Surfaces	
Building	362 SF
Driveway/Parking	278 SF
Conc/Walks/Etc.	+ 2,170 SF
Total Proposed Impervious Surfaces	2,810 SF
Impervious Surface Calculations	
Total Existing Impervious Surfaces	17,633 SF
Total Existing Impervious Surfaces TBR	− 2,392 SF
Total Proposed Impervious Surfaces	+ 2,810 SF
Total Post-Development Impervious Surface	18,051 SF
Imp. Surface Ratio	[18,051/43,560)/0.695]*100 = 59.6%

ZONING REQUIREMENTS

Zoning District	− SRM (Suburban Residential, Medium)
Min. Lot Area	− 1 Acre
Min. Lot Width	− 150 Feet
Min. Front Yard	− 50 Feet
Min. Side Yard	− 30 Feet
Min. Rear Yard	− 50 Feet
Max. Bldg. Height	− 35 Feet
Max. Imp. Surf. Ratio	− 0.25
Max. Density DU/AC	− 1.9

SITE DATA

Total Tract Area	− 0.726 Acres (Gross), 0.695 Acres (Net)
Tax Parcel Number	− 45-3-6-1
Instrument Number	− 2024021872
Proposed Use	− B2 (Residential Conversion)
Units	− 12 (8 Two Bedroom/4 One Bedroom)
Water	− Public
Sewer	− Public

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE094862

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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
1-800-242-1776
PROJECT SERIAL NO. −

Mease Engineering, P.C.
Office (215) 536-7005
Fax (215) 536-8581
516 W. Broad Street
Quakertown, PA 18951
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

RANDAZZO SKETCH PLAN
Trumbauersville Borough, Bucks County, Pennsylvania

SCALE: 1" = 30'	Site Address: 118 N. Main St. Trumbauersville, PA 18970	DRAWN BY: TNF
DATE: 23 Apr. '25		FILE: 25180101
OWNERS OF RECORD:	118 North Main Street Partners LLC 308 W Broad Street, Suite 105 Quakertown, PA 18951	
T.P. 45-3-6-1		SHEET 1 of 1

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

PLANNING COMMISSION:
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Harold Hayes
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David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Tullytown Borough Council
Tullytown Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 18, 2025

Subject: BCPC #13106
Final Plan of Subdivision for 498 Lovett Avenue
TMP #46-9-8
Applicant: Kontz Construction
Owner: John F. & Lenora A. Cutchineal
Plan Dated: June 13, 2025
Date Received: June 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 14,169.86-square-foot parcel into two lots of 8,123 square feet (Lot 1) and 6,046 square feet (Lot 2). An existing dwelling is proposed to remain on Lot 1, while an additional single-family dwelling is proposed to be constructed on Lot 2. Public water and sewerage are proposed for both lots.

Location: At the northeast corner of the intersection of Lovett Avenue and Manor Avenue.

Zoning: The BC Borough Center District permits Use A(1) Single Family Detached Dwelling as a permitted, by-right use on lots of at least 5,000 square feet with minimum front, side, and rear yards of 20 feet, 8 feet, and 30 feet, respectively. The maximum permitted impervious surface ratio is 35 percent.

The plan indicates an existing nonconformity on Lot 1 with respect to the minimum front yard distance.

Present Use: Residential

COMMENTS

1. **Floodplain**—Portions of the site fall within the one-percent annual chance flood hazard and the 0.2-percent annual chance flood hazard zones. Section 185-77.A. of the zoning ordinance provides that

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

existing uses located in any Floodway District shall not be expanded unless the effect of the expansion on flood heights is fully offset by accompanying improvements. This proposal appears to qualify as an expansion of the existing use within a Floodway District. As such, the borough should confirm that the proposed improvements do not exacerbate any flooding concerns already present on the site.

We also note that the *Bucks County Natural Resources Plan* (1999), adopted by the County Commissioners as county policy, recommends that no filling or development be permitted in the 100-year floodplain (i.e., a one-percent annual chance flood hazard zone) because it can cause major flood storage loss, increase downstream flood heights, change drainage patterns, and increase the rate and volumes of stormwater runoff. Development within the 100-year floodplain can also increase the magnitude and frequency of normally minor floods, increasing damage to existing structures.

2. **Required off-street parking**—Section 185.19.A.(1) of the zoning ordinance requires a minimum of two off-street parking spaces per single-family dwelling unit. Section 153-613.G. of the subdivision and land development ordinance (SALDO) lists minimum dimensions of 10 feet wide by 20 feet deep for a 90-degree parking space. The proposed driveway for Lot 2 is shown with dimensions of 18 feet wide by 20 feet deep.

3. **Recreation areas**—Section 153-617.A. of the SALDO requires that all residential subdivision or land development submissions provide for the public dedication or reservation of land suitable for park and/or recreation use. There is no indication on the plan that this requirement has been met. Prior to plan approval, the borough should ensure that the applicant adheres to the provisions of the chapter.

4. **Tree protection**—Section 153-505.D.(11) of the SALDO requires minor subdivision plans to identify the location of all trees to be saved and the location of proposed protection fencing. Several existing large trees are to remain on the site. Sheet 5 includes tree protection details; however, the location of the tree protection fencing is not indicated. The plan should be revised to show the intended location of tree protection fencing in compliance with this ordinance requirement.

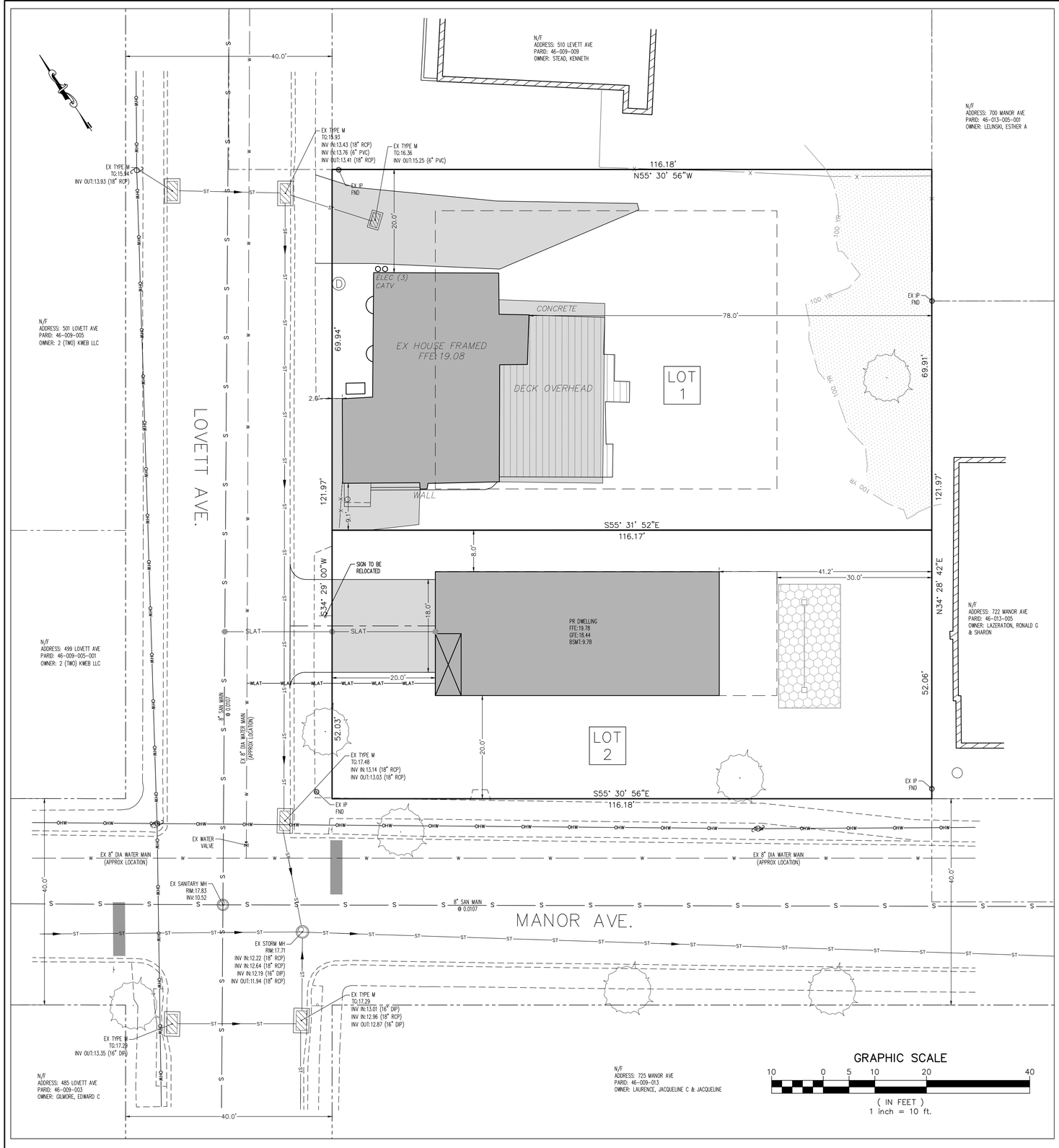
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

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

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

JWS:tr
25-0182

cc: Kontz Construction (via email)
John F. & Lenora A. Cutchineal (via USPS)
Vincent Fioravanti, PE, Fioravanti, Inc. (via email)
Sean Torpey, PE, Pennoni, Borough Engineer (via email)
Patricia Marks, Borough Coordinator (via email)



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I, (NAME) _____, 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 (DATE) _____ THAT ALL MARKERS SHOWN THEREON ACTUALLY EXIST, THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHT-OF-WAY, OR EASEMENTS EXIST, EXIST AS SHOWN HEREIN.

_____ _____
SURVEYOR SIGNATURE & LICENSE NUMBER DATE

OWNERS CERTIFICATION

TO ALL WHOM THESE PRESENTS MAY COME, I (WE) [OWNER NAME(S)] _____ SEND GREETINGS. KNOW YE THAT I (WE) HAVE LAID OUT UPON MY (OUR) LAND, SITUATE IN TULLYTOWN BOROUGH, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS HEREWITH INTENDED TO BE RECORDED. WITNESS MY (OUR) HAND AND SEAL THIS _____ DAY OF _____, 20____,

_____ _____
OWNER SIGNATURE OWNER SIGNATURE

NOTARY

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUCKS, ON THE _____ DAY OF _____, _____, 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, SITUATE IN THE BOROUGH OF TULLYTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO THE LAW.

_____ SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE _____ DAY OR _____, 20____

BOROUGH PLANNING COMMISSION APPROVAL

APPROVED BY THE TULLYTOWN BOROUGH PLANNING COMMISSION ON THIS ____ DAY OF _____, 20____,

MEMBER: _____

MEMBER: _____

BOROUGH ENGINEER REVIEW

REVIEWED BY THE TULLYTOWN BOROUGH ENGINEER ON THIS ____ DAY OF _____, 20____,

_____
BOROUGH ENGINEER

BUCKS COUNTY PLANNING COMMISSION REVIEW

BCPC No. _____

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

CERTIFIED THIS DATE: _____

_____
EXECUTIVE DIRECTOR OR HIS/HER DESIGNEES

GOVERNING BODY APPROVAL

APPROVED BY THE TULLYTOWN BOROUGH COUNCIL ON THIS ____ DAY OF _____, 20____,

_____ _____
SECRETARY CHAIRPERSON OR PRESIDENT

DESIGN ENGINEER CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE TULLYTOWN BOROUGH ORDINANCES AND REGULATIONS.

DESIGN ENGINEER: _____

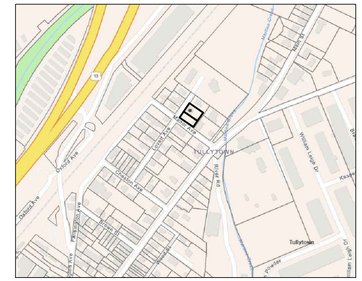
OFFICE OF THE RECORDER OF DEEDS

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

BY: _____

Before You Dig Anywhere
In . . . PENNSYLVANIA
STOP! CALL1-800-242-1776
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: # 2025-092-2108
UTILITIES:
PECO EXELON COMPANY
COMCAST CABLE SURVEILLANCE
LBJMA
LUMEN TECHNOLOGIES
VERIZON BUSINESS
ZAYO BANDWIDTH



LOCATION MAP
1"=500'

GENERAL NOTES

1. PROJECT NARRATIVE:
   THIS PROJECT INVOLVES THE CONSOLIDATION AND DEVELOPMENT OF PARCELS LOCATED AT 498 LOVETT AVE, TULLYTOWN, PA, 19007.
2. MUNICIPALITY: TULLYTOWN BOROUGH
   EX. ZONING DISTRICT: BC – BOROUGH CENTER

ITEM	REQUIRED	EXISTING
MIN. LOT AREA	5,000 SF	13,765 SF
MIN LOT WIDTH	50 FT	122 FT
MAX. BLDG COVERAGE	N/A	8.7%
MAX. IMP COVERAGE	35 %	23.9%
FRONT YARD SETBACK	20 FT	2 FT*
SIDE YARD SETBACK	8 FT	20 FT
REAR YARD SETBACK	30 FT	78.2 FT

ITEM	LOT 1	LOT 2
MIN. LOT AREA	8,123 SF	6,046 SF
MIN LOT WIDTH	69.9 FT	52.0 FT
MAX. BLDG COVERAGE	14.1%	21.8%
MAX. IMP COVERAGE	32.6%	27.8%
FRONT YARD SETBACK	2.0 FT*	20.0 FT
SIDE YARD SETBACK	9.1 FT	8.0 FT
REAR YARD SETBACK	78.0 FT	41.2 FT

*EXISTING NONCONFORMITY

3. OWNERS OF RECORD:
   TMP: 46-009-008
   N/F: CUTCHINEAL, JOHN F & LENORA A
   498 LOVETT AVENUE
   TULLYTOWN, PA 19007
4. SITE DATA:
   TMP # *46-009-008*
   TOTAL TRACT AREA = 0.316 AC.
5. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY THIS OFFICE ON MARCH 25, 2025.
6. FEMA: BUCKS COUNTY ALL JURISDICTIONS
   MAP PANEL: 42017C0464K
   EFFECTIVE DATE: 2017-3-21
   PROPERTY INCLUDES PORTIONS OF FLOOD ZONES AE & X AS SHOWN
7. SOILS THROUGHOUT THE ENTIRE SITE ARE CLASSIFIED AS UTB, (URBAN LAND-MATAPEAKE COMPLEX).

SHEET INDEX

SHT No.	SHT TITLE
01	RECORD PLAN
02	EXISTING FEATURES PLAN
03	GRADING AND EROSION CONTROL PLAN
04	E&S CONTROL NOTE
05	E&S CONTROL DETAILS
06	CONSTRUCTION DETAILS

IMPERVIOUS SUMMARY

LOT	EXISTING	PR LOT 1	PR LOT 2
AREA	**14169**	**8123**	**6046**
Dwelling	1149	1149	1320
Driveway	651	651	360
Concrete	1492	849	0
Shed	89	0	0
TOTAL IMP	3381	2649	1680
IMP COV	23.9%	32.6%	27.8%
TOTAL BLDG	1238	1149	1320
BLDG COV	8.7%	14.1%	21.8%

LEGEND

- EXISTING PROPERTY LINE
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- EXISTING CURB
- EXISTING PAVED DRIVEWAY
- EXISTING FENCE
- EXISTING SETBACK LINE
- EXISTING R/W
- EXISTING POLES
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING TELEPHONE
- EXISTING TREES AND BUSHES TO REMAIN

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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL VINCENT W. FIORAVANTI ENGINEER 26398-E PENNSYLVANIA

REVISIONS		
NO.	DESCRIPTION	DATE

DATE: 6/13/25
SCALE: 1"=10'
JOB # 2300 FB # ---
DRAWN: STAFF CHECKED: VWF

498 LOVETT AVE SUBDIVISION

TULLYTOWN BOROUGH, PA
PREPARED FOR:
KONTZ CONSTRUCTION
1677 CHINQUAPIN RD
HOLLAND, PA 18966

RECORD PLAN

SHEET 1 OF 6

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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Executive Director

MEMORANDUM

To: Warminster Township Board of Supervisors
Warminster Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 22, 2025

Subject: BCPC #9901-A
Final Plan of Subdivision for 1170 Newtown Road
TMP #49-24-31
Applicant: James Cassidy
Owner: Same
Plan Dated: August 13, 2022
Last Revised: December 9, 2024
Date Received: July 10, 2025

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

GENERAL INFORMATION

Proposal: Subdivide a 4.78-acre parcel into two single-family detached lots. Lot 1 (3.64 acres) contains an existing single-family detached dwelling. A single-family detached dwelling is proposed for Lot 2 (1.14 acres). The site is served by public water and on-lot sewage faculties.

Location: Northwestern side of Newtown Road, about 1,200 feet southwest of its intersection with Bristol Road.

Zoning: The R-1 Residential District permits single-family detached dwellings on lots of 20,000 square feet.

Present Use: Residential and vacant

COMMENTS

1. **Granted waivers**—The site plan indicates that on September 2, 2022, the board of supervisors granted waivers from the following subdivision and land development ordinance (SALDO) requirements:

   Section 22-505.2.C.
   relief from cartway widening requirements

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

Section 22-503.
relief from the requirement to widen Newtown Road from 20 to 26 feet

Section 22-517.
relief from a requirement that the lot ratio not exceed 2.5:1

Section 22-523.4.
relief from a requirement for street trees

Section 22-523.5.C.
relief from a requirement for a Class 1 buffer yard along property lines

Section 22-800.
relief from right-of-way improvements required along Newtown Road

2. **Natural resource protection standards**—Section 27-2103. of the zoning ordinance establishes natural resource protection standards for floodplain, steep slopes, forests, wetlands, and slopes. SALDO Section 22-405.B.(4) requires that zoning information and requirements be shown on the minor subdivision plan. The plan indicates that the site contains "woods". Future submissions should include the standards and indicate compliance with the resource protection standards.

3. **Tree inventory/tree replacement**—Section 22-523.2.D. of the SALDO requires an inventory indicating the size, species, and location of all trees greater than 3 inches in caliper. Section 22-523.8.A.(1) of the SALDO requires that any tree 3 inches in caliper or greater that is removed shall be replaced. Also, Section 107 of Chapter 25, Trees and Vegetation, of the Township Code, contains tree replacement requirements and prohibits the removal of existing trees 3-caliper-inches or greater without first obtaining the approval of the township engineer. The plan does not show individual trees and should be revised to show them. The plan should include the required tree inventory and comply with the township's tree replacement requirements.

4. **Tree protection**—SALDO Section 22-530.3.A.(2) requires that a tree protection zone be established around trees to be saved during construction. The tree protection zone is an area that is radial to the trunk of a tree and 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline. Section 22-530.4. prohibits grade changes and excavations which encroach upon the tree protection zone. The plan should also be revised to show a tree protection zone and fence.

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

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

DCZ:tmr
25-0189

cc: James R. Cassidy (via email)
Nicholas T. Rose, PE, ProTract Engineering, Inc. (via email)
Craig Kennard, PE, Gilmore & Associates, Township Engineer (via email)
Tom Scott, AICP, Township Manager (via email)

Mike Walsh, Township Planning Director (via email)
Mike Italia, Township Zoning Officer (via email)

OWNER'S CERTIFICATION OF INTENT

Know All Men by These Presents, that James R. Cassidy, being a landowner in Warminster Township, Commonwealth of Pennsylvania, for his successors and assigns, does hereby adopt this as his Plan of Lots for his property situate in the Township of Warminster, County of Bucks, and Commonwealth of Pennsylvania.

IN WITNESS WHEREOF, the said individual has caused the signature below to be affixed by his hand this

_____ __ day of _____, A.D. _____.

_____
(Signature)

Commonwealth of Pennsylvania:
County of _____:

On this _____ day of _____, A.D._____, before me the subscriber a Notary Public of the Commonwealth of Pennsylvania personally appeared James R. Cassidy, who acknowledged this plan to be the official Plan of Lots and property shown thereon situated in the Township of Warminster, County of Bucks, Commonwealth of Pennsylvania and desired that this plan be recorded according to law.

WITNESS MY HAND AND NOTARIAL SEAL this _____day

of _____, _____.

_____
Notary Public

_____
My Commission Expires _____

CERTIFICATION FOR RECORDING:

This Subdivision Plan was recorded in the office of Recorder of Deeds for Bucks County, at Doylestown, Pennsylvania, this _____ day of _____, 20___.

By:

_____
Recorder of Deeds

APPROVAL BY THE TOWNSHIP OF WARMINSTER BOARD OF SUPERVISORS:

Approved by the Board of Supervisors of the Township of Warminster this _____ day of _____, 20___.

_____ _____

_____ _____

_____

REVIEW BY THE TOWNSHIP OF WARMINSTER PLANNING COMMISSION:

This Subdivision Plan was reviewed by the Township of Warminster Planning Commission on the _____ day of _____, 20___.

_____
Chairman

_____
Secretary

REVIEWED BY THE TOWNSHIP ENGINEER, WARMINSTER TOWNSHIP:

This Subdivision Plan was reviewed by _____, P.E., the appointed Township Engineer for Warminster Township on this _____ day of _____, 20___.

_____ P.E.,
Township Engineer

PROFESSIONAL ENGINEER'S CERTIFICATION:

I, NICHOLAS T. ROSE, a Registered Professional Engineer of the Commonwealth of Pennsylvania, do hereby certify that in my best professional judgment 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. Error of closure is less than one part in 10,000.

I further certify that in my best professional judgment this plan meets the requirements of all applicable ordinances affecting this subdivision plan.

_____
(Registered Professional Engineer)

PE-039251-E

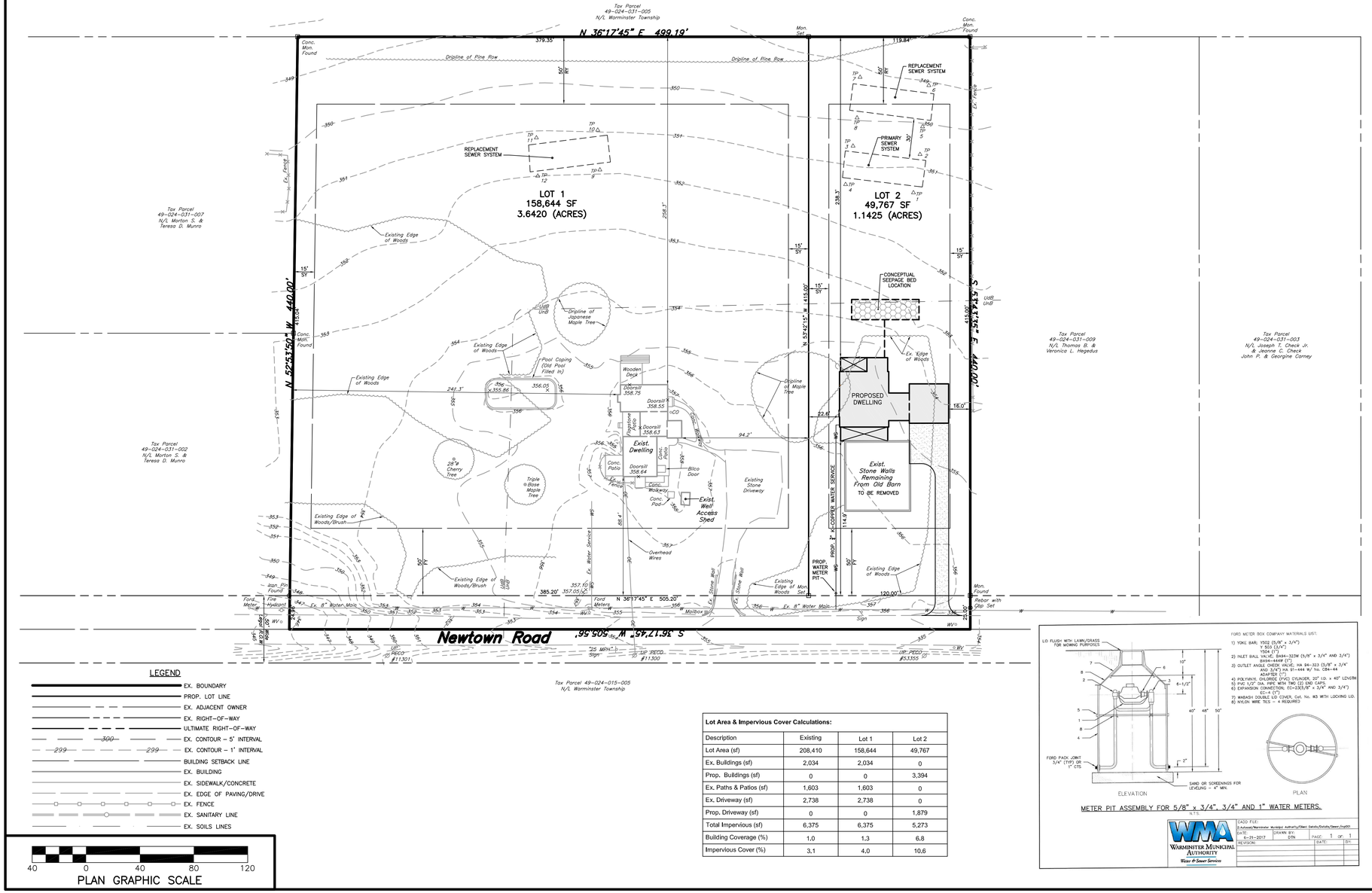
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THIS COMMONWEALTH OF PENNSYLVANIA; THAT ANY EXISTING MONUMENTATION SHOWN HEREON EXISTS AS LOCATED; AND THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

_____
(SIGNATURE)

_____

SEAL



LEGEND

- EX. BOUNDARY
- PROP. LOT LINE
- EX. ADJACENT OWNER
- EX. RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- 500 EX. CONTOUR – 5' INTERVAL
- 299 EX. CONTOUR – 1' INTERVAL
- BUILDING SETBACK LINE
- EX. BUILDING
- EX. SIDEWALK/CONCRETE
- EX. EDGE OF PAVING/DRIVE
- EX. FENCE
- EX. SANITARY LINE
- EX. SOILS LINES

40 0 40 80 120
PLAN GRAPHIC SCALE

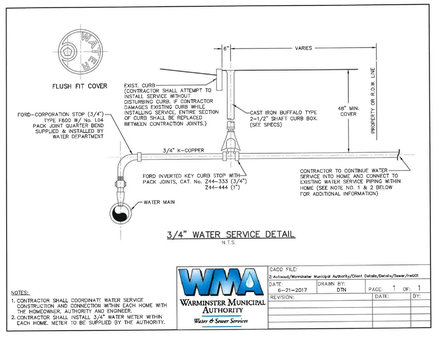
Lot Area & Impervious Cover Calculations:

Description	Existing	Lot 1	Lot 2
Lot Area (sf)	208,410	158,644	49,767
Ex. Buildings (sf)	2,034	2,034	0
Prop. Buildings (sf)	0	0	3,394
Ex. Paths & Patios (sf)	1,603	1,603	0
Ex. Driveway (sf)	2,738	2,738	0
Prop. Driveway (sf)	0	0	1,879
Total Impervious (sf)	6,375	6,375	5,273
Building Coverage (%)	1.0	1.3	6.8
Impervious Cover (%)	3.1	4.0	10.6

METER PIT ASSEMBLY FOR 5/8" x 3/4", 3/4" AND 1" WATER METERS.
N.T.S.

WARMINSTER MUNICIPAL AUTHORITY
Water & Sewer Service

CADD FILE: D:\Autocad\Warminster Municipal Authority\Client Details\Details\Sewer\hs003
DATE: 6-21-2017 DRAWN BY: DTN PAGE: 1 OF: 1
REVISION: DATE: BY:

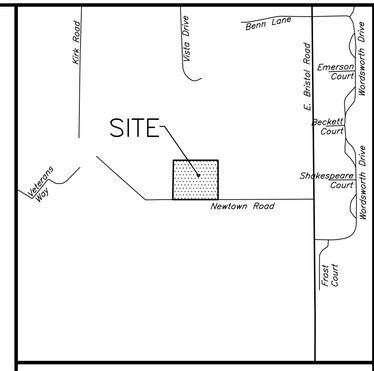


3/4" WATER SERVICE DETAIL
N.T.S.

NOTES:
1. CONTRACTOR SHALL COORDINATE WATER SERVICE CONSTRUCTION AND CONNECTION WITHIN EACH HOME WITH THE HOMEOWNER, AUTHORITY AND ENGINEER.
2. CONTRACTOR SHALL INSTALL 3/4" WATER METER WITHIN EACH HOME. METER TO BE SUPPLIED BY THE AUTHORITY.

WARMINSTER MUNICIPAL AUTHORITY
Water & Sewer Service

CADD FILE: D:\Autocad\Warminster Municipal Authority\Client Details\Details\Sewer\hs004
DATE: 6-21-2017 DRAWN BY: DTN PAGE: 1 OF: 1
REVISION: DATE: BY:



LOCATION MAP\SCALE:1"=800'

800 400 0 800 1600 2400
LOCATION MAP GRAPHIC SCALE

GENERAL NOTES:

1. OWNER/APPLICANT:
JAMES R. CASSIDY
1170 NEWTOWN ROAD
WARMINSTER, PA 18974
2. PROPERTY INFORMATION:
TAX BLOCK 24 UNIT 31
TAX PARCEL # 49-024-031
INSTRUMENT NO. 2019009637
SITE ADDRESS: 1170 NEWTOWN ROAD

TRACT AREA TO TITLE LINE = 221,044 SF (5.0745 ACRES)
TRACT AREA TO LEGAL R.O.W = 208,410 SF (4.7844 ACRES)

3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD, AND AN EXISTING FEATURES PLAN FOR TAX PARCEL 49-024-031, PREPARED BY CAVANAUGH'S SURVEYING SERVICES, DATED JULY 25, 2017, AND FROM A FIELD SURVEY BY PROTRACT ENGINEERING, INC. IN SEPTEMBER 2022.
4. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
5. ZONING INFORMATION:
ZONED R1 – RESIDENTIAL DISTRICT, USE 3 – SINGLE-FAMILY DETACHED DWELLING.

REGULATIONS	REQUIRED	EXISTING	LOT 1	LOT 2
MIN LOT AREA (SF)	20,000	208,410	158,644	49,767
MIN LOT WIDTH (FT)(@ FRONT)	80	505.2	385.2	120.0
MIN LOT WIDTH (FT)(@ BSBL)	100	504.5	384.5	120.0
MIN FRONT YARD (FT)	50	88.4	88.4	114.9
MIN SIDE YARD (FT)	15	214.2	94.2	16.0
AGGREGATE SIDE YARD (FT)	30	455.5	335.5	38.6
MIN REAR YARD (FT)	50	258.3	258.3	238.3
MAX BUILDING HEIGHT (FT)	35	<35	<35	<35
MAX BUILDING AREA (%)	20	1.0	1.3	6.8
MAX IMPERVIOUS RATIO (%)	35	3.1	4.0	10.6

6. ALL LOTS WILL BE SERVED BY PRIVATE SEWER AND PUBLIC WATER FROM THE FACILITIES OF WARMINSTER MUNICIPAL AUTHORITY.
7. CONSTRUCTION OF THE WATER SERVICE IMPROVEMENTS FOR LOT 2 SHALL CONFORM TO THE CONSTRUCTION STANDARDS OF WARMINSTER MUNICIPAL AUTHORITY.
8. SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF BUCKS COUNTY PA, VERSION 18, AUGUST 31, 2021. SOILS ON SITE ARE CLASSIFIED AS UdB – UDORTHENTS, SHALE AND SANDSTONE AND UnB – URBAN LAND-DUFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES.
9. SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN IN AREA OF MINIMAL FLOOD HAZARD ZONE X AS SHOWN ON FLOOD MAP NUMBER 42017C0408J, PREPARED FOR BUCKS COUNTY, PA, EFFECTIVE DATE 03/16/2015.
10. THERE IS NO CONSTRUCTION PROPOSED WITH THIS APPLICATION AT THIS TIME. ALL IMPROVEMENTS AND CONSTRUCTION STANDARDS REQUIRED PER THE SUBDIVISION AND LAND DEVELOPMENT AND STORMWATER MANAGEMENT ORDINANCES ARE DEFERRED UNTIL THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. PLOT PLANS SHALL BE PROVIDED SHOWING THE PROPOSED BUILDING, GRADING, STORMWATER MANAGEMENT, EROSION CONTROLS, UTILITIES, LANDSCAPING, ETC. THE APPLICANT SHALL POST FINANCIAL SECURITY WITH THE TOWNSHIP AND ENTER INTO AGREEMENTS DEEMED NECESSARY BY THE TOWNSHIP SOLICITOR BEFORE A BUILDING PERMIT WILL BE ISSUED. THE TOWNSHIP OFFICE SHALL BE CONTACTED A MINIMUM OF 48 WORKING HOURS PRIOR TO ANY SCHEDULED INFILTRATION TESTING/SOIL EVALUATION FOR PURPOSES OF OBSERVATION.
11. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
12. THE EXISTING BARN STONE WALLS AND FOUNDATION SHALL BE REMOVED IN ITS ENTIRETY.
13. THE BOARD OF SUPERVISORS GRANTED THE FOLLOWING WAIVERS FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

SALDO SECTION 22-405.C: A PARTIAL WAIVER IS GRANTED TO NOT REQUIRE ALL EXISTING FEATURES WITHIN 200 FEET OF THE PROPERTY ON THE PLAN. APPLICANT SHALL PROVIDE ANY AND ALL DETAIL/ INFORMATION REQUIRED BY THE TOWNSHIP ENGINEER.

SALDO SECTION 22-505.2.D: A PARTIAL WAIVER IS GRANTED TO NOT REQUIRE A FULL WIDTH MILL AND OVERLAY AS THE ONLY DISTURBANCE IN THE PUBLIC STREET IS FOR WATER SERVICE. APPLICANT SHALL REPAIR TO TOWNSHIP STANDARDS ANY DISTURBANCE IN THE RIGHT-OF-WAY FOR WATER SERVICES TO BE INSTALLED.

SALDO SECTION 22-505.3: A WAIVER IS GRANTED TO NOT REQUIRE WIDENING OF NEWTOWN ROAD FROM 20 FEET TO 26 FEET.

SALDO SECTION 22-517: A WAIVER IS GRANTED FROM THE REQUIREMENT THAT THE LOT RATIO SHALL NOT EXCEED 2.5:1.

SALDO SECTION 22-523.4: A WAIVER IS GRANTED FROM THE REQUIREMENT TO PLANT STREET TREES ALONG THE PROPERTY FRONTAGE.

SALDO SECTION 22-523.5.C.:A WAIVER IS GRANTED FROM THE REQUIREMENT TO PROVIDE A CLASS 1 BUFFER ALONG THE PROPERTY LINES.

SALDO SECTION 22-800: A WAIVER IS GRANTED FROM THE REQUIREMENT TO PROVIDE RIGHT-OF-WAY IMPROVEMENTS ALONG THE PROPERTY FRONTAGE.

NORTH ARROW

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER NICHOLAS T. ROSE No. ENGINEER No. PE-039251-E

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!
www.paonecall.org

BCPC No. 12643
PROCESSED and REVIEWED: A report has been prepared by the Bucks County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____
For the Director
Bucks County Planning Commission

No.	Date	Description	Cadd File Name	Drafter/Engineer
2	12-9-24	PER REVIEW COMMENTS		EMS
1	8-29-24	PER APPROVAL CONDITIONS		EMS
Project Number		File Number	BASE.DWG	EMS/NTR
H2784		---		By

Township: WARMINSTER
County: BUCKS
Date: 8-31-22
Scale: 1"=40'
Sheet Number: 1 of 1

PLAN OF SUBDIVISION
PREPARED FOR
1170 NEWTOWN ROAD

ProTract Engineering, Inc.
64 East Maryland Avenue, P.O. Box 68
Hatboro, Pennsylvania 19040
Phone (215)442-8230
Fax (215)442-8238

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: Warminster Township Board of Supervisors
Warminster Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 10, 2025

Subject: BCPC #13093
Preliminary plan for Subdivision and Land Development for 1125 Mearns Road
TMPs #49-9-95
Applicant: 1125 Mearns Road, LLC
Owner: Same
Plan Dated: April 11, 2025
Date Received: June 10, 2025

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

GENERAL INFORMATION

Proposal: Subdivide 3.963-acre parcel into two lots. Lot 1 (1.54 acres) will contain a proposed 1,500-square-foot detached garage accessory to an existing nonconforming single-family detached dwelling. Lot 2 (2.38 acres) will contain a proposed 18,000-square-foot industrial warehouse. An existing dwelling and two accessory garages will be removed. Public water and sewer serve the site.

Location: Southeastern side of Mearns Road, approximately 600 feet northeast of its intersection with Ivyland Road.

Zoning: The I-O Industrial-Office District permits warehouse storage on lots of one acre or more. The maximum permitted building area and impervious surface coverage are 35 and 65 percent, respectively.

The property is subject to a Settlement Stipulation and Agreement between 1125 Mearns Road, LLC and the Township of Warminster, dated October 10, 2024. The Agreement permits 1125 Mearns Road, LLC to subdivide the parcel into two tax parcels consisting of Lot 1 (1.54 acres) and Lot 2 (2.38 acres). Proposed Lots 1 and 2 shall each be served by public water and sewage facilities. The applicant shall be permitted to erect a 1,500-square-foot detached garage on Lot 1 that will be serviced by the existing paved lane. The applicant shall be permitted to erect an 18,000-square-foot building with outdoor storage secured by an 8-foot-high fence on Lot 2. The existing dwelling unit on proposed Lot 2 will be removed; access to Lot 2 will be serviced via the existing private access road described by the Deed dated April 27, 2022, recorded in the Bucks County Recorder of Deeds Office on April 28, 2022, at Instrument Number 2022028158.

Present Use: Residential and vacant

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

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 22-404.C.(2)
   to permit an aerial plan to be accepted for the purpose of showing existing features within 400 feet of the subject property; the application indicates that performing a detailed survey of the surrounding parcels puts an unnecessary burden on the applicant, and any information requested by the township will be provided

   Sections 22-505.3 & 22-809
   from installing sidewalks along the Mearns Road property frontage and along the private access frontage; the application indicates that sidewalks in this area are not necessary for pedestrian safety or convenience and there are no sidewalks presently located on the adjacent lots or along this section of Mearns Road

   Sections 22-505.3 & 22-810
   from installing curbing along the private access frontage; the application indicates curbing is not necessary for the drainage patterns since the runoff from the private access is already directed toward existing headwalls and swales

   Section 22-520.C.(4)(f)
   to permit a minimum of 18 inches of separation between the limiting zone and the bottom of the surface basin (where 36 inches is required); the application indicates this is needed due to existing shallow bedrock

   Section 22-520.C.(8)(b)(2)
   to permit stormwater basin side slopes to be 3:1 rather than the required maximum of 4:1; the application indicates this is needed to maximize the volume of the basin

   Section 22-520.C.(8)(c)
   to permit the top embankment width of the stormwater basin to be 8 feet rather than 10 feet; the application indicates this is needed to maximize the volume of the basin

   Sections 22-523.5.C.7. & 22-523.5.C.9.
   to reduce the number of stormwater facility plantings based on the location and shape of the proposed stormwater management basin

   Section 22-602.3.C.
   to permit the removal of two trees, each over 24 caliper inches; the application indicates the majority of the perimeter trees are to be preserved and removal of two large beech trees is necessary to accommodate stormwater requirements and to preserve other mature vegetation in the area of the proposed garage

   The final plan should note all granted waivers.

2. **Historic resource**—The plan indicates that two dwellings exist on the site, a stone farmhouse and a frame dwelling. The stone farmhouse building may have potential for listing on the National Register of Historic Places because Bucks County tax records indicate the building was constructed in 1789 and it is noted as an historic building in the township's comprehensive plan. We recommend consulting with the Pennsylvania State Historic Preservation Office early in project planning. Since a sewage facilities planning module will be needed for the project, the applicant will likely need to comply with PA Department of Environmental Protection policy document #012-0700-001, *Implementation of the Pennsylvania State History Code: Policy and Procedures for applicants for DEP permits and plan approvals.*

3. **Landscape architect**—Per Section 22-523.2.E. of the SALDO, the landscape plan shall be prepared, signed, and sealed by a landscape architect, registered in the Commonwealth of Pennsylvania. The plan should be revised to comply with this requirement.

4. **Tree protection**—The plan shows a 36-inch beech tree north of the proposed garage on Lot 1 which is intended to remain on the site. Proposed regrading and part of the proposed garage will encroach within the dripline of the tree. Earth disturbance within a tree's dripline greatly diminishes the tree's chance of survival. We recommend that efforts to minimize regrading within the dripline be considered and that the limit of disturbance and tree protection fencing shown on Sheet 8 be located as far as possible from the trunk of the tree. Proper efforts to preserve the tree will minimize the need to remove the tree after site development due to injury from regrading within the dripline.

5. **Stormwater basin**—We recommend that the basin bottom be planted with wetland tolerant trees and shrubs. 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]

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.

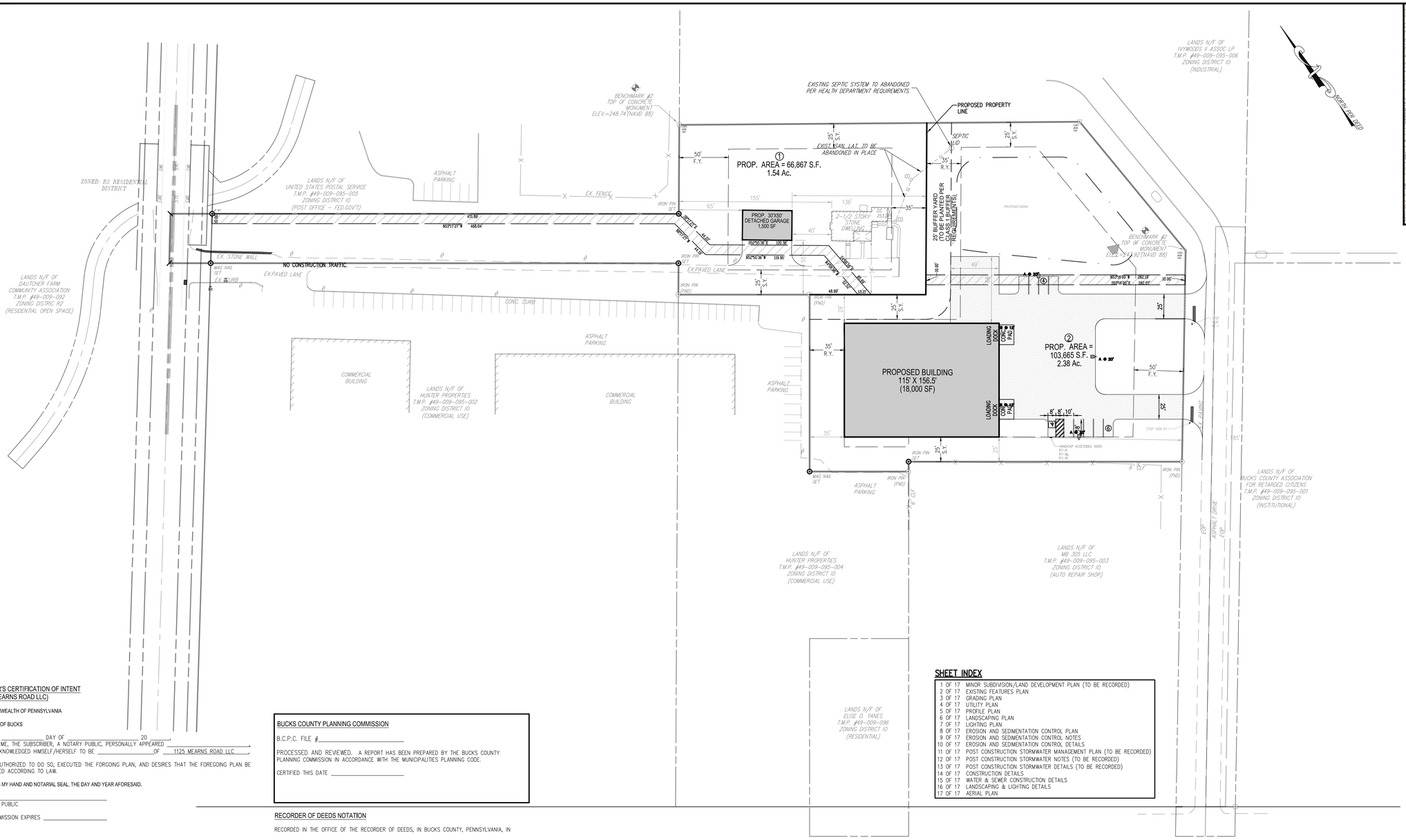
This review will be included in the Bucks County Planning Commission Board materials for the August 6, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

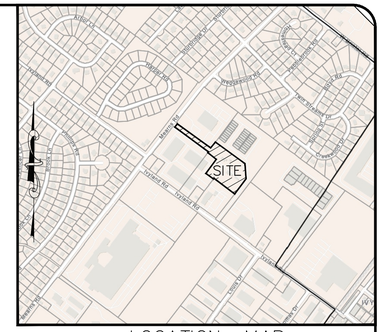
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

DCZ:emh
25-0149

cc: Joseph J. Solana Jr, Carlton Pools (via email)
Wayne Kiefer, PE, R.L. Showalter & Associates, 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.dcnr.pa.gov/Conservation/WildPlants/LandscapingwithNativePlants/NativeGardenTemplates/Pages/default.aspx





LOCATION MAP
SCALE: 1" = 800'

SITE DATA

OWNER/APPLICANT: 1125 MEARNS ROAD, LLC, A PA LIMITED LIABILITY COMPANY
415 CONSTANCE DRIVE, WARMINSTER, PA 18974

SITE ADDRESS: 1125 MEARNS RD. WARMINSTER, PA 18974-2215
PARCEL NO.: T.M.P #49-009-095
RECORDING INFO.: INST. NO. 2022029158

ZONING

ZONING DISTRICT: I-O INDUSTRIAL OFFICE DISTRICT, HISTORIC PROPERTY
EXISTING USE: USE 3 SINGLE-FAMILY(NON-CONFORMING)
PROPOSED USES: LOT 1 –USE 3 SINGLE-FAMILY RESIDENTIAL
–USE 84 RESIDENTIAL ACCESSORY BUILDING
LOT 2 –USE 74 WAREHOUSE STORAGE

MEARNS ROAD S.R.2077:
CLASSIFICATION = COMMUNITY ARTERIAL
ULTIMATE RIGHT-OF-WAY WIDTH = VARIES (100 FT MIN. REQUIRED)
CARTWAY WIDTH = 45 FT EX. (40 FT MIN. REQUIRED)
POSTED SPEED LIMIT = 45 MPH

TOTAL SITE AREA (GROSS):	172,635 SF.	(3.963 AC.)
AREA WITHIN ULT. R.O.W. OF MEARNS ROAD:	2,103 SF.	(0.048 AC.)
BASE SITE AREA (NET)	170,532 SF.	(3.915 AC.)

	REQUIRED (I-O)	EXISTING	PROP LOT 1	PROP LOT 2
MIN. LOT AREA (BSA):	43,560 SF (1.00 AC.)	170,532 SF (3.915 AC.)	66,867 SF (1.54 AC.)	103,665 SF (2.38 AC.)
MIN. LOT WIDTH:	200 FT.	352 FT.	172 FT.*	387 FT.
–YARDS–				
MIN. FRONT:	50 FT.	155 FT.	155 FT.	185 FT.
MIN. SIDE:	25 FT.	54 FT.	54 FT.	25 FT.
MIN. REAR:	35 FT.	64 FT.	35 FT.	35 FT.
MAX. BUILDING HEIGHT:	35 FT.	<35 FT.	<35 FT.	<35 FT.
MAX. BUILDING COVERAGE:	35%	3%	5%	17%
MAX. IMPERVOUS COVER:	65%	10%	13%	43%

*EXISTING NON-CONFORMITY
BUFFER YARDS: 25 FT BUFFER REQUIRED ABUTTING R-2 DISTRICT LINE & RESIDENTIAL USES

USE 84 RESIDENTIAL ACCESSORY BUILDING OR STRUCTURE:

	REQUIRED	PROP LOT 1
MIN. FRONT:	50 FT.	55 FT.
MIN. SIDE:	5 FT.	55 FT.
MIN. REAR:	5 FT.	146 FT.
MAX. HEIGHT:	20 FT.	<20 FT.
MAX. GROUND FLOOR AREA:	500 SF	1500 SF.*

*VARIANCE REQUIRED

USE 74 WAREHOUSE STORAGE – NO ADDITIONAL DIMENSIONAL ZONING RESTRICTIONS

STIPULATION AGREEMENT

THIS PROPERTY IS SUBJECT TO A SETTLEMENT STIPULATION BETWEEN 1125 MEARNS ROAD, LLC AND TOWNSHIP OF WARMINSTER, DEPARTMENT OF LICENSES AND INSPECTIONS DATED OCTOBER 10, 2024.

PARKING SUMMARY

ALL INDUSTRIAL USES: 1 SPACE PER 3,000 SF OF GROSS FLOOR AREA
REQUIRED: 18,000 SF/3,000 = 6 SPACES
PROPOSED: 10 STANDARD SPACES

IMPERVIOUS SURFACE SUMMARY	EXISTING (SF)	LOT 1 (SF)	LOT 2 (SF)
BUILDINGS	5,011	3,001	18,000
PAVING	11,791	5,628	25,465
CONCRETE	605	343	600
TOTAL IMPERVIOUS AREA:	17,407	8,972	44,065
BASE SITE AREA:	170,635	66,970	103,665
IMPERVERIOUS COVERAGE RATIO:	10%	13%	43%

DRIVEWAY SIGHT DISTANCE TABLE				
	REQUIRED*		AVAILABLE	
	LEFT	RIGHT	LEFT	RIGHT
EXISTING DRIVEWAY	250	195	250	530
PROPOSED DRIVEWAY	250	195	250	390
*BASED ON 25 MPH SPEED LIMIT, CHAPTER 441, TABLE 1				

SHEET INDEX

1 OF 17	MINOR SUBDIVISION/LAND DEVELOPMENT PLAN (TO BE RECORDED)
2 OF 17	EXISTING FEATURES PLAN
3 OF 17	GRADING PLAN
4 OF 17	UTILITY PLAN
5 OF 17	PROFILE PLAN
6 OF 17	LANDSCAPING PLAN
7 OF 17	LIGHTING PLAN
8 OF 17	EROSION AND SEDIMENTATION CONTROL PLAN
9 OF 17	EROSION AND SEDIMENTATION CONTROL NOTES
10 OF 17	EROSION AND SEDIMENTATION CONTROL DETAILS
11 OF 17	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (TO BE RECORDED)
12 OF 17	POST CONSTRUCTION STORMWATER NOTES (TO BE RECORDED)
13 OF 17	POST CONSTRUCTION STORMWATER DETAILS (TO BE RECORDED)
14 OF 17	CONSTRUCTION DETAILS
15 OF 17	WATER & SEWER CONSTRUCTION DETAILS
16 OF 17	LANDSCAPING & LIGHTING DETAILS
17 OF 17	AERIAL PLAN

GENERAL NOTES:

1. PLAN SHEETS 1 – 17 OF 17 AS SHOWN IN THE SHEET INDEX SHALL BE CONSIDERED A PART OF THE APPROVED PLAN SET AS IF RECORDED WITH SAME.
2. A BLANKET EASEMENT OVER THE PROPERTY IS HEREBY OFFERED TO THE TOWNSHIP FOR ACCESS, INSPECTION, AND MAINTENANCE OF THE ON-SITE STORMWATER FACILITIES.
3. ALL UTILITIES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND SIMILAR INSTALLATIONS SHALL BE PLACED UNDER GROUND.
4. ALL MONUMENTATION SHALL BE SET BY A PROFESSIONAL LAND SURVEYOR AND ARE TO BE SET PRIOR TO PLAN RECORDING UNLESS THE COST FOR THIS WORK IS INCLUDED IN A FINANCIAL SECURITY AGREEMENT.
5. BITUMINOUS PAVING MIXTURES SHALL NOT BE INSTALLED BETWEEN OCTOBER 31 AND APRIL 1, UNLESS PERMITTED BY THE TOWNSHIP ENGINEER. BITUMINOUS PAVING MIXTURES SHALL NOT BE PLACED WHEN SURFACES ARE WET OR WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT.
6. THE APPLICANT AND/OR THE APPLICANTS SUCCESSOR IS REQUIRED TO MAINTAIN THE AREA OF THE CLEAR SIGHT TRIANGLES. THE TOWNSHIP HAS THE RIGHT TO ENTER AND PERFORM REQUIRED MAINTENANCE IN THE AREA IF DEEMED CRITICAL TO PUBLIC WELFARE. NO EXISTING OR PROPOSED STRUCTURES OR PLANTINGS BETWEEN TWO FEET AND SEVEN FEET ABOVE THE ROAD CENTERLINE SHALL BE PERMITTED IN THE CLEAR SIGHT TRIANGLE EASEMENT.
7. ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE APPLICANT TO PROVIDE A MINIMUM 250 FEET OF SIGHT DISTANCE TO THE LOFT AND 195 FEET OF SIGHT DISTANCE TO THE RIGHT FOR A DRIVER EXITING DRIVEWAY. THE DRIVER MUST BE CONSIDERED TO BE POSITIONED 10' FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE AT AN EYE HEIGHT OF 3'-6" ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY THE APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE APPLICANT AND/OR THE APPLICANT'S SUCCESSORS AND ASSIGNORS.
8. ANY DAMAGE TO EXISTING FEATURES LOCATED WITHIN THE RIGHT-OF-WAY OR ON ANY ADJACENT PARCEL AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED AT THE OWNER'S EXPENSE.
9. ALL DESIGN AND CONSTRUCTION SPECIFICATIONS WHICH ARE NOT SPECIFICALLY LISTED IN THE WARMINSTER TOWNSHIP SALDO SHALL BE THOSE SPECIFIED IN THE PADOT PUBLICATION 408 SPECIFICATIONS FOR ROADWAY CONSTRUCTION STANDARDS.
10. ALL PROPOSED SIGNAGE SHALL COMPLY WITH WARMINSTER TOWNSHIP ZONING SECTION 27-2300.
11. THE PROPOSED SITE WILL COMPLY WITH THE FOLLOWING ZONING ORDINANCE REQUIREMENTS:
    27-2001 NOISE – THE PROPOSED USE WILL COMPLY WITH CHAPTER 10, PART 3, NOISE AND OTHER NUISANCES.
    27-2002 SMOKE – NO SMOKE SHALL BE EMITTED FROM ANY CHIMNEY OR OTHER SOURCE OF VISIBLE GRAY OPACITY.
    27-2003 DUST, FUMES, VAPORS AND GASES – THERE IS NO ANTICIPATED EMISSION OF DUST, DIRT, FLY ASH, FUMES, VAPORS OR GASES WHICH CAN CAUSE ANY DAMAGE TO HUMAN HEALTH, TO ANIMALS, OR VEGETATION, OR TO OTHER FORMS OF PROPERTY, OR WHICH CAN CAUSE ANY SOILING OR STAINING OF PERSONS OR PROPERTY AT ANY POINT BEYOND THE LOT LINE. NO EMISSION OF LIQUID OR SOLID PARTICLES OR ODOROUS GASES OR MATTER IS ANTICIPATED.
    27-2004 HEAT – THE PROPOSED USE SHALL NOT PRODUCE HEAT PERCEPTIBLE BEYOND ITS LOT LINES.
    27-2005 VIBRATION – THE PROPOSED USE SHALL NOT CAUSE EARTH VIBRATIONS OR CONCUSSIONS DETECTABLE BEYOND ITS LOT LINES.
12. ALL NON-SECURITY LIGHTING SHALL BE EXTINGUISHED BETWEEN THE HOURS OF 11PM AND 7AM.
13. PUBLIC WATER WILL BE SUPPLIED TO LOTS 1 AND 2 VIA THE EXISTING WATER MAIN IN THE PRIVATE ROAD. PRIVATE EASEMENT IS REQUIRED FOR LOT 1 WATER SERVICE THROUGH LOT 2.
14. PUBLIC SEWER WILL BE SUPPLIED TO LOTS 1 AND 2 VIA THE EXISTING SANITARY MAIN IN MEARNS ROAD. PRIVATE EASEMENT IS REQUIRED FOR LOT 2 SEWER SERVICE THROUGH LOT 1.
15. PROPERTY IS SUBJECT TO A SETTLEMENT STIPULATION AND AGREEMENT BETWEEN 1125 MEARNS ROAD, LLC AND TOWNSHIP OF WARMINSTER.

LEGEND

- BOUNDARY LINE
- ADJ. BOUNDARY
- ROW (ULTIMATE & LEGAL)
- PROPERTY SETBACK LINE
- CONC MONUMENT FOUND
- IRON PIN FOUND
- CONC. MONUMENT TO BE SET
- IRON PIN TO BE SET
- EXIST. UTIL POLE
- (5) EXISTING PARKING COUNT
- (5) PROPOSED PARKING COUNT

GRAPHIC SCALE
50 0 50 100 200 400
(IN FEET)
1 inch = 50 ft.

T.M.P. #49-009-095

OWNER'S CERTIFICATION OF INTENT
1125 MEARNS ROAD LLC)

COMMONWEALTH OF PENNSYLVANIA
SS.
COUNTY OF BUCKS

ON THE _____ DAY OF _____, 20____,
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, PERSONALLY APPEARED _____,
WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE _____OF 1125 MEARNS ROAD LLC_____,

BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN, AND DESIRES 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)

WE, 1125 MEARNS ROAD LLC, HAVE LAID OUT UPON OUR LAND, SITUATE IN THE TOWNSHIP OF WARMINSTER, BUCKS COUNTY, AND DESIRE THIS PLAN BE RECORDED.

1125 MEARNS ROAD LLC

BY: _____

NAME: _____

TITLE: _____

TOWNSHIP ENGINEER'S REVIEW

REVIEWED BY THE TOWNSHIP ENGINEER THIS _____DAY OF _____, 20_____,

_____
SIGNATURE

TOWNSHIP BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE SUPERVISORS OF WARMINSTER TOWNSHIP, THIS ____DAY OF _____, 20____,

_____ _____

_____ _____

_____
CHAIRMAN

WARMINSTER TOWNSHIP PLANNING COMMISSION

THIS LAND DEVELOPMENT PLAN WAS APPROVED BY THE WARMINSTER TOWNSHIP PLANNING COMMISSION ON THIS _____DAY OF _____20 _____
ATTEST:

_____ _____
SECRETARY CHAIRMAN

BUCKS COUNTY PLANNING COMMISSION

B.C.P.C. FILE #_____

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

CERTIFIED THIS DATE _____

RECORDER OF DEEDS NOTATION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN BUCKS COUNTY, PENNSYLVANIA, IN

PLAN BOOK_____, PAGE_____ON THE_____DAY OF_____, 20_____.

PROFESSIONAL ENGINEER CERTIFICATION

I, _____, _____
(NAME OF PROFESSIONAL ENGINEER) (REGISTRATION NUMBER)

DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND 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 ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE MUNICIPALITY AS LAST AMENDED.

_____ _____
SIGNATURE DATE

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, THOMAS PELSINSKI, SU-075703
(NAME OF PROFESSIONAL SURVEYOR) (REGISTRATION NUMBER)

DO HEREBY CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT THE FOUND MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THE DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT.

_____ _____
SIGNATURE DATE

PLAN NOTATION – THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. OR THEIR USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THIS PROJECT OR OTHER THAN FOR THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS) ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.

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NO.	DATE	COMMENT

REVISIONS

Plotted: 05/02/25 – 12:09 PM, By: jstorer
File: F:\DWG\2022\2022-034 – Solano – Warminster\ENGINEERING\2022-034_PLAN.dwg-01-SUB & LD
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MINOR SUBDIVISION & LAND DEVELOPMENT PLAN
FOR
1125 MEARNS ROAD LLC
(RECORD PLAN 1 OF 1)

R. L. Showalter & Associates, Inc.
116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2990
FAX (215) 822-5684
EMAIL: showalterassociates@rlshowalter.com
• Engineering • Planning • Surveying •

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL THOMAS PELSINSKI LAND SURVEYOR SU-075703

SCALE: 1" = 50'
DATE: 04/11/2025
JOB NO.: #2022-034
DRAWN BY: TP/LAZ
CHECKED BY: RLB

SITUATE: WARMINSTER TOWNSHIP
BUCKS COUNTY, PA
PREPARED FOR:
1125 MEARNS ROAD, LLC
415 CONSTANCE DRIVE
WARMINSTER, PA 18974

SHEET
1 OF 17

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: Warwick Township Board of Supervisors
Warwick Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 23, 2025

Subject: BCPC #13022-A
Final Plan of Lot Line Adjustment for 2520 and 2550 Valley Road
TMPs #51-2-1-3, 51-2-1-4
Applicant: R3 Properties, LLC
Owner: Same
Plan Dated: February 18, 2025
Last Revised: June 9, 2025
Date Received: June 24, 2025

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

GENERAL INFORMATION

Proposal: The lot lines of TMP #51-2-1-3 (Lot 1) and TMP #52-2-1-4 (Lot 2), both owned by R3 Properties, LLC, are to be adjusted to increase the size of Lot 1 and decrease the size of Lot 2, as indicated in the following chart. Both lots are served by individual on-lot water and on-lot septic systems.

TMP #	Existing Lot Area (Gross)	Conveyance	Proposed Lot Area (Gross)
#51-2-1-3 (Lot 1)	11.03 acres	+8.23 acres (from Lot 2)	19.27 acres
#51-2-1-4 (Lot 2)	11.04 acres	-8.23 acres (to Lot 1)	2.81 acres

Location: On the north side of Valley Road, about 1,500 feet west of Woodlyn Road. The parcels are located between Almshouse Road and York Road (PA 263).

Zoning: The RA Residential-Agricultural District permits single-family detached dwellings by right with a minimum lot area of 2 acres and a maximum building coverage of 10 percent.

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

Present Use: Residential

COMMENTS

We reviewed a final plan for this site in May of 2025 (BCPC 13022-A, dated May 1, 2025). 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. **Requested waivers**—Correspondence submitted with the plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

   Section 163-23.D.(1)(a)
   to permit the plan sheets to use a scale other than the ordinance required 1-inch equals 40 feet, 50 feet, or 100 feet; the application indicates plan sheets for the overall tract depiction are at 1-inch equals 60 feet, and enlarged scales at 1-inch equals 30 feet are provided for better detailed information

   Section 163-23.D.(2)(f)
   to permit the location map to use a scale greater than the required scale of 1-inch equals 800 feet; the application indicates the plan is drawn to a scale of 1-inch equals 1,000 feet to provide for the location of the site relative to the surrounding area

   The final plan should note all granted waivers.

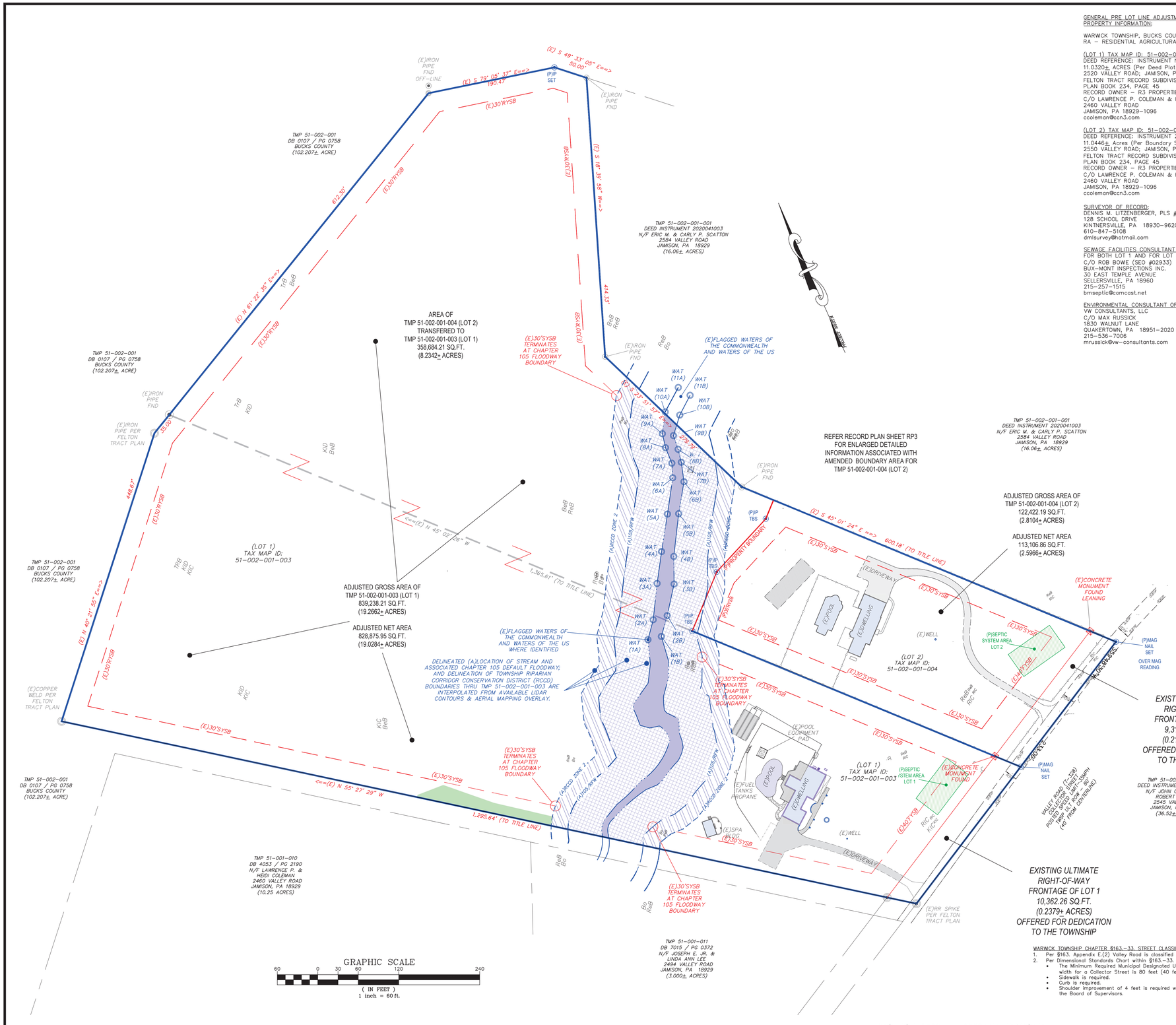
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

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

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

PF:emh
25-0169

cc: Michael S. Russek, PE, MSR Engineering (via email)
R3 Properties, LLC (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Engineer (via email)
Kyle Seckinger, Township Manager (via email)
Thomas Jones, CZO, Zoning Officer (via email)
Brandy Mckeever, CZO, Township Director of Planning & Zoning (via email)


(E) S 49° 33' 05" E==> 50.00'
(E) S 79° 05' 37" E==> 190.47'
(E)30'RYSB
(E) S 18° 39' 58" W==> 414.13'
(E) N 61° 22' 35" E==> 672.30'
(E) N 40° 21' 55" E==> 448.82'
<=(E) N 45° 02' 26" W 1,365.61' (TO TITLE LINE)
<=(E) N 55° 27' 29" W 1,295.64' (TO TITLE LINE)
(E) S 45° 01' 24" E ==> 600.18' (TO TITLE LINE)
(E) S 22° 51' 37" E==> 276.79'
(E)IRON PIPE FND
(E)IRON PIPE FND OFF-LINE
(P)IP SET
(E)IRON PIPE PER FELTON TRACT PLAN
(E)COPPER WELD PER FELTON TRACT PLAN
(E)RR SPIKE PER FELTON TRACT PLAN
(E)CONCRETE MONUMENT FOUND LEANING
(E)CONCRETE MONUMENT FOUND
(P)MAG NAIL SET
OVER MAG READING
(P)MAG NAIL SET VALLEY ROAD (T-328) CONCRETE STREET MONUMENT POSITIONED 0.66'+/- SOUTH OF CENTERLINE & 1.1'+/- WEST OF CENTERLINE (40' FROM CENTERLINE)
TMP 51-002-001 DB 0107 / PG 0758 BUCKS COUNTY (102.207± ACRE)
TMP 51-002-001-001 DEED INSTRUMENT 2020041003 N/F ERIC M. & CARLY P. SCATTON 2584 VALLEY ROAD JAMISON, PA 18929 (16.06± ACRES)
TMP 51-002-010 DB 4053 / PG 2190 N/F LAWRENCE P. & HEIDI COLEMAN 2460 VALLEY ROAD JAMISON, PA 18929 (10.25 ACRES)
TMP 51-001-011 DB 7015 / PG 0372 N/F JOSEPH E. JR. & LINDA ANN LEE 2494 VALLEY ROAD JAMISON, PA 18929 (3.000± ACRES)
TMP 51-002-003 DEED INSTRUMENT 2019010556 N/F JOHN C. ALBERT & ROBERT ROSZKO 2545 VALLEY ROAD JAMISON, PA 18929 (36.52± ACRES)
(LOT 1) TAX MAP ID: 51-002-001-003
(LOT 2) TAX MAP ID: 51-002-001-004
AREA OF TMP 51-002-001-004 (LOT 2) TRANSFERED TO TMP 51-002-001-003 (LOT 1) 358,684.21 SQ.FT. (8.2342± ACRES)
ADJUSTED GROSS AREA OF TMP 51-002-001-003 (LOT 1) 839,238.21 SQ.FT. (19.2662± ACRES)
ADJUSTED NET AREA 828,875.95 SQ.FT. (19.0284± ACRES)
ADJUSTED GROSS AREA OF TMP 51-002-001-004 (LOT 2) 122,422.19 SQ.FT. (2.8104± ACRES)
ADJUSTED NET AREA 113,106.86 SQ.FT. (2.5966± ACRES)
REFER RECORD PLAN SHEET RP3 FOR ENLARGED DETAILED INFORMATION ASSOCIATED WITH AMENDED BOUNDARY AREA FOR TMP 51-002-001-004 (LOT 2)
(E)30'SYSB TERMINATES AT CHAPTER 105 FLOODWAY BOUNDARY
(E)FLAGGED WATERS OF THE COMMONWEALTH AND WATERS OF THE US
DELINEATED (A)LOCATION OF STREAM AND ASSOCIATED CHAPTER 105 DEFAULT FLOODWAY; AND DELINEATION OF TOWNSHIP RIPARIAN CORRIDOR CONSERVATION DISTRICT (RCCD) BOUNDARIES THRU TMP 51-002-001-003 ARE INTERPOLATED FROM AVAILABLE LIDAR CONTOURS & AERIAL MAPPING OVERLAY.
(E)FLAGGED WATERS OF THE COMMONWEALTH AND WATERS OF THE US WHERE IDENTIFIED
(A)RCCD ZONE 2 (A)105/RFW
(A)RCCD ZONE 1 (A)105/RFW
(E)FUEL TANKS PROPANE
(E)SPA
(E)WELL
(E)POOL
(E)DWELLING
(E)POOL EQUIPMENT PAD
(E)DRIVEWAY
(P)SEPTIC SYSTEM AREA LOT 1
(P)SEPTIC SYSTEM AREA LOT 2
EXISTING ULTIMATE RIGHT-OF-WAY FRONTAGE OF LOT 2 9,315.33 SQ.FT. (0.2139± ACRES) OFFERED FOR DEDICATION TO THE TOWNSHIP
EXISTING ULTIMATE RIGHT-OF-WAY FRONTAGE OF LOT 1 10,362.26 SQ.FT. (0.2379± ACRES) OFFERED FOR DEDICATION TO THE TOWNSHIP
(E)30'SYSB TERMINATES AT CHAPTER 105 FLOODWAY BOUNDARY
(E)30'RYSB
(E)30'SYSB
(E)30'RYSB
(E)30'SYSB
(E)30'RYSB
(E)30'SYSB
(E)30'SYSB
(E)30'S

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*
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Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: July 24, 2025

Subject: BCPC #13051
Preliminary Plan of Land Development for TNG&D, LLC
TMP #52-9-125
Applicant: TNG&D, LLC c/o David Nyce and Krisann Nyce
Owner: Same
Plan Dated: January 2, 2025
Date Received: June 24, 2025

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

GENERAL INFORMATION

Proposal: Construct a 10,000-square-foot contractor services shop and a 4,000-square-foot accessory storage building on a 16.42-acre lot. The plan proposes an outside storage area consisting of approximately 2.53 acres, on which 25 block storage bins are shown. The plan also identifies a future storage yard consisting of 1.09 acres. On-lot water and sewer facilities will serve the site.

Location: Along the southwest side of Old Bethlehem Pike, between Weikel Road and Forrest Road.

Zoning: The PC-2 Planned Commercial-2 District permits Use G4 Contractor Services on lots of 20,000 square feet or more with a maximum impervious surface area of 60 percent.

Present Use: Vacant

COMMENTS

1. **Requested waivers**—Correspondence submitted with the plan indicates that waivers are requested from the following subdivision and land development ordinance (SALDO):

   Section 365-41.A.(1)
   from planting required street trees north of the proposed driveway entrance where existing stands of trees will remain undisturbed; the application indicates street trees are proposed south of the

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

driveway entrance, and if upon inspection by the township engineer, trees along the northern street frontage are deemed insufficient, additional street tree plantings will be required

Section 365-39.A.
from installing concrete or Belgium block curbs on all existing and proposed streets, and parking areas located within nonresidential developments; the application indicates alternate designs, including drainage swales and dispersed discharge of runoff, are intended and subject to approval by the township engineer

Section 365-40.A.
from constructing sidewalks and bicycle/pedestrian paths along both sides of all existing and proposed streets; the application indicates the site is located along an isolated section of Bethlehem Pike, there is no known active pedestrian traffic along this portion of Bethlehem Pike, and no other existing pedestrian pathways or sidewalks near the site that would warrant interconnection

Section 365-32.D.(1)
from constructing improvements such as cartway widening, curbing, and drainage improvements along Bethlehem Pike (arterial roadway) as may be required and directed by PennDOT; the application indicates the majority of runoff from Bethlehem Pike drains from the roadway to regulated waterways in the rear of the site and the applicant is willing to maintain this drainage pattern unless otherwise directed by PennDOT

The final plan should note all granted waivers.

2. **Impervious surface**—Section 365-19.C.(11)(j) of the SALDO requires preliminary plans to indicate the proposed impervious surface ratio and include a tabulation of proposed impervious area. The plan should indicate the proposed impervious surface ratio and required tabulation for the current proposal as well as the proposed future storage yard.

3. **Woodland removal**

   a. **Replacement trees**—Section 450-1700.C.(3)(a)[3] of the zoning ordinance states that the removal of woodlands shall occur only in conformance with the tree replacement provisions of Chapter 365 (township SALDO). The plan proposes the removal of 6.3277 acres of woodlands on the site. Compliance with tree replacement provisions, where applicable, should be verified.

   b. **Afforestation/reforestation**—Section 365-41.H.(10) of the SALDO requires the submission of an afforestation/reforestation plan, prepared by a registered landscape architect or forester, with all major land development proposals.

4. **Pedestrian access**—Section 365-49.C.(11) of the SALDO requires adequate means for pedestrian access between buildings on the site and to and through the parking facility must be provided. The plan should be revised to indicate intended pedestrian connections between the parking lot and proposed buildings.

5. **Recreation land**—Section 365-51.A.(2) of the SALDO requires that for all nonresidential land developments, the applicant shall provide 1,400 square feet of recreation land per 4,000 square feet of building area. The plan should indicate how compliance with this requirement will be met.

6. **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. **Plant material**—Sheets 18 through 20 show the proposed locations of tree plantings and Sheet 22 includes plant material lists directly from the ordinance, but the plans do not specify the types of trees intended to be planted at each location. The plan should be revised to identify the type of tree intended at each planting location.

7. **Tree protection**—Section 365-41.F.(2) of the SALDO requires that during construction, trees and shrubs to be preserved shall be protected by snow fencing, safety fencing, or silt fencing, to ensure that there is no encroachment within the area of their dripline. The plan does not indicate any tree protection fencing along the proposed tree lines of the preserved woodlands on the site.

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

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

DM:emh
25-0037

cc: David Nyce and Krisann Nyce, TNG&D, LLC (via email)
Michael S. Russek, PE, MSR Engineering (via email)
Steve Baluh, PE, Wynn Associates, Inc., Township Engineer (via email)
Greg Lippincott, Township Manager (via email)

GENERAL PLAN NOMENCLATURE:
(D) DENOTES "DESIGN"
(E) DENOTES "EXISTING"
(F) DENOTES "FUTURE"
(P) DENOTES "PROPOSED"
(R) DENOTES "REQUIRED"
(T) DENOTES "TEMPORARY"

PROPERTY BOUNDARY FEATURES:

CM	CONCRETE MONUMENT
FND	FOUND
IP	IRON PIN
PIPE	IRON PIPE
PK	ASPHALT NAIL
ROW	RIGHT-OF-WAY
RRS	RAILROAD SPIKE
TBS	TO BE SET
ULT	ULTIMATE

YARD SETBACKS:

BSBL	BUILDING SETBACK LINE
FYSB	FRONT YARD SETBACK LINE
RYSB	REAR YARD SEBACK LINE
SYSB	SIDE YARD SETBACK LINE

WRT SALDO CHAPTER §365 – GENERAL STREET & RIGHT-OF-WAY AND OFFER OF DEDICATION NOTES:
1. Per WRT SALDO §365-32.B.(1) "Street Standards" – "Where a proposed subdivision abuts or contains an existing public street or road having a right-of-way width less than would be required if said street or road were created under this Ordinance, sufficient additional width for right-of-way shall be provided and dedicated to meet the foregoing standards." The area between the Legal Right-of-way of Bethlehem Pike (SR4013), and the below designated Municipal Ultimate right-of-way is hereby offered for dedication to West Rockhill Township
2. Per SALDO §365-32.C.(2) – Bethlehem Pike is classified as an Arterial Street.
3. Per SALDO §365-32.B. – The Minimum Required Ultimate Right-of-Way width for an Arterial Street is 100 feet (50 feet from centerline).
4. Per PennDOT ROW Plans the Existing Legal Right-of-way of Bethlehem Pike is 60 Feet Wide (30 feet from Centerline)
5. Per SALDO §365-D.(1) – Minimum cartway width of required paving shall be "As Required by PennDOT"
6. Per SALDO §365-32.H. – Traffic control. Vehicular traffic control in work zone areas on and along streets open to the public shall be in strict accordance to requirements of PennDOT Publication 203, Work Zone Traffic Control (67 Pa. Code Chapter 203).
7. Per SALDO §365-31.J. – All street and parking area regulatory signage shall be in accordance with PA Title 67, PennDOT Publications 236M and Federal Highway Administration Manual on Uniform Traffic Control Devices (MUTCD), and shall be installed on standard PennDOT approved breakaway post.

PROJECT NARRATIVE / STATEMENT OF PURPOSE & INTENT:
Subject 16.2974± acres (gross) tract is situated within the Planned Commercial–2 (PC–2) Zoning District, along the Southwest side of Old Bethlehem Pike (SR4013), between the intersections of Weikel Road (T–317) to the North, and Forrest Road (T–502) to the South, with 1,145 linear feet of frontage along Bethlehem Pike. Property is vacant with no pre–existing buildings or structures.

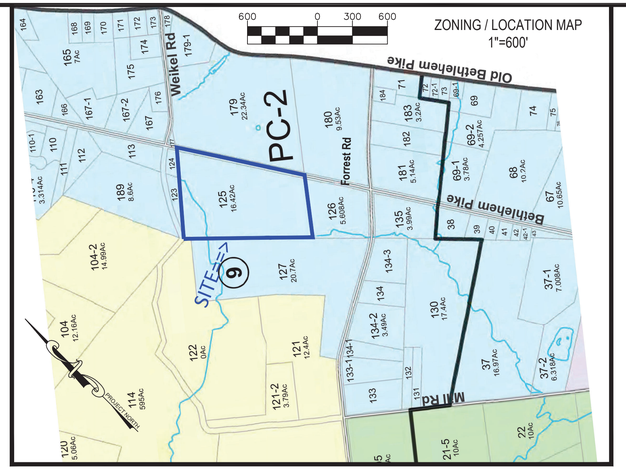
Applicant proposes to Develop the property with a 10,000 square feet (100'x'100') Contractor Services Shop (Zoning Use G4) which is a permitted use in the PC–2 Zoning District [§450–1001.A.(34)]; and permitted Accessory Use "Outside Storage or Display" [§450–1001.D.(3)].

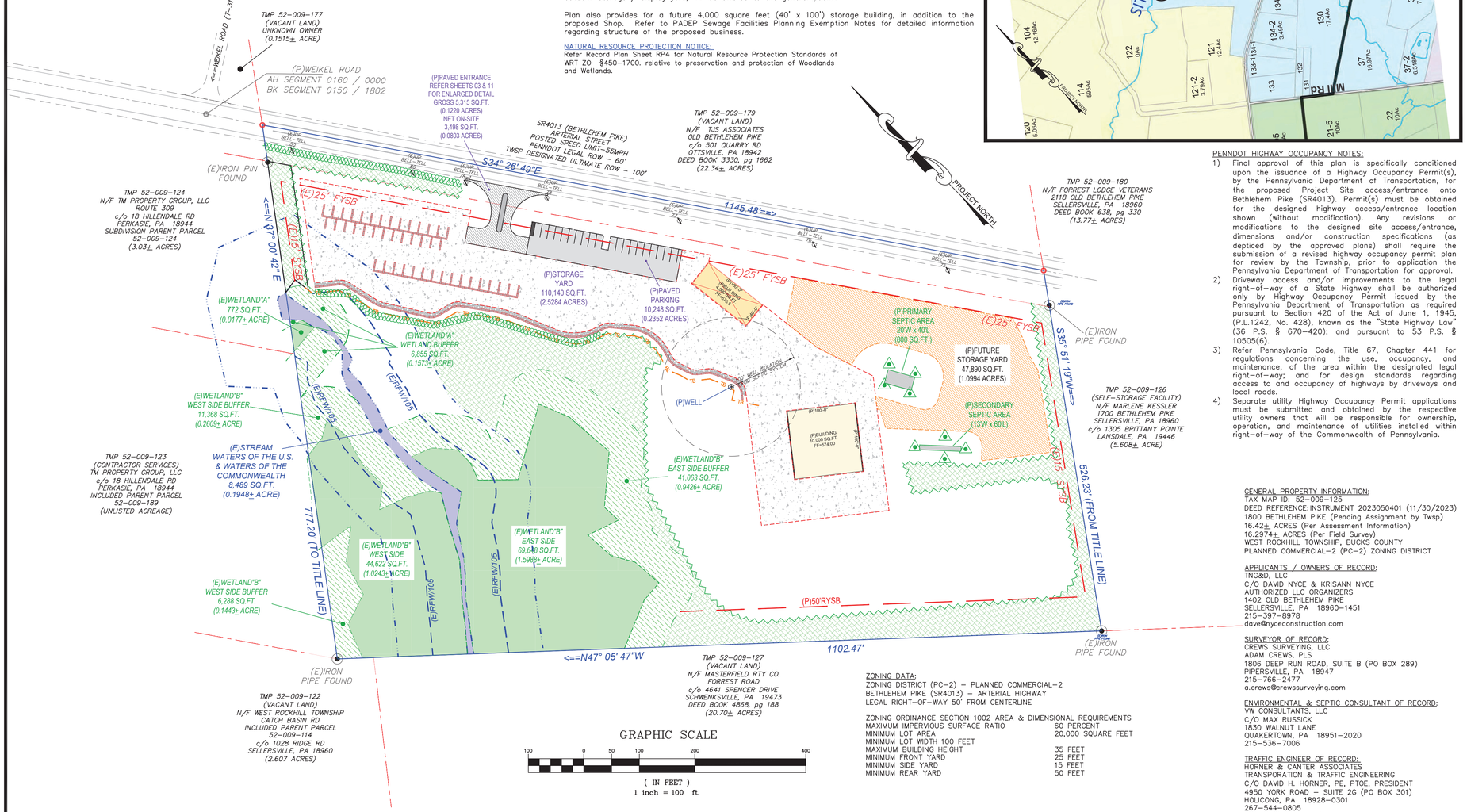
Per WRT Zoning Ordinance §450–1604. "Contractor Service" Contractor offices and shops for businesses that provide services related to excavating, building construction, cement, masonry, painting, roofing, siding, landscaping, paving, HVAC, plumbing, electrical, carpentry, or uses of similar nature.
(a) Outside storage areas for materials, equipment, and business vehicles shall be enclosed by fencing, (minimum six feet high, maximum eight feet high) of a type that will provide visual screening subject to approval by the Township; and shall meet the requirements of Accessory Use H3 Outside Storage or Display.
(b) Minimum parking requirement. One space per employee vehicle on–site during daytime hours, one space per company vehicle to be stored on the premises, and one space per 200 square feet of floor area designated for office use.

The excavation business will employ approximately 5 office employees and 4 shop/yard employees. Accessory retail bulk sales of landscape products (mulch, stone, topsoil, etc.) out of the proposed outdoor storage / display yard, will be offered to the general public.

Plan also provides for a future 4,000 square feet (40' x 100') storage building, in addition to the proposed Shop. Refer to PADEP Sewage Facilities Planning Exemption Notes for detailed information regarding structure of the proposed business.

NATURAL RESOURCE PROTECTION NOTICE:
Refer Record Plan Sheet RP4 for Natural Resource Protection Standards of WRT ZO §450–1700. relative to preservation and protection of Woodlands and Wetlands.





GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

ZONING DATA:
ZONING DISTRICT (PC–2) – PLANNED COMMERCIAL–2
BETHLEHEM PIKE (SR4013) – ARTERIAL HIGHWAY
LEGAL RIGHT–OF–WAY 50' FROM CENTERLINE

ZONING ORDINANCE SECTION 1002 AREA & DIMENSIONAL REQUIREMENTS

MAXIMUM IMPERVIOUS SURFACE RATIO	60 PERCENT
MINIMUM LOT AREA	20,000 SQUARE FEET
MINIMUM LOT WIDTH 100 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM FRONT YARD	25 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	50 FEET

PENNDOT HIGHWAY OCCUPANCY NOTES:
1) Final approval of this plan is specifically conditioned upon the issuance of a Highway Occupancy Permit(s), by the Pennsylvania Department of Transportation, for the proposed Project Site access/entrance onto Bethlehem Pike (SR4013). Permit(s) must be obtained for the designed highway access/entrance location shown (without modification). Any revisions or modifications to the designed site access/entrance, dimensions and/or construction specifications (as depticed by the approved plans) shall require the submission of a revised highway occupancy permit plan for review by the Township, prior to application the Pennsylvania Department of Transportation for approval.
2) Driveway access and/or improvements to the legal right–of–way of a State Highway shall be authorized only by Highway Occupancy Permit issued by the Pennsylvania Department of Transportation as required pursuant to Section 420 of the Act of June 1, 1945, (P.L.1242, No. 428), known as the "State Highway Law" (36 P.S. § 670–420); and pursuant to 53 P.S. § 10505(6).
3) Refer Pennsylvania Code, Title 67, Chapter 441 for regulations concerning the use, occupancy, and maintenance, of the area within the designated legal right–of–way; and for design standards regarding access to and occupancy of highways by driveways and local roads.
4) Separate utility Highway Occupancy Permit applications must be submitted and obtained by the respective utility owners that will be responsible for ownership, operation, and maintenance of utilities installed within right–of–way of the Commonwealth of Pennsylvania.

GENERAL PROPERTY INFORMATION:
TAX MAP ID: 52–009–125
DEED REFERENCE:INSTRUMENT 2023050401 (11/30/2023)
1800 BETHLEHEM PIKE (Pending Assignment by Twsp)
16.42± ACRES (Per Assessment Information)
16.2974± ACRES (Per Field Survey)
WEST ROCKHILL TOWNSHIP, BUCKS COUNTY
PLANNED COMMERCIAL–2 (PC–2) ZONING DISTRICT

APPLICANTS / OWNERS OF RECORD:
TNG&D, LLC
C/O DAVID NYCE & KRISANN NYCE
AUTHORIZED LLC ORGANIZERS
1402 OLD BETHLEHEM PIKE
SELLERSVILLE, PA 18960–1451
215–397–8978
dave@nyceconstruction.com

SURVEYOR OF RECORD:
CREWS SURVEYING, LLC
ADAM CREWS, PLS
1806 DEEP RUN ROAD, SUITE B (PO BOX 289)
PIPERSVILLE, PA 18947
215–766–2477
a.crews@crewssurveying.com

ENVIRONMENTAL & SEPTIC CONSULTANT OF RECORD:
VW CONSULTANTS, LLC
C/O MAX RUSSICK
1830 WALNUT LANE
QUAKERTOWN, PA 18951–2020
215–536–7006

TRAFFIC ENGINEER OF RECORD:
HORNER & CANTER ASSOCIATES
TRANSPORATION & TRAFFIC ENGINEERING
C/O DAVID H. HORNER, PE, PTOE, PRESIDENT
4950 YORK ROAD – SUITE 2G (PO BOX 301)
HOLICONG, PA 18928–0301
267–544–0805
DHorner@horner–canter.com

APPROVAL OF WEST ROCKHILL TOWNSHIP BOARD OF SUPERVISORS:
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST ROCKHILL, THIS _____ DAY OF _____, 2025.

PLANNING COMMISSION RECOMMENDATION FOR APPROVAL:
RECOMMENDED FOR APPROVAL BY THE WEST ROCKHILL TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____ , 2025.

BUCKS COUNTY PLANNING COMMISSION:
PROCESSED AND REVIEWED: BCPC REVIEW #XXXXX (DATED XXXX, 2025) AS PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

RECORDING:
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN:
PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF_____, 2025.

APPLICANT ACKNOWLEDGEMENT:

OFFER OF DEDICATION:
WE HERBY OFFER FOR DEDICATION ANY AREAS OF RIGHTS–OF–WAY, TO TOWNSHIP OF WEST ROCKHILL, COUNTY OF BUCKS COUNTY, AT TIME OF RECORDING OF THE PLAN.

I, DAVID NYCE, AN AUTHORIZED AGENT OF (TNG&D, LLC) HAVE LAID OUT UPON MY LAND, SITUATE IN THE TOWNSHIP OF WEST ROCKHILL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ , 2025

_____
SIGNATURE OF REGISTERED & AUTHORIZED AGENT OF TNG&D, LLC (DAVID NYCE)

I, KRISANN NYCE, AN AUTHORIZED AGENT OF (TNG&D, LLC) HAVE LAID OUT UPON MY LAND, SITUATE IN THE TOWNSHIP OF WEST ROCKHILL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ , 2025

_____
SIGNATURE OF REGISTERED & AUTHORIZED AGENT OF TNG&D, LLC (KRISANN NYCE)

NOTARY ACKNOWLEDGEMENT:
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

ON THIS _____ DAY OF _____, 2025, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED (DAVID NYCE AND KRISANN NYCE), 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 AUTHORIZED AGENTS OF TNG&D, LLC (OWNER 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 ACCORDINGLY TO LAW.

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

(SEAL)

REFER RECORD PLAN SHEET (RP4) FOR RECORD PLAN LEGEND

PLAN SHEET INDEX (LAND DEVELOPMENT PLAN)

SHEET 01 OF 22	(RP1/5)	RECORD PLAN (Overall Project Site)
SHEET 02 OF 22	(RP2/5)	RECORD PLAN (Developed Area Enlargement)
SHEET 03 OF 22	(RP3/5)	RECORD PLAN (Site Access Enlargement)
SHEET 04 OF 22	(RP4/5)	RECORD PLAN (Zoning Data & Notes)
SHEET 05 OF 22	(RP5/5)	RECORD PLAN (General Plan Notes)
SHEET 06 OF 22	(EX1/3)	EXISTING FEATURES PLAN (Overall Site)
SHEET 07 OF 22	(EX2/3)	EXISTING FEATURES PLAN (Mapping References)
SHEET 08 OF 22	(EX3/3)	EXISTING FEATURES PLAN (Mapping References)
SHEET 09 OF 22	(GR1/5)	GRADING PLAN (Overall Project Site)
SHEET 10 OF 22	(GR2/5)	GRADING PLAN (Main Building Area Enlargement)
SHEET 11 OF 22	(GR3/5)	GRADING PLAN (Future Building Enlargement)
SHEET 12 OF 22	(GR4/5)	GRADING PLAN (Storage Yard Enlargement)
SHEET 13 OF 22	(GR5/5)	GRADING PLAN (Site Access Enlargement)
SHEET 14 OF 22	(IMP1/3)	IMPROVEMENT PLAN (Details)
SHEET 15 OF 22	(IMP2/3)	IMPROVEMENT PLAN (Details)
SHEET 16 OF 22	(IMP3/3)	IMPROVEMENT PLAN (Details)
SHEET 17 OF 22	(LNDSC1/6)	LANDSCAPING PLAN (Clearing)
SHEET 18 OF 22	(LNDSC2/6)	LANDSCAPING PLAN (Plantings – Main Building Area)
SHEET 19 OF 22	(LNDSC3/6)	LANDSCAPING PLAN (Plantings – Future Building)
SHEET 20 OF 22	(LNDSC4/6)	LANDSCAPING PLAN (Plantings – Storage Yard)
SHEET 21 OF 22	(LNDSC5/6)	LANDSCAPING PLAN (DETAILS)
SHEET 22 OF 22	(LNDSC6/6)	LANDSCAPING PLAN (DETAILS)

REFER NPDES POST CONSTRUCTION STORM WATER MANAGEMENT (PCSM) PLAN SET FOR STORM WATER MANAGEMENT BEST MANAGEMENT PRACTICE (BMP) INFORMATION

REFER EROSION & SEDIMENT CONTROL (E&SC) PLAN SET FOR E&SC BMP INFORMATION TO BE IMPLEMENTED DURING DURATION OF PROJECT SITE EARTHMOVING ACTIVITIES

REFER PENNDOT HIGHWAY OCCUPANCY PERMIT (HOP) PLAN SET FOR INFORMATION ON THE PROJECT SITE ACCESS / ENTRANCE AND ANY REQUIRED IMPROVEMENTS ALONG BETHLEHEM PIKE (SR4013), AS APPLICABLE

PROJECT SITE COORDINATES:
LATITUDE N 40° 23' 29.0" (40.391388)
LONGITUDE W 75° 19' 37.0" –(75.326944)
PRELIMINARY DESIGN REGISTRATION:
SERIAL# 20250151434 (01–15–2025)

Before You Dig Anywhere
PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP, CALL BEFORE YOU DIG!
In . . . PENNSYLVANIA
STOP! CALL 811 OR 1-800-242-1776 TOLL FREE
PA Law requires 3 working days notice before you excavate
PA ONE CALL SYSTEM, INC.

SEPTIC SYSTEM LEGEND:
TEST PROBE PIT
PERCOLATION TEST HOLE
EXTENDED TEST PROBE TRENCH
PROPOSED SEPTIC SYSTEM AREA W/PERC HOLE LOCATIONS

PADEP SEWAGE FACILITIES PLANNING EXEMPTION (DEP Code No. 1–09952–288–X)
Per PADEP correspondence dated 11/07/2023 to VW Consultants, LLC DEP determined that Sewage Facilities Planning was not required for the project based on the following information referenced within the said communication:
1. The excavation business will employ approximately 5 office employees and 4 shop/yard employees.
2. The amenities in the building will be limited to a lunchroom and kitchen that will contain a refrigerator, sink and a microwave as well as two restrooms.
3. No showers are proposed or approved by DEP.
4. The project will generate 190 gallons of sewage per day to be treated by an onlot sewage disposal system.
5. No chemicals maybe disposed of in the on–lot sewage disposal system.
6. The local agency's sewage enforcement officer ("SEO") is authorized to issue permits for this proposed project in accordance with the Pennsylvania Sewage Facilities Act, and 25 Pa. Code Chapters 71, 72 and 73 and with the local agency's applicable policies.
7. Operation and maintenance requirements for the onlot sewage disposal system are provided through the West Rockhill Sewage Management Ordinance, Ordinance 212, executed on May 15, 2013.

PROJECT: TNG&D LAND DEVELOPMENT PLAN
PRELIMINARY PLAN (USE G-4 CONTRACTOR SERVICES)

LD SHEET 01 OF 22

SURVEYOR'S CERTIFICATION - BOUNDARY & TOPOGRAPHY

I hereby Certify that the Boundary and Topographic Information shown on this Plan is based upon a Field Survey made by me, or under my Supervision / Responsible Charge. That all Property Corners are Set as shown Hereon; That all Geometric Details as shown are Correct; and that all Lots or Tract have a Boundary Closure Error of 1:10:000 OR BETTER.

NOT VALID UNLESS SEALED WITH BLACK OR RED INK DATE
ADAM CREWS, PLS
PENNSYLVANIAI PROFESSIONAL LAND SURVEYOR #SU-75214E
1806 DEEP RUN ROAD, SUITE B (PO BOX 289)
PIPERSVILLE, PA 18947
PHONE: 215-766-2477 EMAIL: a.crews@crewssurveying.com

			DATE: JANUARY 2, 2025
			SCALE: AS NOTED
			DESIGNED BY: M.S.R.
			DRAWN BY: M.S.R.
			CHECKED BY: M.S.R.
RELEASED FOR SUBMISSION TO TOWNSHIP	MSR	01/16/25	PROJECT NO. MSR 016–014

I, Michael S. Russek, a Registered Professional Engineer within the Commonwealth of Pennsylvania, do hereby certify pursuant to the penalties of 18 Pa.C.S.A., Section 4909, to the best of my knowledge, information, and belief, that the information contained in the accompanying plans, specifications and reports (which have been prepared in accordance with accepted Engineering practice), is true and correct.

BY: Michael S. Russek
MICHAEL S. RUSSEK, PE, PA LIC No. PE042631E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER No. PE042631E MICHAEL S. RUSSEK

MICHAEL S. RUSSEK, PE
dba MSR ENGINEERING
6577 WILD CHERRY DRIVE; COOPERSBURG,PA 18036-1824
Email: msrussek50@gmail.com
PHONE (610) 730-4068

RECORD PLAN
(PROJECT SITE GENERAL OVERVIEW)

FOR
TMP 52-009-125 (TNG&D, LLC)
SELLERSVILLE, PA 18960
WEST ROCKHILL TOWNSHIP, BUCKS CO., PA

RP1
5

Bucks County Planning Commission

Planning Module Reviews

June 21, 2025 to July 25, 2025

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
Bensalem Township	2866 Wine Avenue	12538-A	25-0087	2-39-86	1-09004-480-3J
Bensalem Township	Neshaminy Square Shopping Center Addition	12602	24-0718	2-1-55-1	1-09004-453-3J
Bristol Township	1020 Anne Street Subdivision	11822-A	25-0156	5-53-35 and 5-53-34	1-09001-392-3J
Doylestown Township	Barn Plaza Theater Redevelopment	10115-A	25-0175	9-14-37-2	1-09919-425-3J
Doylestown Township	Doylestown Hill	13057	22-0173	9-17-42, -44, and -45	1-09919-424-3J
Newtown Township	484 Stoopville Road	29-7-19-2	25-0178	29-7-19-2	1-09935-256-2
Richland Township	Richland Tracts – Tollgate Road	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

MEMORANDUM

TO: Lawrence J. Byrne, PE

FROM: Staff of the Bucks County Planning Commission

DATE: July 1, 2025

SUBJECT: 2866 Wine Avenue Planning Module
PaDEP Code #1-09004-480-3J
BCPC #12538-A
TMP #2-39-86
Bensalem Township, Bucks County, PA

We have revised the original Component 4B County Planning Agency Review after determining those items in Sections C. 3. And 14. were checked "no" inadvertently. Please see the attached corrected version of Component 4B, dated July 1, 2025. The original review, dated April 10, 2025, should be disregarded.

DCZ:emh
25-0087

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
John Chaykowski, Township Director of Administration (via email)
Act 537 file (via email)

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

3850-FM-BCW0362B 6/2016

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 _____
3. Date review completed by agency July 1, 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: July 1, 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

MEMORANDUM

TO: Nicole Gambone, Ebert Engineering, Inc.

FROM: Staff of the Bucks County Planning Commission

DATE: July 9, 2025

SUBJECT: Neshaminy Square Shopping Center Addition Planning Module
PaDEP Code #1-09004-453-3J
BCPC #12602
TMP #2-1-55-1
Bensalem Township, Bucks County, PA

We have revised the original Component 4B County Planning Agency Review after determining those items in Sections C.3. and 14. were checked "no" inadvertently. Please see the attached corrected version of the Component 4B, dated July 9, 2025. The original review, dated December 12, 2024, should be disregarded.

DCZ:emh
24-0718

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
John Chaykowski, Director of Administration (via email)
Act 537 file (via email)

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

3850-FM-BCW0362B 6/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09004-453-3J
BCPC #:
12602

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

Neshaminy Shopping Center Addition

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

1. Date plan received by county planning agency November 25, 2024
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency July 9, 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: David C. Zipf, AICP

Title: Planner

Signature: David C. Zipf

Date: July 9, 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

June 27, 2025

Lawrence J. Byrne, PE
L. J. Byrne Engineering, LLC
333 East Street Road
Warminster, PA 18974-3307

RE: 1020 Anne Street Subdivision Planning Module
PaDEP Code #1-09001-392-3J
BCPC #11822-A
TMPs #5-53-35 and 5-53-34
Bristol Township, Bucks County, PA

Dear Mr. Byrne:

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 seven new single-family dwellings proposed on Anne Street and Emily Avenue in Bristol Township. Three of the new dwellings will be connected to the existing public sewer facilities located in Anne Street and the remaining four new dwellings will be connected to the existing public sewer in Emily Avenue. The sewage will then be conveyed through the Bristol Township collection system for eventual treatment at the Croydon Wastewater Treatment Plant. Project flows are proposed to be 1,666 gallons per day (gpd) based on 7 EDUs (238 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.

The Alternatives Analysis indicates that, based on information obtained from the township, the existing wastewater treatment plant is in need of improvements, and the required design, permitting, and construction of the improvements are currently in process. We are aware that the Croydon Wastewater Treatment Plant is subject to a Connection Management Plan (CMP). Flows generated by projects intended to connect to the system must be consistent with the CMP and within the system's conveyance limitations. The planning module submission should include documentation that the project has been allocated capacity under the approved CMP for Bristol Township. This information, as well as the

[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*

completion of Section J.2. of Component 3 and 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
25-0156

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 #:
1-09001-392-3J
BCPC #:
11822-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

1020 Anne Street Subdivision

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

1. Date plan received by county planning agency June 5, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency June 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 _____
☐	☒	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: June 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.

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

July 16, 2025

Theresa Holmes
1818 Market Stret
Suite 3300
Philadelphia, PA 19103

RE: Barn Plaza Theater Redevelopment Planning Module
PaDEP Code #1-09919-425-3J
BCPC #10115-A
TMP #9-14-37-2
Doylestown Township, Bucks County, PA

Dear Ms. Holmes:

We have received a copy of the planning module[1] regarding the demolition of a vacant theater building and construction of three multi-tenant buildings on a 31.04-acre site. The three buildings will contain a mix of retail and restaurant uses and will total 48,252 square feet. The site is currently served by public water and sewer facilities and is located about 1,350 feet north of the intersection of South Easton Road and Almshouse Road.

The proposed method of sewage disposal for the multi-tenant, mixed use buildings is the construction of sanitary sewer laterals that will connect to a proposed sanitary main. The flow will leave the on-site main, enter the existing gravity system, and then enter Bucks County Water Sewer Authority's Castle Valley Interceptor. The flow will ultimately be treated at the Kings Plaza Wastewater Treatment Plant. The project requires 56 EDUs and 14,000 gallons per day.

The *Act 537 Sewage Facilities Plan for Doylestown Township* is the official Act 537 Plan for this portion of Doylestown Township. The proposal to construct sanitary sewer laterals and a sanitary main to connect to the existing 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 public sewer facilities.

Component 3, Sewage Collection and Treatment Facilities, has sections which are incomplete. Section G, Proposed Wastewater Disposal Facilities, Section J, Chapter 94 Consistency Documentation, and Section Q, False Swearing Statement are missing signatures and initials.

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

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

Section G.7., Protection of Rare, Threatened or Endangered Species, indicates that documentation has been included to confirm project consistency with the protection of rate, endangered, or threatened species. The documentation provided indicates that further review is necessary to resolve potential impacts.

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,



Luke Rosanova
Planner
LR:tr
25-0175

Attachment

cc: William Greimel, Brixmor Property Group (via email)
Theresa Holmes, Langan Engineering and Environmental Services, Inc. (via email)
Brian Conlon, Langan Engineering and Environmental Services, Inc. (via email)
Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephnie J. Mason, 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 #:
1-09919-425-3J
BCPC #:
10115-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

Barn Plaza Theater Redevelopment

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

1. Date plan received by county planning agency June 24, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency July 16, 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 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: Luke Rosanova

Title: Planner

Signature: 

Date: July 16, 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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James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

July 16, 2025

Frank Costanzo, PE
Van Cleef Engineering Associates, LLC
501 North Main Street
Doylestown, PA 18901

RE: Doylestown Hill Planning Module
PaDEP Code #1-09919-424-3J
BCPC #13057
TMPs #9-17-42, -44, and -45
Doylestown Township, Bucks County, PA

Dear Mr. Costanzo:

We have received a copy of the planning module[1] regarding the construction of eight townhouses and two twin dwelling units on 1.16 acres. The site will be served by public water and sewer and is located south of the intersection of Turk Road and South Easton Road.

The proposed method of sewage disposal for the 10 dwelling units is the construction of a grinder pump for each dwelling unit. The grinder pumps will connect to a proposed low-pressure force main in Turk Road, which will connect to an existing collection system owned by Bucks County Water and Sewer Authority. Sewage will flow to the Castle Valley Interceptor, which conveys to the Green Street Wastewater Treatment Plant, where the flow will ultimately be treated. The proposed daily sewage flow is 2,000 gallons per day and will require 10 EDUs. The site is currently allotted 2 EDUs, and the project requires an additional 8 EDUs.

The *Act 537 Sewage Facilities Plan for Doylestown Township* is the official Act 537 Plan for this portion of Doylestown Township. The proposal to construct grinder pumps and a low-pressure force main is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewer facilities.

Section G. Proposed Wastewater Disposal Facilities indicates that documentation is attached to confirm the project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State*

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

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

History Code. The completed Cultural Resources Notice and the PHMC review letters were not attached or submitted for review.

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,



Luke Rosanova
Planner

LR:tr
22-0173

Attachment

cc: KCMMTJ Holdings, LLC (via email)
Frank Costanzo, PE, Van Cleef Engineering Associates, LLC (via email)
Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie J. Mason, Township Manager (via email)
Act 537 file (via email)

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-09919-424-3J
BCPC #: 13057

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

Doylestown Hill

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

1. Date plan received by county planning agency June 18, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency July 16, 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 _____
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance? N/A If no, describe inconsistencies _____

SECTION C. AGENCY REVIEW (continued)

Yes	No		
☐	☐	11.	Have all applicable zoning approvals been obtained? N/A
☐	☒	12.	Is there a county or areawide subdivision and land development ordinance?
☐	☐	13.	Does this proposal meet the requirements of the ordinance? N/A
			If no, describe which requirements are not met _____
☒	☐	14.	Is this proposal consistent with the municipal Official Sewage Facilities Plan?
			If no, describe inconsistency _____
☐	☒	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
			If yes, describe _____
☐	☒	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐		If yes, is the proposed waiver consistent with applicable ordinances.
			If no, describe the inconsistencies N/A
☒	☐	17.	Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐		If yes, will this project plan require the implementation of storm water management measures?

18. Name, Title and signature of person completing this section:

Name: Luke Rosanova

Title: Planner

Signature: 

Date: July 16, 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

July 16, 2025

Ms. Tara Bernard, Planning Specialist
VW Consultants, LLC
1519 Canary Road
Quakertown, PA 18951

RE: 484 Stoopville Road Planning Module
PaDEP Code #1-09935-256-2
TMP #29-7-19-2
Newtown Township, Bucks County, PA

Dear Ms. Bernard:

We have received a copy of the planning module[1] regarding a proposed on-lot community sewage disposal system to serve an existing single-family residence, an existing entertainment barn, and a proposed single-family detached residence on a 9.972-acre lot. The on-lot sewage disposal system currently serving the existing dwelling will be properly decommissioned. The site is located along the southern side of Stoopville Road between Linton Hill Road and Route 532. The system will serve one lot with an anticipated flow rate of 1,300 gallons per day, or 3.25 EDUs.

The *Township of Newtown, Bucks County Act 537 Sewage Facilities Plan Update* (dated September 2015, with the last revision date of August 2020) is the official Act 537 Plan for this portion of Newtown Township. The proposal to construct an on-lot community sewage disposal system is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by on-lot systems.

Component 2. Individual and Community Onlot Disposal of Sewage has sections that do not include the requisite signatures. These include Section H. Sewage Enforcement Officer Action and Section Q. Municipal Actions. The required signatures, as well as a plot plan of the project required by Section G.1, should be included in the completed Component 2 submitted 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 2 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to

[1] Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Newtown 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*

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:tr
25-0178

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Travis Hutchison, Zaveta Custom Homes (via email)
Micah S. Lewis, Newtown Township Manager (via email)
Leanna Colubriale, PE, Remington & Vernick Engineers, Township Engineer (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Planner (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)
Act 537 file (via email)

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09935-256-2
BCPC #:
29-7-19-2

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

484 Stoopville Road

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

1. Date plan received by county planning agency June 25, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency July 16, 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: July 16, 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

MEMORANDUM

TO: Susan Rice, PE

FROM: Staff of the Bucks County Planning Commission

DATE: July 8, 2025

SUBJECT: Richland Tracts – Tollgate Road Planning Module
PaDEP Code # 1-09940-336-3K
BCPC #12882
TMP #36-13-51, -52, -53, and -38-31
Richland Township, Bucks County, PA

We have revised the original review after receiving correspondence from the applicant which indicated that the Quakertown Borough Sewage Treatment plan has recommended a requirement of 39 EDUs for the project, per conditions of the *Act 537 Sewage Facilities Plan for Richland Township*. Our review now reflects that wastewater flows for the project would be 9,713 gallons per day (39 EDUs). The review has also been revised to reflect the proposal to construct two warehouse buildings rather than one large warehouse building. The original planning module review letter and Component 4B County Planning Agency Review, dated March 27, 2025, should be disregarded.

CPR:emh
25-0070

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

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

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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Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

July 8, 2025

Susan Rice, PE
S.T.A. Engineering, Inc.
133 Shasta Road
Plymouth Meeting, PA 19462-1824

RE: Richland Tracts – Tollgate Road 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 construction of a 400,050-square-foot warehouse with 7,500 square feet of office space and a 156,000-square-foot warehouse with 7,500 square feet of office on a 62.3-acre site at the southwest corner of South West End Boulevard and Tollgate Road. Wastewater flows of 9,731 gallons per day (39 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.

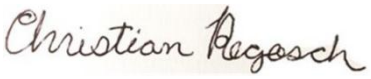
The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data and copies of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

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

1. Date plan received by county planning agency June 10, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency July 8, 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: Christian Regosch

Title: Senior Planner

Signature: Christian Regosch

Date: July 8, 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.