

BOARD MEETING

AGENDA

WEDNESDAY, SEPTEMBER 3, 2025
2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from August 6, 2025
5. Executive Director's Report
6. Presentation: Doylestown Borough Comprehensive Plan- DB 2035
By Michael Roedig, Director of Planning Services
7. Act 247 Reviews for September 3, 2025
8. Old Business
9. New Business
10. Adjournment

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

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING

Members of the public wishing to submit questions or comments on
the materials may do so by sending them in writing to
1260 Almshouse Road, Doylestown, PA 18901, or, preferably, via email to
planningcommission@buckscounty.org no later than 2:00 PM on September 3, 2025.

MINUTES OF MEETING

WEDNESDAY, AUGUST 6, 2025

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

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

MEMBERS ABSENT: James Keenan

STAFF PRESENT: Cassandra Goodmansen; Andrew G. Heimark; Christian Regosch; Michael A. Roedig; Patricia Rosica; Samantha Ryan; Jeremy Stoff; Evan J. Stone; Matthew M. Walters; Lisa M. Wolff

SOLICITOR: Dan Grieser, Esq.

IT SUPPORT: Shawn Loughlin, Bucks County IT Department

- **CALL TO ORDER**

Ms. Breslin called the meeting to order at 2:00 PM.

- **PLEDGE OF ALLEGIANCE**

All rose for the pledge of allegiance, followed by a moment of silence.

- **PUBLIC COMMENT (AGENDA ITEMS)**

There were no public comments.

- **APPROVAL OF MINUTES FOR THE MEETING, JULY 2, 2025**

Upon motion of Mr. Jennings, seconded by Mr. Nyman, the motion carried to approve the minutes of the July 2, 2025, meeting as presented.

- **EXECUTIVE DIRECTOR'S REPORT**

Mr. Stone reported that Scott Burton will be joining our team on August 25, 2025, as the new Director of Transportation Planning. Mr. Burton comes to us from PennDOT and is both a licensed Professional Engineer and Professional Transportation Engineer. He also has a strong interest in stormwater management.

Mr. Stone will be in Harrisburg on Friday, August 8, 2025, to speak at a two-day seminar hosted by PEMA. His presentation topics will include integrating global planning, Bucks2040, and Act 167 Hazard Mitigation.

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

Minutes of Meeting—August 6, 2025

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 inquired about the recent vacancy in the Director of Agriculture Land Preservation position. Mr. Stone responded that, in the interim, Maryellen Lott will assume some of the administrative responsibilities until the Commissioners determine how they wish to proceed.

- **ACT 247 REVIEWS**

Mr. Roedig noted that a minor editorial correction is needed for BCPC #54-25-2 – Yardley Borough. In the closing of the letter, it incorrectly refers to "township supervisors" and should instead read "borough council." The change will be made to the review prior to sending out.

The reviews of August 6, 2025, were emailed to the board for their review prior to the meeting; there was a motion made to approve the reviews, after the editorial change is made to BCPC # 54-25-2 – Yardley Borough, by Mr. Tosti and seconded by Mr. Nyman.

Ms. Breslin commented on BCPC #3-25-1R – Bridgeton Township, she stated the review on short-term rental accessory use strikes a nice balance.

- **OLD BUSINESS**

There was no old business.

- **NEW BUSINESS**

There was no new business.

- **ADJOURNMENT**

Upon the motion of Mr. Tosti, seconded by Mr. Miller, Ms. Breslin adjourned the meeting at 2:06 PM.

Submitted by:

Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **Staffing** – Scott Burton started on August 25, 2025, as the new Director of Transportation. We have extended a contingent offer to a candidate to fill the position of Housing Planner with a start date of January 2026. Maryellen Lott is temporarily filling in as the Director of Agricultural Land Preservation and Open Space Programs until a replacement is selected.
- **Pennsylvania Emergency Management Association (PEMA) Conference** – On Friday, August 8, 2025, I presented at the Pennsylvania Natural Hazards Legal Planning Aspects Workshop, sponsored by PEMA and held at the Penn State Harrisburg campus. My presentation focused on the importance of integrating our planning efforts with local and community planning initiatives.
- **Perkiomen Flood Mitigation Project** – We continue to assist Montgomery County with data sharing and coordination of study efforts. We are coordinating closely with the Bucks County Conservation District and the project consultant.
- **PennDOT** – Attended a meeting facilitated by PennDOT to review the county bridge program.
- **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. On Thursday August 7, 2025, I attended a meeting with Commissioners Marseglia, Harvie, and our EMS management team to review our disaster preparedness in the wake of the Texas flash floods.
- **Delaware Valley Regional Planning Commission (DVRPC)** – I attended the annual work program meeting hosted by DVRPC to discuss potential projects for the FY 2027 work program. On August 27, 2025, I also participated in a luncheon meeting with fellow county planning directors. These meetings offer valuable opportunities for the exchange of ideas, sharing of updates, and fostering collaboration among county planning departments.
- **Blue Zones** – Attended a meeting facilitated by Senator Santarsiero's office to review and discuss next steps with the Blue Zones project.
- **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.
- **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:

- Quakertown Area Planning Committee

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

New Hope Borough Comprehensive Plan – Continued working on the borough’s comprehensive plan update. Prepared for Workshops 3A and 3B scheduled for September.

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

Plumstead Township Comprehensive Plan – Staff continued working on the second 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.

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:

8	Subdivision and Land Development Proposals
2	Sketch Plans
5	Municipal Plans and Ordinances
0	Sewage Facility Planning Modules
2	Traffic Impact Studies

Geographic Information Systems (GIS)

The GIS staff attended the following:

- ESRI Philadelphia Summer Meeting

Department Header Website – Staff is working with IT to update the Bucks County Planning Commission website. The new website will be similar in style to the [Parks Department](#) page with navigation buttons on the front page.

Bucks County Co-Responders Internal Web Map – Staff worked with Human Services to develop an internal web map with coverage area and contact information for each co-responder.

Sustainability

The sustainability staff attended the following meetings:

- PJM Annual Summit for Sustainable Energy Partnership members
- PECO Energy Contact Review for PECO VCx – Power Takeoff
- Regional Benchmarking Pilot Cohort
- Sustainable Energy Partnership – prospective new member Q&A

Transportation and Trails

The transportation and trails staff attended the following meetings:

- DVRPC Financial Planning Subcommittee
- DVRPC Regional Vision Zero 1:1
- Frosty Hollow Trail Meeting
- Doylestown DART

- Delaware Rover Bridge Meeting with Bucks and Burlington
- Doylestown Bike and Hike Committee
- 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](#) – Sent the kickoff meeting minutes and continued coordination with Michael Baker, who is moving forward with the trail design.

Bucks County Planning Commission

Municipal Reviews

September 3, 2025

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Lower Makefield Township	<u>20-25-2</u>	25-0225	Board of Supervisors	-	SALDO Amendment: Stormwater Management
Middletown Township	<u>22-25-3</u>	25-0223	Board of Supervisors	-	Zoning Ordinance Amendment: Temporary Sign Regulations
Richland Township	<u>36-25-3</u>	25-0239	Board of Supervisors	-	Zoning Ordinance Amendment: Undefined Uses and Arterial Overlay District Requirements
Upper Southampton Township	<u>48-25-CP1</u>	25-0197	Board of Supervisors	-	Comprehensive Plan Review
Warrington Township	<u>50-25-SD1</u>	25-0186	Central Bucks School District	50-4-161	Institutional Land Development: 39,033 square feet



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Tom Tosti

Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: September 3, 2025

Subject: BCPC #20-25-2
Proposal to Amend the Subdivision and Land Development Ordinance—Stormwater Management
Applicant: Board of Supervisors
Date Received: August 11, 2025
Hearing Date: Not indicated

In accordance with the provisions of Section 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 September 3, 2025.

GENERAL INFORMATION

Proposed Action: Amend Article XIII, Stormwater Management, Erosion and Sediment Control and Grading, of the subdivision and land development ordinance by removing Section 178-93 Stormwater management and surface runoff control, Section 178-94 Stormwater detention basin ownership and maintenance fund, and Section 178-95 Erosion and sediment controls; grading. Stormwater management regulations for the township will remain in Chapter 173 Stormwater Management—Delaware River South Watershed and Chapter 174 Stormwater Management—Neshaminy Creek Watershed.

COMMENT

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

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



LR:emh
25-0225

cc: Maureen Carlton, Esq., Curtin and Heefner LLP, Township Solicitor (via email)
Juni Shahjabin Alam, PE, Herbert, Rowland, and Grubic, Inc., Township Engineer (via email)
David W. Kratzer, Jr., Township Manager (via email)
James Majewski, PE, PP, CFM, Township Director of Planning and Zoning (via email)
Daniel McLoone, Township Planner (via email)



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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Bucks County Planning Commission

Date: September 3, 2025

Subject: BCPC #22-25-3
Proposal to Amend the Zoning Ordinance—Temporary Sign Regulations
Applicant: Board of Supervisors
Date Received: August 11, 2025
Hearing Date: September 8, 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 September 3, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to revise Sign Regulations under Chapter 500, Article XXVII.

Proposed Zoning Provisions: Amend zoning ordinance Chapter 500, Article XXVII, Sign Regulations, as follows:

Amend Section 500-2803, General sign regulations, as follows:

- Add a new definition, Temporary Sign, under Section 500-2803.A.

Amend Section 500-2805, Exempted signs, as follows:

- Amend Section 500-2805.B. to add “or professional, home occupation” to define signs that display the name and address of the occupant of the premises.
- Amend Section 500-2805.C. to include public service and informational signs advertising the availability of rest rooms, telephones, historic locations, and no-trespassing signs, signs indicating the prohibition or control of fishing, hunting, or the private nature or prohibited use of property or roads, or similar signs for the public safety, direction, or convenience, provided the area of any such sign does not exceed 120 square inches.
- Amend Section 500-2805.L. to move the subsection to proposed Section 500-2805.D.
- Amend Section 500-2805.J. to revise the description of window signs and move the subsection to proposed Section 500-2805.E.



- Amend Section 500-2805.Q. to change the “Opinion Sign” to “Opinion Sign(s)” and move the subsection to proposed Section 500-2805.F.
- Delete the remaining subsections under Section 500-2805 so that the new subsections are designated as Subsections (A) through (E).

Amend Section 500-2807, Prohibitions, as follows:

- Amend Section 500-2807.B.(1) to allow signs suspended between poles or signs that extend across a public street, right-of-way, or property be permitted by conditional use.
- Amend Section 500-2807.B.(5) to delete the phrase “Except for temporary community special event signs.”
- Amend Section 500-2807.B. to delete Section 500-2807.B.(6) and Section 500-2807.B.(7), and reorder the current Section 500-2807.B.(8) through Section 500-2807.B.(13) accordingly.

Amend Section 500-2809, Signs permitted in residential districts, as follows:

- Amend Section 500-2809.B.(1) to allow a maximum area of a temporary sign to be 12 square feet with an aggregate area limitation per single lot of 24 square feet and to revise the period to post the temporary signs.
- Amend Section 500-2809.C.(1) to replace the subsection heading as “Off-Premises, Temporary Signs are permitted, provided that:” and regulate such sign requirements to require a maximum area of the 12 square feet with an aggregate area limitation per single lot of 24 square feet and include location limitations, a posting period, and sign permit requirements.
- Delete the current Section 500-2809.C.(2).

COMMENTS

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

Opinion signs—Section 500-2809.B.(6) of the proposed zoning amendment contains regulations for opinion signs without limitations on the period of display. The issues surrounding the placement of opinion signs are like that of temporary signs where a period of display is provided for in Section 500-2809.B.(1). To treat both sign types in the same way, we recommend township officials consider adding requirements for the period of display for opinion signs.

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
25-0223

cc: Eden Ratliff, Township Manager (via email)
Jim Ennis, AICP, Director of Building and Zoning (via email)
James J. Esposito, Esq., Township Solicitor (via email)



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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Bucks County Planning Commission

Date: September 3, 2025

Subject: BCPC #36-25-3
Proposal to Amend the Zoning Ordinance—Undefined Uses and Arterial Overlay District Requirements
Applicant: Board of Supervisors
Date Received: August 22, 2025
Hearing Date: October 13, 2025

In accordance with the provisions of Section 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on September 3, 2025.

GENERAL INFORMATION

Proposed Action: Amend Section 27-402.6. of the zoning ordinance to permit the zoning officer to render administrative decisions regarding undefined uses. Revise Section 27-602 to permit the board of supervisors to conduct administrative approval of the re-use of property in the Arterial Overlay District, provided the re-use of the property does not significantly increase traffic.

COMMENTS

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

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

CPR:emh
25-0239

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





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UNOFFICIAL

MEMORANDUM

To: Upper Southampton Township Board Supervisors
Upper Southampton Township Planning Commission

From: Bucks County Planning Commission

Date: September 3, 2025

Subject: BCPC #48-25-CP1
Proposal to Update the Comprehensive Plan
Applicant: Board of Supervisors
Date Received: July 16, 2025
Hearing Date: Not indicated

In accordance with the provisions of Section 301.3, 302, and 304 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on September 3, 2025.

GENERAL INFORMATION

Proposed Action: Update the 2010 Upper Southampton Township comprehensive plan.

The overall goal of the *2024 Upper Southampton Comprehensive Plan Update* is to provide a roadmap in terms of specific goals and objectives for the enhancement of the quality of life of the residents of Upper Southampton Township, as well as for the overall economic sustainability of the community.

To implement these goals and objectives, recommended actions were created for each chapter. Overall guiding goals for the plan are as follows:

- Promotion of smart growth principles.
- Promotion of sustainability principles to preserve environmental resources for future generations.
- Proper accommodation of the 2020 population as reported in the census in sound housing supported by reliable municipal services.
- Maintenance and/or re-establishment of land use patterns which create healthful, convenient, and prosperous living and working arrangements.
- Development of adequate tax rates that will allow the township sufficient income to provide required municipal services without placing a disproportionate tax burden on residential property owners.



- Provision of adequate, operationally efficient, energy-efficient, and cost-effective public facilities and utilities.
- Development of efficient, convenient transportation facilities.
- Ensure that development and redevelopment are fully compatible with the overall goal of this comprehensive plan update.
- Prevent environmental degradation through appropriate regulations and guidance.
- Provide recreational, educational, and cultural facilities for township residents.
- Protect and promote green open space and parkland.
- Address existing storm water management issues including MS4 state-mandated requirements where needed in the township.
- Encourage the use of professionals including the township solicitor, township engineer, township traffic engineer, and township planner to achieve the goals and objectives of the plan.

COMMENTS

We commend Upper Southampton Township officials for completing an update to the township comprehensive plan. The *Upper Southampton Township Comprehensive Plan* was last updated in 2010. Through our review we have found that the various elements of the plan provide thoughtful, sophisticated analysis and implementation strategies.

The difficulty for any community preparing a comprehensive plan is determining what level of detail should be provided, what analysis should be considered as part of the comprehensive planning process, and what issues could remain as recommended for further study after plan adoption. With this dilemma in mind, we recommend that township officials consider the following points as part of their final review of the plan.

1. Overall format

- a. **Consistency between chapters**—The comprehensive plan topical chapters do not have a consistent format as it relates to goals, objectives and recommended actions. Chapter 2: Guiding Goals and Objectives provides the general goals for the plan in Subsection A, Overall Goal of this Comprehensive Plan Update. This section provides a good start to the plan and sets a clear direction for the township.

In Chapter 2, Subsection B, Development Today and Projected Changes, are goals and objectives for topics that roughly follow the chapters of the plan. We recommend that the headings within Subsection B be consistent with the chapter names and that the goals and objectives match those found within each subsequent chapter.

Chapter 14: Plan of Action provides a compilation of the goals, objectives, and recommended actions from the previous chapters. However, it is noted in the text on page 104 that not all the specific and detailed measures and recommendations are included. We recommend that this chapter be revised to include the recommendations from each chapter. This would give the reader an overview of the entire plan in one place, rather than require going back and forth through the document.

- b. **Goals, objectives, and actions**—The goals listed in most chapters appear to be a mix of goals, objectives, and recommended actions. Goals are achievable outcomes that are both broad and long-term. Objectives are short-term and more specific. Actions are the activities to be carried out that will implement the plan's goals and objectives. We recommend that the township review

and revise the goals, objectives, and actions throughout the plan to ensure that each fit into the appropriate type.

- c. **Plan consistency**—In several chapters the plan refers to DVRPC’s long range plan as *Connections 2035*. The most recent adopted plan is *Connections 2050 Plan for Greater Philadelphia*.
 - d. **Implementation**—Chapter 14: Plan of Action does not assign time frames, entities responsible, and funding sources for each action as the 2010 plan did. Plan implementation is often the most difficult part of the planning process. We believe that providing the time frames, entities responsible, and funding sources for each action is a simple step towards implementation.
2. **Demographics**—We recommend that the plan include further analysis of the figures and trends and evaluate the planning implications of these changes seen over the past 10 to 20 years in Chapter 4: Township Characteristics. For instance, the plan notes that the township population is aging with a median age of 42.8 in 2010 and 50.7 in 2020 and the percentage of residents over 65 rising from 19.6 percent in 2000 to 26 percent in 2020. Older residents sometimes wish to remain in their homes and may require additional services as they age in place. New and younger residents may have different needs and will demand different services from the township and school district.

We recommend that a summary be developed within the discussion of each demographic subheading section that provides a profile of important conditions or trends that the plan attempts to address. This analysis will help provide a sound basis for the township’s land use planning.

3. Land Use

- a. **New uses**—Chapters 3: Existing Land Use and Zoning and Chapter 12: Growth Areas & Future Land Use Plan mention Traditional Neighborhood Development (TND) and mixed use as a means of revitalization. However, the zoning ordinance does not appear to permit TND or mixed-use development. The plan should include recommendations in the appropriate chapters to amend the zoning ordinance to encourage and permit TND and mixed-use development.

4. Housing

- a. **Household size**—The plan does not address average household size. Household data from the 2023 American Community Survey indicates the average household size has diminished from 2.75 in 2013 to 2.46. There are several reasons household sizes are declining, such as smaller families, more singles, and the elderly living alone. The plan should consider whether there will be an increase in demand for housing, given the trend toward smaller household sizes.
- b. **Recommendations**—In Chapter 10: Housing the plan advocates safe and adequate housing for present and future residents of all socioeconomic levels and characteristics and preservation of the diversity of existing housing types. The plan does not state any specific actions to increase the supply of affordable and attainable housing. Such recommendations may include revising the minimum lot size requirements, promoting mixed uses, revising the definition of accessory housing, and providing standards for TND and mixed use. The plan should explicitly recommend amending the zoning ordinance to permit mixed use and provide use regulations.
- c. **Accessory dwelling units**—The zoning ordinance permits Accessory Use (57A), Residential accessory building or structure for use as personal care units. Occupants thereof are limited to people who are or formerly were residents of the multifamily dwelling or dwellings. Accessory housing may be more affordable and provide opportunities for relatives and singles. We

recommend that the township consider policy to promote accessory apartments and accessory dwelling units for unrelated persons to provide attainable housing opportunities. These dwelling units can be part of existing dwellings or separate structures.

5. **Natural Resources**—The plan notes that there is significant impervious surface in the township which creates stormwater and pollution issues. The plan discusses solutions including reduction of street widths, use of permeable paving materials, reduction of building setbacks, and cluster development. One common source of impervious surface in communities is parking lots. Minimum parking requirements within zoning ordinances are often higher than necessary and are often based on unscientific standards, leading to parking lots that are too large. We recommend that the township consider a policy to review parking standards to reduce impervious surface and provide for infill development.

6. Transportation

- a. **Multimodal transportation/complete streets**—The township has a well-developed road network which allows motorists to drive to most destinations with convenience and safety. However, automobiles may not be the most efficient travel mode in all cases, and some residents such as the elderly and children may not have access to cars. A multimodal transportation study would provide guidance for other modes of transportation such as walking, bicycling, transit and complete streets which facilitate all travel modes. This type of study could include a bicycle facilities map, recommend pedestrian improvements, and form the basis for complete street policies.
- b. **PA Turnpike intersection with Second Street Pike**—The future land use plan shows a proposed intersection between the Pennsylvania Turnpike (I-276) and Second Street Pike. The proposed interchange is not discussed in the text of the plan other than a proposed policy to revisit the concept. There is a discussion of land use near the intersection of Second Street Pike and the turnpike related to aesthetics and water infrastructure, but there is no discussion about traffic and land use impacts.

We are aware of the discussions between the Pennsylvania Turnpike Commission and DVRPC about additional interchanges due to the use of electronic tolling, which minimizes the need for large footprints at the interchanges. We recommend that the township coordinate future interchange development plans with the Pennsylvania Turnpike Commission.

- c. **Level of service (LOS)**—The plan lists local roadways and their characteristics in Figure 7.1 and Table 7.2 and recommends a capital improvement plan (CIP). We recommend that the plan provide an analysis of LOS for the local roadways to provide guidance on the priorities for improvements in the CIP.

7. Community Facilities

- a. **Facility capacity**—The plan provides an inventory of the municipal facilities and a description of the services for the township. However, there is no discussion on the existing conditions of the many facilities or an analysis of future needs and the capacity of the facilities and services. The element could be expanded to discuss township administration and public works facilities, as well as future needs and improvements. This element could also include a more in-depth discussion of fire and ambulance service, including the age and condition of facilities and whether there is adequate service being provided (using established response time standards).

- b. **Recycling**—Chapter 9: Utilities does not include any recycling tonnage data for the township. Comprehensive plans typically include data to show how much material has been recycled, either for the most recent year, or a trend over a few years. Including this data can help the township see their current progress and identify trends. The plan should provide information about recycling rates and provide current policy on recycling to help plan for the future.
- c. **Stormwater management problem areas**—The plan discusses stormwater management but does not identify areas of the township which have stormwater management problems. It would be helpful to know the details of these stormwater management problems (i.e., type of problem, frequency, and suspected causes) and the efforts taken or intended to correct these problems.
- d. **Healthcare**—The plan recommends careful analysis of development projects that meet the demands of an aging population, such as age-restricted housing, assisted living, and nursing homes. No information is provided about existing facilities for this age group, or how the township currently accommodates these facilities to ensure that they address the needs of seniors.
- e. **Healthcare facilities**—Chapter 10: Housing provides a table showing hospital and nursing home beds, but the individual hospital facilities are not listed. We recommend that this section be revised to cite hospital data relevant to the specific hospitals that serve the immediate healthcare needs of the residents of the township.
- f. **Parks/recreation/open space**—Chapter 8: Recreation and Community Facilities summarizes the *Upper Southampton Township Comprehensive Park, Recreation and Open Space Plan (2007)*, which was completed 18 years ago. The plan also states the *Bucks County Open Space Plan* is underway, even though county plan was adopted in 2011. The text notes that improvements have been made to parks since 2007, but it is not clear if any policy has changed since 2007. We recommend that the township determine if changes in recreation policy, including if facilities and programs meet current and future resident needs, are necessary.
- g. **Hazard mitigation**—Climate change has led to an increase in the occurrence and intensity of extreme weather and natural disasters including heat waves, ice storms, drought, hurricanes, and flood events which have increased risks and economic losses for residents. Hazard mitigation planning has the potential to produce long-term and recurring benefits by breaking the cycle of loss and reducing the demand for recovery, repair, and reconstruction funding.

The Disaster Mitigation Act of 2000 (DMA 2000), Section 322, requires that local governments have a hazard mitigation plan as a condition of receiving federal disaster mitigation funds. The plan should have a mitigation plan that describes the process for identifying hazards, creating a risk assessment and vulnerability analysis, identifying, and prioritizing mitigation strategies, and developing an implementation schedule. We note that the township adopted the *Bucks County Hazard Mitigation Plan (2021)* on November 17, 2021. We recommend that hazard mitigation be addressed in the comprehensive plan.

- h. **Capital improvement plan (CIP)**—The plan has a recommendation to consider a CIP for vehicular improvements. A CIP is usually inclusive of all capital improvements such as roads, parks, and buildings owned by the township. We recommend that the township consider a CIP to schedule financing of all capital improvements.
8. **Editorial**—The title “Forward” at the beginning of the plan should be changed to “Foreword.”

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 306.(b) of the Pennsylvania Municipalities Planning Code.

DCZ:emh

25-0197

cc: Donald E. Williams, Township Manager (via email)
Larry Young, PE, Tri-state Engineers & Land Surveyors, Inc., Township Engineer (via email)
Mark Sarson, Zoning officer (via email)
John A. Torrente, Begley, Carlin & Mandio, LLP, Township Solicitor (via email)



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

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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Warrington Township Board of Supervisors
Warrington Township Planning Commission

From: Bucks County Planning Commission

Date: September 3, 2025

Subject: BCPC #50-25-SD1
Preliminary Plan of Land Development for Central Bucks South High School Addition
TMP #50-4-161
Applicant: Central Bucks School District
Owner: Same
Plan Dated: June 24, 2025
Date Received: August 7, 2025

In accordance with the provisions of Sections 305 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on September 3, 2025.

GENERAL INFORMATION

Proposal: Construct a three-story 39,033-square-foot addition to a 263,335-square-foot high school on a 109.316-acre school campus site. The plan also shows parking lot and pedestrian improvements. The school campus includes the high school, an elementary school, recreation fields, and courts. Public water and sewer serve the site.

Location: Northwest side of Folly Road and southwest of Bristol Road.

Zoning: The RA Residential Agricultural District permits schools on a minimum lot size of 10 acres. The permitted maximum impervious surface ratio is 15 percent but was 50 percent when the school was constructed.

The plan indicates that on October 28, 2024, a variance was granted from Section 370-407.E.1.e. of the zoning ordinance to allow an impervious surface ratio of 34.3 percent for the site, rather than the maximum impervious surface ratio of 15 percent.

Present Use: Institutional—High school



COMMENTS

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 305.322.B.(2)g

to permit inlets and/or manholes to have a maximum allowable headwater depth less than 1 foot below the top of the inlet and/or manhole grade; the application indicates that hydraulic calculations confirm that the hydraulic grade line remains below the inlet and manhole tops during the 100-year event, ensuring no overflow or surface flooding will occur

Section 305.322.B.(2)i

to permit HDPE storm pipes to have a minimum cover of less than 3 feet; the application indicates the storm system was designed with less than 3 feet of cover across the site due to overall grading constraints and the specified HDPE pipe can structurally support the anticipated loading at the proposed cover depth

The final plan should note all granted waivers.

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

DCZ:emh
25-0186

cc: Thomas Hanna, PE, Capital Projects Manager, Central Bucks School District (via email)
Ronald G. Monkres II, PE, Senior Project Manager, Gilmore & Associates (via email)
Allen Mason, PE, Carroll Engineering Corporation (via email)
Christopher Peterson, PE, Carroll Engineering Corporation (via email)
Angela Benner, Township Manager (via email)
Karen Fetterolf, Chief Permit Administrator (via email)

C:\Autodesk\Boca\Gilmore and Associates\2400576\Design\CAV\Prod_Dwg\2400576_REC.dwg Layout: on Mon Jun 23, 2025 at 6:01pm

WAIVERS BEING REQUESTED:

- SECTION 305.22.B(2)(4): TO PERMIT STORM PIPES TO HAVE A MINIMUM GRADE LESS THAN 0.5% AND TO BE A DIAMETER LESS THAN 18 INCHES.
- SECTION 305.22.B(2)(5): TO PERMIT INLETS AND/OR MANHOLES TO HAVE A MAXIMUM ALLOWABLE HEADWATER DEPTH LESS THAN 1 FOOT BELOW THE TOP OF THE INLET AND/OR MANHOLE GRADE.
- SECTION 305.22.B(2)(2): TO PERMIT HOPE STORM PIPES TO HAVE A MINIMUM COVER OF LESS THAN THREE (3) FEET.
- SECTION 305.22.B(2)(2): TO PERMIT A VERTICAL OFFSET OF LESS THAN 0.2 FEET BETWEEN STORM PIPES WITHIN AN INLET AND/OR MANHOLE.

VARIANCE PREVIOUSLY GRANTED BY WARRINGTON TOWNSHIP ZONING HEARING BOARD ON OCTOBER 28, 2024:

- SECTION 370-407.E(1)(e): TO ALLOW AN IMPERVIOUS SURFACE RATIO OF 34.3% RATHER THAN THE MAXIMUM IMPERVIOUS SURFACE RATIO OF 15%.

PARKING CALCULATION:

PER ZONING §370-601 THRU §370-607:

CENTRAL BUCKS SOUTH HIGH SCHOOL:
PARKING REQUIREMENT: 38 PARKING SPACES / 100 STUDENTS

EXISTING HIGH SCHOOL WITH PROPOSED ADDITION:
2,486 STUDENTS X 38 PARKING SPACES / 100 STUDENTS = 945 SPACES
TOTAL REQUIRED SPACES: 945 SPACES

EXISTING BUS & VISITOR/FACULTY PARKING AREA 227 SPACES
EXISTING VISITOR/FACULTY PARKING AREA 96 SPACES
EXISTING VISITOR/FACULTY PARKING AREA 26 SPACES
REVISED STUDENT & FACULTY PARKING AREA 600 SPACES
EXISTING ATHLETIC FACILITY PARKING AREA 24 SPACES
TOTAL PROVIDED SPACES: 973 SPACES

NOTE:

- THE PROJECTED STUDENT ENROLLMENT ESTABLISHED FROM THE FUTURE THINK ENROLLMENT PROJECTION STUDY, FINAL REPORT, CENTRAL BUCKS SCHOOL DISTRICT, JANUARY 4, 2024. PEAK ENROLLMENT PROJECTED FOR 2031/2032 SCHOOL YEAR.

ZONING TABLE: (CHAPTER 370, SECT. 407)

ZONING DISTRICT: RA - RESIDENTIAL AGRICULTURAL DISTRICT
EXISTING USE: C10 - SCHOOL
PROPOSED USE: C10 - SCHOOL (PERMITTED BY RIGHT)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA: (GROSS SITE BUILDABLE AREA)	10.0 AC.	99.153 AC.	99.153 AC.
MAX. IMPERVIOUS SURFACE RATIO:	34.4% (34.109 AC.)**	32.1% (31.813 AC.)**	32.5% (32.263 AC.)**
MAX. BUILDING HEIGHT:	45 FT.		
CENTRAL BUCKS SOUTH HIGH SCHOOL		66.8 FT*	66.8 FT*
MIN. FRONT YARD:	50 FT OR 1/4 STREET LINE WIDTH, WHICHEVER IS GREATER		
CENTRAL BUCKS SOUTH HIGH SCHOOL		235.15 FT	235.15 FT
MIN. SIDE YARD:	20 FT/EA; 50 FT TOTAL		
CENTRAL BUCKS SOUTH HIGH SCHOOL		111.56 FT	111.56 FT
MIN. REAR YARD:	40 FT		
CENTRAL BUCKS SOUTH HIGH SCHOOL		>40 FT	384.54 FT

*EXISTING NONCONFORMITY
**VARIANCE GRANTED
NOTE: NO DEVELOPMENT, INCLUDING ADDITIONAL IMPERVIOUS SURFACES, IS PERMITTED UNTIL STORMWATER AND ZONING PERMITS ARE APPROVED BY THE TOWNSHIP.

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078



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

SERIAL NO. 20250924586

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

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50. GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

WARRINGTON TOWNSHIP ORDINANCES:

- ZONING ORDINANCE - ADOPTED ON 03/05/1985, LAST AMENDED ON 08/24/2021
- SUBDIVISION AND LAND DEVELOPMENT ORDINANCE - ADOPTED ON 03/01/1977, LAST AMENDED ON 11/15/2022

MY COMMISSION EXPIRES _____ (SEAL)

BCPC No. _____

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

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

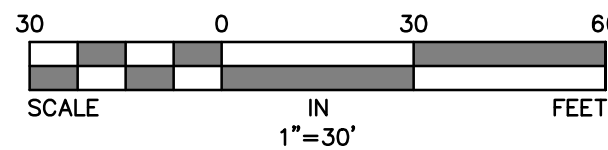
THE TOWNSHIP OF WARRINGTON HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL, OR OTHERWISE.

CHAIRPERSON, BOARD OF SUPERVISORS

I, RUSSELL T. CROSS, P.L.S., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY MADE AND/OR VERIFIED BY ME; THAT THE MONUMENTS SHOWN HEREON EXISTING AS LOCATED; AND THE METES AND BOUNDS, AS SHOWN, AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

SIGNATURE

PLAN VIEW



LEGEND:

---	BOUNDARY
---	LEGAL RIGHT-OF-WAY
---	EXISTING EDGE OF PAVEMENT
X X X	EXISTING FENCE
□	EXISTING CONCRETE MONUMENT
○	EXISTING IRON PIN
---	PROPOSED EASEMENT
●	PROPOSED IRON PIN
■	PROPOSED CONCRETE MONUMENT
---	PARCEL LINE TO BE REMOVED
---	PROPOSED BUILDING SETBACK LINE
---	PROPOSED CURBLINE
---	PROPOSED SIGN
---	PROPOSED CONCRETE AREA
---	PROPOSED SECURITY BOLLARD
---	PROPOSED MILL & OVERLAY
---	PROPOSED FULL DEPTH PAVEMENT
---	PROPOSED BUILDING AREA

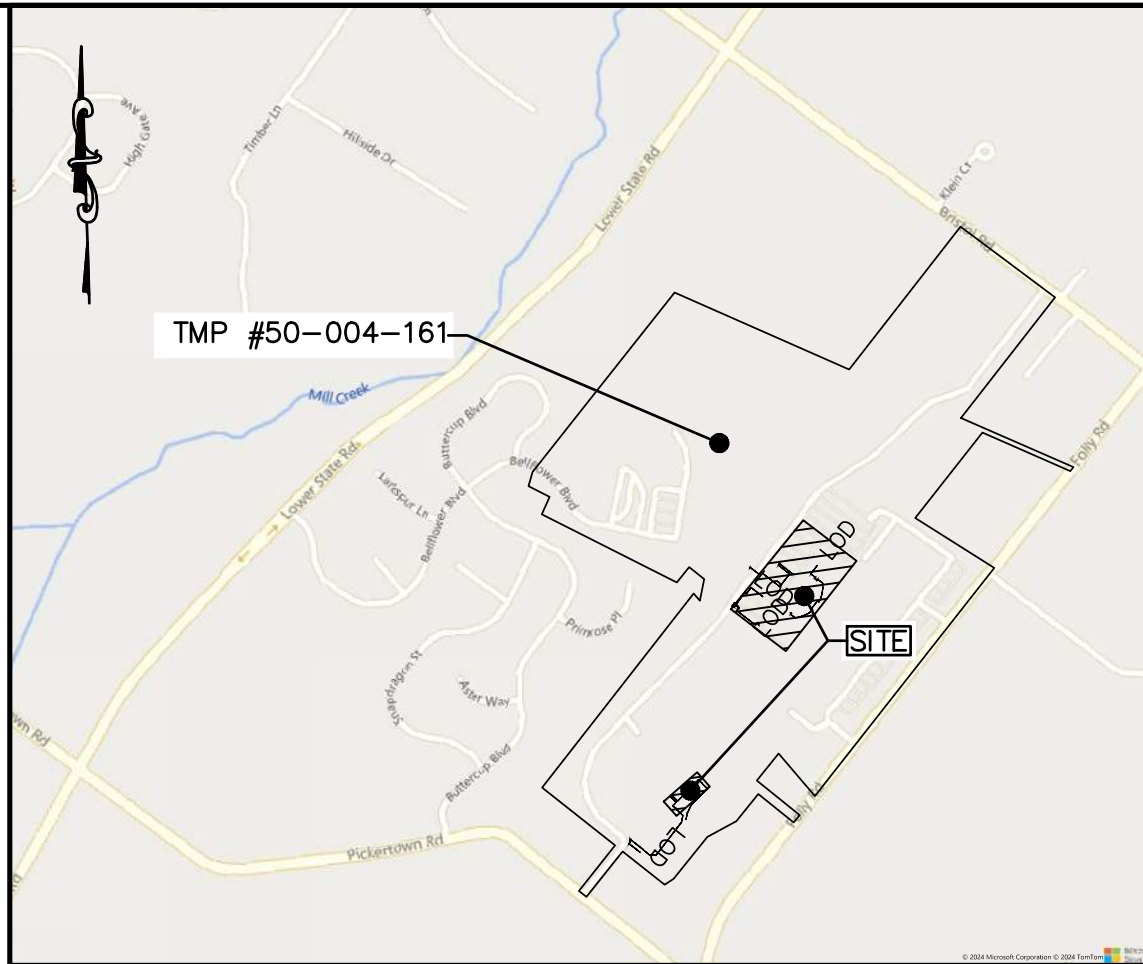
TMP 50-4-161:

TO ALL TO WHOM THESE PRESENTS MAY COME, WE, CENTRAL BUCKS SCHOOL DISTRICT, SEND GREETINGS. KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE ON THE TOWNSHIP OF WARRINGTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN IMPROVEMENTS ACCORDING TO THIS PLAN WHICH IS HEREWIT INTENDED TO BE RECORDED. WITNESS OUR HAND AND SEAL THIS ____ DAY OF _____, 20____.

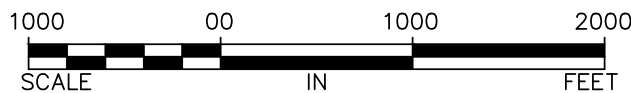
ON THE ____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THEMSELVES TO BE THE _____ OF CENTRAL BUCKS SCHOOL DISTRICT, A PUBLIC SCHOOL DISTRICT, AND THAT AS SUCH _____ BEING AUTHORIZED TO DO SO, THEY EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID SCHOOL DISTRICT IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

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

NOTARY PUBLIC



LOCATION MAP



ZONING DISTRICT LEGEND

R1	RESIDENTIAL DISTRICT
R3	RESIDENTIAL SINGLE-FAMILY DISTRICT
RA	RESIDENTIAL AGRICULTURAL DISTRICT
001b	RA OVERLAY DISTRICT - MILL CREEK VILLAGE
002a	RA OVERLAY DISTRICT - ARBOR RIDGE 2
003b	RA OVERLAY DISTRICT - MAPLE KNOLL
OS/P	OPEN SPACE/PARKLAND DISTRICT

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
60 EAST BENTLEY AVENUE, SUITE 100, NEW BRITAIN, PA 18051 • P 610-345-4330 • www.gilmore-associates.com

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NOT APPROVED FOR CONSTRUCTION

RECORD PLAN
CENTRAL BUCKS SOUTH HIGH SCHOOL ADDITION
WARRINGTON TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2400576

TAX MAP PARCEL No.: 50-4-161, 50-4-162, 50-9-17

TOTAL AREA: TOTAL LOTS:

DATE: 06/24/2025 SCALE: 1"=30'

DRAWN BY: BEH CHECKED BY: RC

SHEET NO.: C3 OF C17

Bucks County Planning Commission
Subdivision and Land Development Reviews
July 26, 2025 to August 22, 2025

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bensalem Township	13112	25-0208	2-29-274	1214 Bristol Andalusia, LLC	P	Commercial Land Development: 2,711 square feet
Doylestown Township	10115-B	25-0190	9-14-37-2 and 9-14-37-3	Brixmor Property Group	P	Commercial Land Development: 41,510 square feet
Doylestown Township	11847-A	25-0206	9-22-139	Grace Neighborhood Development Corporation	RP	Residential Land Development: 124 Multifamily Age-Qualified Unit
Durham Township	11128-A	25-0187	11-13-1	408 Kitner Rd, LLC c/o Chris Dardaris	S	3 Single-family lots
Haycock Township	13111	25-0204	14-7-51 and 14-7-77	Jonathon and Eileen Schmidt	F	Lot Line Adjustment
Middletown Township	6758-G	25-0210	22-4-4	George School	P	Institutional Land Development: 3,438 square feet
Milford Township	13118	25-0220	23-20-120-1	Mike Gabriel	P	2 Single-family lots
Newtown Township	10285-B	25-0201	29-10-40.1	Newtown Equities, LLC	S	Commercial Land Development: 109,245 square feet
Plumstead Township	13114	25-0213	34-4-14; -11-2	Smart Feed Tech Real Property of PA, LLC	P	Industrial Land Development: 14,000 square feet
Warrington Township	13120	25-0226	50-10-126	The Discovery Preschool of Warrington, LLC	P	Commercial Land Development: 15,611-square-foot building conversion



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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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: August 19, 2025

Subject: BCPC #13112
Preliminary Plan of Land Development for 1214 Bristol Pike
TMP #2-29-274
Applicant: 1214 Bristol Andalusia, LLC
Owner: Same
Plan Dated: December 19, 2024
Date Received: July 25, 2025

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

GENERAL INFORMATION

Proposal: Redevelop an existing 3,600-square-foot gas station and vehicle repair building into a 2,711-square-foot convenience store building on a 20,512-square-foot site. The existing gas pumps are to remain and continue as part of the commercial use on the site. Two existing building additions will be removed. Construction of walkways, asphalt surfaces, and associated site improvements are proposed. Public water and sewer serve the site.

Location: Northeastern corner of the intersection of Bristol Pike and Penn Court. The site also has frontage on Camac Street.

Zoning: The G-C General Commercial District permits various commercial uses on lots of 7,500 square feet or more. A maximum building coverage and a maximum impervious surface coverage of 35 and 60 percent, respectively, are permitted. Gasoline service station, Self-service gasoline service station, and Convenience food store with gasoline dispensing facilities are not listed as permitted uses in the G-C District.

The existing vehicle repair shop with gasoline dispensing facilities is an existing nonconforming use.

Present Use: Gas station and vehicle repair



COMMENTS

1. Land use

- a. **Existing gasoline service station**—The auto repair with gasoline service station on the site is an existing nonconforming use. Township officials should ensure the proposal complies with applicable regulations in Section 232-581 pertaining to nonconforming buildings, lands, or uses.
- b. **Proposed convenience food store with gasoline dispensing facilities**—The plan proposes to renovate the site by establishing a convenience food store with gasoline dispensing facilities. Per Section 232-380 of the zoning ordinance, a convenience store with gasoline dispensing facilities is not a permitted use in the G-C District.

2. Required buffer yard and planting strip

—Section 232-592.(1) of the zoning ordinance requires a 20-foot buffer yard and planting strip along each G-C District boundary opposite or adjacent to a residence district. The site abuts a residential district to the northwest across Camac Street. The plan does not show the required buffer yard and planting strip.

3. Loading space

—Section 232-587 of the zoning ordinance requires that adequate off-street loading and unloading space be provided on any lot on which a building is hereafter erected, substantially altered or used for commercial purposes, for any use involving the receipt or distribution of material or merchandise. The space for off-street loading and unloading shall be in addition to the required off-street parking spaces and aisles and in no case shall less than one space be provided.

4. Parking separation from building

—Section 201-112.(d) of the subdivision and land development ordinance (SALDO) requires a planting strip with an average width of 10 feet and a minimum width of 7 feet between the edge of the parking area and the outside wall of the nearest building. The plan shows that the paved area on the site directly abuts the existing and proposed buildings with a 5-foot-wide sidewalk around almost the entire perimeter of the proposed building but no planting strip. The parking area directly abuts the building on three sides. The plan does not show the required planting strip around the building.

5. Sidewalks and curbs

—Sections 201-104.(b)(1), 201-110.(b), and 201-111.(a) of the SALDO require that sidewalks and curbs be provided along streets by the developer. All sidewalks shall meet applicable accessibility requirements. The plan does not show sidewalks or curbs along adjacent streets but does show asphalt along the Penn Street frontage and gravel along Camac Street. The township should determine if this area should be improved with sidewalks and curbs.

6. Street trees

—Section 201-106.(c)(1) of the SALDO requires that street trees be planted by developers along all streets where suitable street trees do not exist within any land development or subdivision. The plan does not show the required street trees.

7. Plan information

—Sections 201-41.(d)(9) and 201-41.(d)(11)g. of the SALDO requires that all existing and proposed water and sewer lines be shown on the preliminary plan. The plan does not show this required information.

8. Sewage facilities

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

This review will be included in the Bucks County Planning Commission board materials for the September 3, 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.

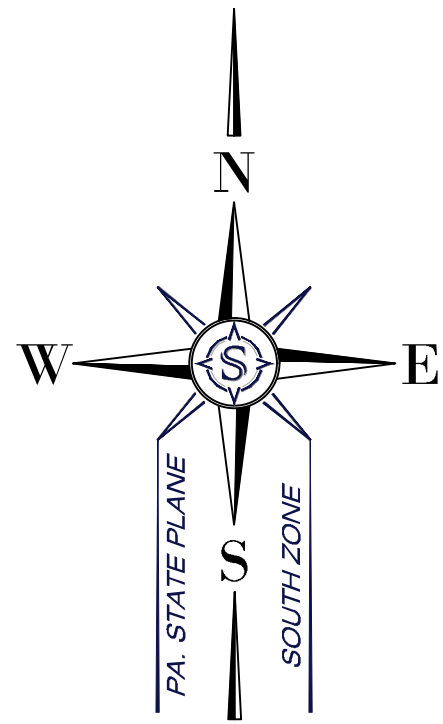
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

DCZ:emh
25-0208

cc: Brian Madsen, PE, Schock Group LLC (via email)
Chris Erfle, PE, Schock Group LLC (via email)
Timothy Davis, Project Manager, Schock Group LLC (via email)
Phil Wursta, PE, Wk2 Consulting, Township Engineer (via email)
Nicole Khan, WK Consulting, 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)

1214 BRISTOL PIKE

BENSALEM TOWNSHIP | BUCKS COUNTY | PENNSYLVANIA



SYMBOL LEGEND

TO	TOP OF GRADE ELEVATION	E	ELECTRIC BOX
IN	INVERT ELEVATION	F	FIRE HYDRANT
W	TOP OF WALL ELEVATION	W	WATER SHUTOFF
BT	BOTTOM OF WALL ELEVATION	G	GAS VALVE
TBC	TOP BACK CURB ELEVATION	ET	EVERGREEN TREE
BC	BOTTOM CURB ELEVATION	SI	STORM INLET
DS	DOORSILL ELEVATION	TE	TELEPHONE BOX
(TYP)	TYPICAL SYMBOL OR FEATURE	G	GAS METER
IP	IRON PIN	EH	ELECTRIC MANHOLE
CM	CONCRETE MONUMENT	PS	POSTED SIGN
SM	SANITARY MANHOLE	PS	PARKING SPACE COUNT
WV	WATER VALVE	HP	HANDICAP PARKING
CN	CLEANOUT (COLOR PER UTILITY)	LP	LIGHT POLE
DM	STORM MANHOLE	AC	AC UNIT

LINETYPE LEGEND

---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	BUILDING SETBACK
---	CONCRETE EDGE
---	ASPHALT EDGE
---	BUILDING WALL
---	CURB
---	BUILDING
---	FLAGSTONE
---	ASPHALT
---	ROOF OVERHANG
---	DECK
---	CONCRETE
---	GRAVEL
---	FENCE LINE
---	OVERHEAD ELECTRIC
---	ELECTRIC LINE
---	GAS LINE
---	TELECOM LINE
---	WATER LINE
---	SANITARY LINE
---	EXISTING STORM PIPES
---	EXISTING 1' CONTOUR
---	EXISTING 5' CONTOUR
---	EVERGREEN TREE
---	DECIDUOUS TREE
---	PLAN BEARING & DISTANCE
---	DEED BEARING & DISTANCE
---	IMPERVIOUS TO BE REMOVED

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3
WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10
WORKING DAYS IN DESIGN STAGE
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OWNER OF RECORD PER BUCKS COUNTY

1214 BRISTOL PIKE
ANDALUSIA, PA 19020
PARCEL ID # 02-029-274

TOWNSHIP ZONING DISTRICT: G-C GENERAL COMMERCIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	7,500 S.F.	19,004 S.F.	145.0 FEET
MIN LOT WIDTH AT STREET LINE	60 FEET	145.0 FEET	24.1%
MAX BUILDING COVERAGE	35%	29.1%	24.1%
MAX IMPERVIOUS COVERAGE	60%	99.6%	99.6%
MAX PRINCIPLE BUILDING HEIGHT	45 FEET	44.5 FEET	44.5 FEET
MIN PRINCIPLE BUILDING SETBACKS:			
FRONT YARD - CAMAC STREET	75 FEET	25.20 FEET	25.20 FEET
FRONT YARD - PENN STREET	75 FEET	40.89 FEET	37.94 FEET
FRONT YARD - BRISTOL PIKE	75 FEET	34.45 FEET	34.45
SIDE YARD	8 FEET	0 FEET	0 FEET
MIN ACCESSORY BUILDING SETBACKS:			
MEET THE REQUIREMENTS OF PRINCIPLE BUILDING SETBACKS.			

** ZONING INFORMATION OBTAINED FROM BENSALEM TOWNSHIP CODE #232, LATEST EDITION ONLINE MUNICODE.

LOT SIZE
GROSS LOT AREA: 20,513 S.F. OR 0.4709 ACRES
LOT AREA (MINUS R.O.W.): 19,004 S.F. OR 0.4363 ACRES

EXISTING IMPERVIOUS COVERAGE

BUILDING	3,649 S.F.*
CANOPY	1,875 S.F.*
CONCRETE	2,759 S.F.
DECK STEPS	40 S.F.
ASPHALT	9,840 S.F.
GRAVEL	769 S.F.
TOTAL	18,932 S.F. (99.6% OF LOT AREA)

* BUILDING COVERAGE 5,524 S.F. (29.1% OF LOT AREA)

** MAX BUILDING COVERAGE IS 6,651 S.F. (35% OF LOT AREA).
** 1,127 S.F. OF AVAILABLE BUILDING COVERAGE.
** MAX IMPERVIOUS LOT COVERAGE IS 11,402 S.F. (60% OF LOT AREA).

GENERAL NOTES

1. APPLICANT: 1214 BRISTOL ANDALUSIA LLC, 1214 BRISTOL PIKE, ANDALUSIA, PA 19020
2. THE INTENT OF THESE PLANS IS TO DEPICT THE DEMOLITION OF PORTIONS OF THE EXISTING BUILDING TOGETHER WITH THE CONVERSION OF THE BUILDING TO A MINI-MART, CONSTRUCTION OF NEW ASPHALT, WALKWAYS, AND ASSOCIATED SITE IMPROVEMENTS.
3. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
4. SITE FEATURES AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS PLAN, BOUNDARY & TOPOGRAPHIC SURVEY OF 1214 BRISTOL PIKE", PREPARED BY SCHOCK GROUP LLC, DATED DECEMBER 10, 2024.
5. SURVEY PLAN NOTES:
6. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON OCTOBER 24, 2024 AND DEPICTS CONDITIONS ON THAT DATE.
- 6.1. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
- 6.2. THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA STATE PLANE, ZONE SOUTH HARN.
- 6.3. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
- 6.4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CLIENT PROVIDED TITLE REPORT & IS SUBJECT TO THOSE FINDINGS, IF ANY.
- 6.5. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42017C0504K, EFFECTIVE DATE 03/21/2017.
6. SITE SOIL TYPE IS "UB" PER USDA WEB SOIL SURVEY.
7. SURVEY REFERENCE PLAN:
 1. A PLAN TITLED "MINOR LAND DEVELOPMENT PLAN, VIGILANTE SERVICE CENTER", PREPARED BY MGL, INC., DATED AUGUST 2, 1994, LAST REVISED JANUARY 20, 1995.

REQUIREMENTS FOR DEMOLITION PERMITS:

- RODENT CERTIFICATE LETTER FROM A LICENSED PEST CONTROL OPERATOR STATING THE PROPERTY IS RODENT FREE.
- LETTER FROM PECO STATING THE ELECTRIC AND GAS SERVICES HAVE BEEN TERMINATED. (800-494-4000)
- EARTH DISTURBANCE PERMIT ISSUED BY BENSALEM TOWNSHIP. APPROVED "SEQUENCE OF DEMOLITION/CONSTRUCTION" MUST BE FOLLOWED.
- SITE INSPECTION OF THE INSTALLED EROSION CONTROL/SILT FENCING, TREE PROTECTION AND CONSTRUCTION ENTRANCE/TIRE CLEANER HAS BEEN PERFORMED AND APPROVED BY THE TOWNSHIP SITE INSPECTOR.
- IF APPLICABLE, A FENCE INSTALLED AROUND THE PERIMETER OF THE EXISTING OR PROPOSED ON-SITE SEWER SYSTEM TO PROTECT THE DRAIN FIELD, TANK AND UNDERGROUND PIPING FROM EQUIPMENT AND VEHICLES.

BASEMENT REMOVAL NOTE:

THE ENTIRE BOTTOM BASEMENT FLOOR SLAB SHALL BE BROKEN UP AND/OR REMOVED TO ALLOW GROUNDWATER TO PASS FREELY BENEATH THE SURFACE.

UTILITY SERVICE TERMINATION NOTE:

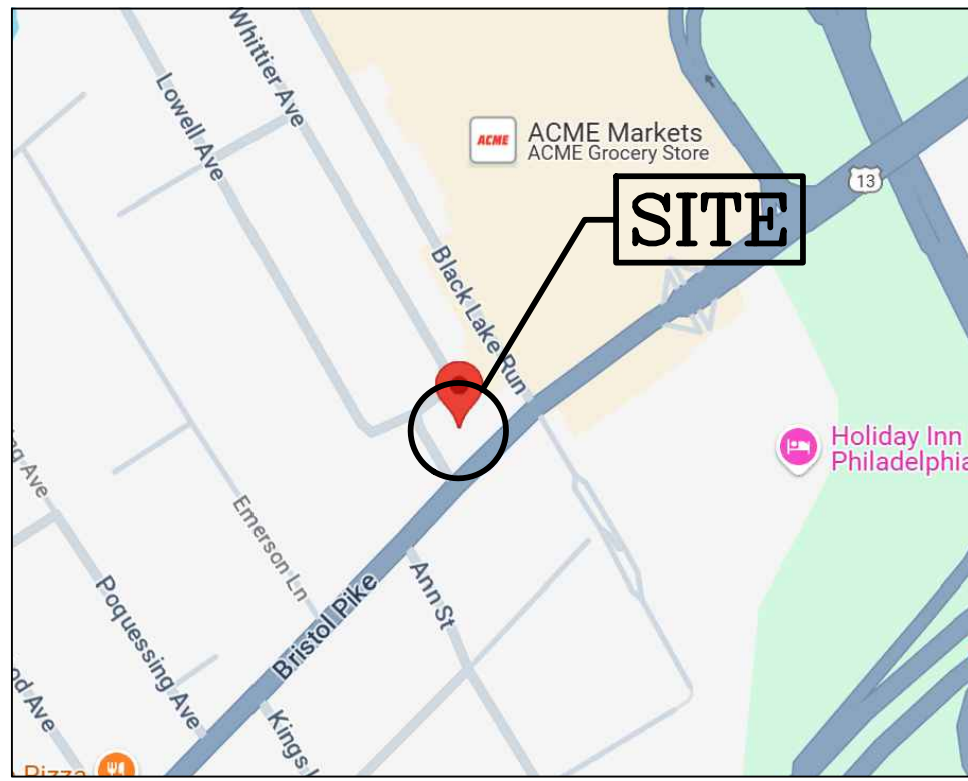
ALL UTILITY SERVICES TO THE EXISTING BUILDING BEING DEMOLISHED SHALL BE SHUT OFF AT THE STREET IN ACCORDANCE WITH THE STANDARD MEANS AND METHODS APPROVED BY THE INDIVIDUAL UTILITY COMPANIES.

ELECTRIC SERVICE SHALL BE DISCONNECTED AT THE POLE.

WATER SERVICE SHALL BE SHUT OFF AT THE METER PIT.

DEMOLITION NOTES:

1. IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE APPLICANT.
2. THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.
3. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
4. ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
5. DUST CONTROL: DUST AND OTHER PARTICLES SHALL BE KEPT WITHIN TOLERABLE LIMITS BY USING WATER. APPLICATION SHALL BE AS NEEDED OR AS DIRECTED BY THE TOWNSHIP ENGINEER OR THE CONSERVATION DISTRICT. APPROPRIATE MEASURES SHALL BE APPLIED AT ALL TIMES TO MINIMIZE THE DUST DURING ACTIVE DEMOLITION. MULTIPLE HOSES AND/OR A WATER TRUCK SHALL BE PROVIDED ON SITE TO CONTINUALLY SPRAY THE BUILDING DURING DEMOLITION.



SOILS INFORMATION

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH	DEPTH TO WATER BEDROCK
UfB	URBAN LAND	0 TO 8 PERCENT SLOPE	B	80"	10"-99"

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE. INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

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

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

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

RECYCLING OR DISPOSAL OF MATERIALS:

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

CONSTRUCTION/DEMOLITION WASTE—SOLID WASTE RESULTING FROM THE CONSTRUCTION OR DEMOLITION OF BUILDINGS AND OTHER STRUCTURES, INCLUDING, BUT NOT LIMITED TO, WOOD, PLASTER, METALS, ASPHALTIC SUBSTRCS, BRICKS, BLOCK AND UNSEGREGATED CONCRETE. THE TERM DOES NOT INCLUDE THE FOLLOWING IF THEY ARE SEPARATE FROM OTHER WASTE AND ARE USED AS CLEAN FILL:

- (I) UNCONTAMINATED SOIL, ROCK, STONE, GRAVEL, BRICK AND BLOCK, CONCRETE AND USED ASPHALT, AND
- (II) WASTE FROM LAND CLEARING, GRUBBING AND EXCAVATION, INCLUDING TREES, BRUSH, STUMPS AND VEGETATIVE MATERIAL.

MANAGEMENT OF CONSTRUCTION AND DEMOLITION WASTE

SALVAGING - BY DEFINITION, MATERIALS SALVAGED FOR USE IN THEIR INTENDED FUNCTION ARE NOT WASTES. EXAMPLES INCLUDE: BATHROOM FIXTURES, CEILING PANELS, DOORS, FLOORING, LIGHTING FIXTURES, WINDOWS, ETC.

SOURCE SEPARATED RECYCLABLE MATERIALS ARE ALSO NOT WASTES, FOR CONSTRUCTION, RENOVATION AND DEMOLITION ACTIVITIES THIS INCLUDES: CARDBOARD, GLASS, METALS, PAPER AND PLASTICS.

ALL CONCRETE TRUCKS SHALL UTILIZE THE CONCRETE WASHOUT AREA AS INDICATED ON THE EROSION & SEDIMENT CONTROL PLAN FOR CLEANING OUT TRUCKS. ACCUMULATED MATERIAL SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH THE REGULATIONS NOTED ABOVE.

IN THE EVENT A POLLUTION INCIDENT OCCURS WHICH CAUSES OR THREATENS TO CAUSE SURFACE OR GROUNDWATER POLLUTION, THE OWNER SHALL:

- (1) PROMPTLY NOTIFY THE DEPARTMENT BY TELEPHONE OF THE LOCATION AND NATURE OF THE POLLUTION.
- (2) NOTIFY ALL KNOWN DOWNSTREAM USERS OF THE WATER.
- (3) IMMEDIATELY TAKE ALL NECESSARY STEPS TO PREVENT INJURY TO PROPERTY AND DOWNSTREAM USERS, AND PROTECT WATERS FROM POLLUTION OR DANGER OF POLLUTION.
- (4) REMOVE ANY CONTAMINATION FROM AFFECTED GROUND OR SURFACE WATER TO THE EXTENT REQUIRED BY THE DEPARTMENT.



LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

EXISTING CONDITIONS / REMOVALS PLAN
MINOR LAND DEVELOPMENT PLANS
1214 BRISTOL PIKE
BENSALEM TOWNSHIP • BUCKS COUNTY • PENNSYLVANIA

REVISIONS
1
05/22/2025
MINOR LAND DEVELOPMENT

DATE
05/22/2025

DESIGNED BY
BDM

CHECKED BY
BDM

DATE CALLED
2024/03/25/2580

SCALE
1" = 20'

DATE
DECEMBER 19, 2024

REVISION
1922

SHEET NO.
1



BCPC

Bucks County Planning Commission

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

PLANNING COMMISSION:

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

Harold Hayes
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Edward J. Tokmajian
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Evan J. Stone
Executive Director

MEMORANDUM

To: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 8, 2025

Subject: BCPC #10115-B
Preliminary Plan of Land Development for Barn Plaza Theater Redevelopment
TMPs #9-14-37-2 and 9-14-37-3
Applicant: Brixmor Property Group
Owner: Kramont Operating Partnership LP
Plan Dated: May 6, 2025
Date Received: July 17, 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 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 41,510 square feet. The existing, 48,252-square-foot vacant movie theater will be removed. The site will be served by public water and sewer.

Location: About 1,350 feet north of the intersection of South Easton Road and Almshouse Road.

Zoning: The C-2 Commercial District permits Use E14 Shopping Center by right with a minimum lot area of 10 acres and a maximum impervious surface coverage of 50 percent of the net buildable site area.

On February 24, 2024, the Doylestown Township Zoning Hearing Board approved the application of Brixmor Property Group, for variances from the following sections of the zoning ordinance:

Sections 175-72.A. and 175-21
to provide a lesser front yard setback than what is required

Section 175-72.A.(5)(c)
to provide a lesser rear yard setback than what is required

Section 175-23.C.(13)
to provide a lesser paving, parking, and accessway setback for nonresidential uses than what is required

Section 175-21.C.
to provide a lesser buffer from residential uses than what is required

COUNTY COMMISSIONERS:



Section 175-23.A.(1)

to provide parking spaces that are a lesser dimension than what is required

Section 175-111.2.F.(1)

to exceed the sign quantity and size requirements

Section 175-109.C.(3)

to provide a lesser sign setback requirement than what is required

Section 175-72.A.(3)

to exceed the maximum permitted impervious surface requirements

Section 175-16.E.(6)(c)

to provide a lesser number of car space stacking for the drive-through uses than what is required

Relief was granted subject to the following conditions:

- The tract may not be further subdivided and both parcels must remain under control of a single entity
- The shopping center must be improved and constructed in accordance with an overall plan and designed with a single architectural style approved by the board of supervisors
- The applicant shall proceed through the land development process to address issues including stormwater management controls, traffic circulation (interior and exterior), lighting, landscaping, and other land development issues. The stormwater management controls must, at a minimum, address the increase of impervious surface from 77.36 percent (as indicated on the applicant's plans as permitted by way of a 1980 Agreement allowing same) to 73.9 percent (the impervious surface coverage represented as resulting from the present development)
- The plans shall comply with all other applicable governmental ordinances and regulations

Present Use: Shopping center and vacant

COMMENTS

We reviewed a preliminary plan submission for a portion of the site, including redevelopment and improvements to the existing shopping center, in June of 2024 (BCPC #10115-A, dated June 17, 2024). Although several of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

1. **Site design**—The policy and implementation strategies in the *Doylestown Township Comprehensive Plan*, amended in 2018, state that commercial activities are restricted to major highways to allow for visibility and access. The plan also states that extensions of strip commercial development should be avoided, and that the major development issue facing the township is the quality of future commercial redevelopment and how it will look and function in the community. Generally, the proposed site design and layout is consistent with the policy and implementation strategies in the comprehensive plan. However, minor changes to the site design could enhance the quality and function of the site, specifically for pedestrians, and could reduce the perception of strip commercial development. We offer the following recommendations for consideration:
 - a. **Pedestrian access**—The site design allows for visibility and access for vehicles traveling Easton Road. Access for pedestrians from the existing shopping center to the proposed development is limited to the multi-use trail or the crosswalk at the main access drive. Adding another connection would encourage pedestrians at the existing shopping center to walk to the proposed development. We recommend the sidewalk in the existing shopping center (in front of Honeygrow) continue north along the access drive to connect to the proposed sidewalk by the bioretention basin. This would give

pedestrians an alternative to crossing at the intersection with the main access drive and would encourage patrons of the proposed development to use the parking lot adjacent to the creek.

- b. **Community gathering space**—The existing use on the site is a vacant movie theater in a single building. The proposal to replace the theater with three separate commercial structures could be interpreted as an extension of strip commercial development. This could be minimized with increased site amenities that tie the structures together and unify the development. We recommend the 22 parking spaces between buildings B and C be removed and replaced with a community gathering space for patrons. The site amenities proposed around building B could be expanded into this area to create a more walkable, unified development. Providing public realm infrastructure in this area, such as tables, benches, decorative pavers, planters, trash receptacles, artificial turf “green”, water features, and other amenities, similar to other shopping centers in the region, could ensure the future quality of the development and increase the visual appeal to vehicular traffic on Easton Road.
2. **Use E6 Eating place, drive-through**—Section 175-16.E.(16)(b) of the zoning ordinance requires only one point of ingress and egress per arterial and community collector street for the eating place, drive-through use. The right-in/right-out access will create a second point of ingress and egress on Easton Road, which is classified as a regional arterial in the subdivision and land development ordinance (SALDO). The plan should be revised to show compliance with this requirement.
3. **Pedestrian facilities**
 - a. **Multi-use trail**—The overall site plan shows the proposed trail along most of the Easton Road frontage. The trail is proposed to stop just north of the right-in/right-out access point. We recommend the trail continue along the Easton Road frontage as far north as possible to encourage a future pedestrian connection to the village of Edison.
 - b. **Trail access**—The overall site plan shows the multi-use trail crossing the right-in/right-out access to the site along Easton Road. We recommend the plans be revised to provide pedestrian access from the parking area to the trail at the right-in/right-out entrance. We also recommend crosswalks and ADA ramps be provided at each side of the intersection of the right-in/right-out entrance and the main drive. This will safely facilitate pedestrian connections between Building C, Building D, and the multi-use trail.
 - c. **Planting strip**—Section 153-25.B.(2) of the SALDO requires sidewalks along all public streets to be located between the curb and right-of-way with a 4-foot-wide planting strip between the sidewalk and the curb. Section 153-25.D.(2) permits the board of supervisors to allow the installation of a bike/hike path in lieu of sidewalks. The overall site plan and the overall landscape plan show a proposed trail in lieu of sidewalks along the Easton Road frontage. Most of the proposed trail is located directly adjacent to Easton Road’s cartway. We recommend that if the board of supervisors permits the path in lieu of sidewalks, the township consider requiring the 4-foot-wide planting strip between the cartway and the trail. This will provide a sense of safety for pedestrians on the path. We also note that placing the sidewalk between the cartway and the existing and proposed street trees may damage the roots of the street trees or damage the trail over time. Placing the trail on the other side of the street trees, further away from the road and closer to the parking area, could minimize any potential damage to the street trees.
4. **Red maple**—The overall landscape plan indicates 49 red maple (*Acer rubrum*) shade trees are proposed. We note that this is over 60 percent of the total number of proposed shade trees. We recommend at least one more variety of columnar shade tree be incorporated to avoid a monoculture planting.

5. **Tree protection**—Section 153-35 of the SALDO provides standards for tree protection. The standards include the delineation of the tree protection area and the installation of tree protection fencing. The plans should be revised to show tree protection areas and fencing.
6. **Stacking lane**—The overall site plan indicates that relief was granted from Section 175-16.E.(6)(c) of the zoning ordinance to allow for nine car space stacking for a drive-through. The applicant should demonstrate compliance with this relief on the plan.
7. **Bypass/escape lane**—The plan does not provide bypass/escape lanes along the proposed drive-throughs. Consideration should be given to providing an option for motorists to exit the drive-through lane in the event of an emergency. We recommend that township officials require bypass/escape lanes that will allow motorists to exit the drive-through lane, if necessary.
8. **Traffic calming**—The traffic light at the intersection of the access drive and Easton Road prohibits northbound vehicles from turning right on red. The proposed right-in/right-out access point will allow northbound vehicles to access Easton Road without having to use the traffic light. This may encourage vehicles from the south side of the shopping center, as well as vehicles coming from Almshouse Road and going north on Easton Road, to use the right-in/right-out access to save time. We suggest traffic calming measures, such as speed tables, be considered for the access drive to discourage vehicles from cutting through the site to access Easton Road.
9. **Loading zones**—The overall site plan does not indicate where the proposed loading zones are located. We note that there are two hatched areas adjacent to restaurants E and I that could be loading zones. We recommend the plans be revised to indicate where loading zones will be located.
10. **Trash enclosure**—The overall site plan indicates two proposed trash enclosures located next to restaurant H. It appears that employees of tenants I, F, and J will have to cross the main access drive and a drive-through lane to access a trash enclosure. We recommend the applicant consider another location for this trash enclosure for the safety of the employees of tenants I, F, and J.

Also, the truck circulation plan shows trucks accessing this trash enclosure directly from the main access drive. Moving the trash enclosure to another location on the site may reduce vehicular conflicts on the main drive.
11. **Outdoor dining**—The overall site plan indicates that outdoor dining areas will be associated with some of the proposed restaurant tenants. To enhance such outdoor areas and for the welfare of patrons and the public, we recommend township officials consider additional requirements for outdoor dining, such as restrictions on amplified music, outdoor food preparation, outdoor lighting, hours of service, and furnishings such as umbrellas, awnings, planters, and barriers between seating and the parking area. The Bucks County Planning Commission adopted an outdoor dining model ordinance in June of 2020.¹ We recommend township officials reference the model ordinance when considering outdoor dining requirements.
12. **Sustainable energy**—Given the size and nature of the project, we recommend that the applicant consider the use of alternative forms of energy generation and conservation for this project. This could include solar-ready roofs, solar panels, geothermal systems, or buildings that meet a certified energy efficiency standard. Financial assistance is also available through Bucks County's C-PACE program, which provides

¹ <https://buckscounty.gov/DocumentCenter/View/3810/Outdoor-Dining-Guidance-06-08-2020>

low-interest loans to businesses for the installation of renewable energy systems.² The C-PACE program creates a financing tool for energy efficiency, renewable energy, and water conservation projects that result in consumption and cost savings for commercial, agricultural, and industrial properties.

The Bucks County Planning Commission completed a model alternative energy ordinance³ that provides examples of various incentives that could be included to encourage the use and incorporation of alternative energy systems at the beginning stages of a nonresidential development proposal. We recommend the township consider adopting the model, or relevant portions, to address the growing demands for alternative energy generation and conservation techniques.

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

Including EV-ready equipment in the construction stage saves money as it eliminates the need to retrofit a site for later installation of vehicle charging stations. EV-ready equipment includes service panels, junction boxes, conduit, wiring, and other components necessary to make a particular location able to accommodate EV charging stations in the future. All electric vehicle charging stations and EV-ready equipment should meet the requirements of Section 175-30.7. of the zoning ordinance.

This review will be included in the Bucks County Planning Commission board materials for the September 3, 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
25-0190

cc: William Greimel, Brixmor Property Group (via email)
Theresa Holmes, Langan Engineering and Environmental Services, Inc. (via email)
Brian M. Conlon, PE, Associate Principal, Langan Engineering and Environmental Services, Inc. (via email)
Gregg I. Adelman, Esq., Kaplan Law (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie J. Mason, Township Manager (via email)
Jennifer Dougherty, AICP, Manager of Long-Range Planning, SEPTA (via email)
Ken Starr, Manager of Joint Real Estate Development, SEPTA (via email)

² https://www.pacpacecounties.org/wp-content/uploads/sites/5/2020/10/PA-C_PACE-Program-Guidelines-Final-20210914_Bucks.pdf

³ <https://www.buckscounty.gov/DocumentCenter/View/3811/Model-Sustainable-and-Renewable-Energy-Ordinance-pdf>

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS, AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RILL ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
6. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

RESTAURANT USE NOTES:

1. E-5 EATING PLACE SHALL BE LIMITED TO ANY PLACE FOR THE SALE AND CONSUMPTION OF FOOD AND BEVERAGES. PROVIDED THAT DRIVE-IN SERVICE IS PROHIBITED, AND THE SALE OF ALCOHOLIC BEVERAGES MUST BE INCIDENTAL TO THE SALE AND CONSUMPTION OF FOOD. THE PLANS SHOULD BE REVISED TO INCLUDE NOTES DEMONSTRATING COMPLIANCE WITH THE REQUIREMENTS OF THIS ORDINANCE.
2. THE E-6 EATING PLACE, DRIVE-THROUGH SHALL BE LIMITED TO CAFETERIAS AND EATING ESTABLISHMENTS IN WHICH THE PRINCIPAL BUSINESS IS THE SALE OF FOODS AND/OR BEVERAGES IN A READY-TO-CONSUME STATE FOR CONSUMPTION EITHER WITHIN THE RESTAURANT BUILDING OR FOR CARRYOUT WITH CONSUMPTION OFF THE PREMISES, PROVIDED THAT:
- 2.1. THE USE MUST HAVE DIRECT ACCESS TO AN ARTERIAL OR COMMUNITY COLLECTOR STREET.
- 2.2. THERE SHALL BE ONLY ONE POINT OF INGRESS AND ONLY ONE POINT OF EGRESS PER COMMUNITY COLLECTOR OR ARTERIAL STREET.
- 2.3. WHERE A DRIVE-IN WINDOW IS PROPOSED, A STACKING LANE SHALL BE PROVIDED TO SERVE A MINIMUM OF 10 CARS. THE STACKING LANE SHALL NOT BE USED FOR PARKING LOT CIRCULATION ASILES NOR SHALL IT IN ANY WAY CONFLICT WITH THROUGH CIRCULATION OR PARKING.
- 2.4. A PEDESTRIAN WALKWAY SHALL BE PROVIDED BETWEEN AN EXISTING SIDEWALK AND THE ENTRANCE TO THE RESTAURANT; IF THERE IS NO SIDEWALK, ONE SHALL BE PROVIDED ALONG THE STREET FRONTAGE.
- 2.5. ALL SUCH RESTAURANTS SHALL PROVIDE A TRASH STORAGE AREA WHICH SHALL BE SCREENED FROM THE STREET AND ADJACENT PROPERTIES, IN ACCORDANCE WITH THIS CHAPTER, TO PREVENT TRASH FROM BLOWING FROM THE AREA AND TO PERMIT SAFE AND EASY REMOVAL OF THE TRASH.
- 2.6. TRASH RECEPTACLES SHALL BE PROVIDED OUTSIDE THE RESTAURANT FOR PATRON USE.

SITE CONSTRUCTION NOTES:

1. APPLICANT/OWNER:
KRT PROPERTY HOLDINGS LLC
KRAMONT OPERATING PARTNERSHIP, L.P.
C/O BRIMOR PROPERTY GROUP, INC.
1740 SOUTH EASTON ROAD
CONSHOHOCKEN, PA 19428
PHONE: (610) 825-7100 FAX: (610) 834-8110
2. SITE IDENTIFICATION:
PARCEL NO. 09-014-037-002 & 09-114-037-003
1740 SOUTH EASTON ROAD
DOYLESTOWN TOWNSHIP
BUCKS COUNTY, PA 19428
3. ALL DRAWINGS IN THIS PLAN SET ARE MADE PART OF THIS RECORD PLAN AND ALL INFORMATION SHOWN HEREON SHALL BE CONSIDERED APPLICABLE FOR THE COMPLETION OF THIS PROJECT. INDIVIDUAL PLANS SHALL NOT BE USED SINCE THEY CONSTITUTE ONLY A PART OF THE COMPLETE SET OF PLANS FOR THIS PROJECT.
4. THIS APPLICATION PROPOSES THE DEMOLITION OF AN EXISTING 48,252 SF THEATER AND THE CONSTRUCTION OF A THREE BUILDINGS WITH RESTAURANT AND RETAIL SPACES TOTALING 41,510 SF, ALONG WITH THE SUPPORTING INFRASTRUCTURE INCLUDING LOADING, PARKING, LIGHTING, LANDSCAPING AND UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, TELEPHONE, ELECTRIC, GAS AND STORM DRAINAGE FACILITIES.
5. THIS SITE PLAN IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCE PLANS:
A. A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY", DRAWING NUMBER VL-101, AS PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DATED 4/12/2022.
B. A PLAN ENTITLED "FINAL LAND DEVELOPMENT PLAN FOR BARN PLAZA - KOHL'S", COVER SHEET, AS PREPARED BY GILMORE & ASSOCIATES, INC. LAST REVISED 6/28/02 RECORDED ON 10/31/2022, RECORD NUMBER 09014037-003.
6. REFER TO ARCHITECTURAL PLAN SETS FOR ALL BUILDING INFORMATION, INCLUDING ELEVATIONS, FLOOR PLANS, SIGNAGE INFORMATION, AND TENANT-SPECIFIC DETAILS, DIRECTIONAL SIGNAGE, ETC.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING, BUT NOT LIMITED TO, SIDEWALK/STREET CLOSING AND DEMOLITION.
8. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL APPLICABLE PROVISIONS, STANDARDS, AND SPECIFICATIONS, CONSTRUCTION REQUIREMENTS AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND DETAILS OF DOYLESTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, AND OTHER AGENCIES APPLICABLE.
9. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO STRUCTURES, UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS, POLES, ETC. AS REQUIRED, ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO STRUCTURES, UTILITIES, STORM DRAINAGE, PAVEMENT, STROPPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THE SITE.
13. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF CANOPIES, EXIT DOORS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, CONCRETE PADS AND EXIST BUILDING UTILITY ENTRANCE LOCATIONS.
14. ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
15. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (LATEST EDITION) FROM THE U.S. DEPARTMENT OF TRANSPORTATION.
16. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
17. AS PER THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED BUCKS COUNTY PENNSYLVANIA (ALL JURISDICTIONS), PANEL 294 OF 532, MAP NUMBER 420170203A, EFFECTIVE DATE MARCH 18, 2015", THE A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD.
18. ALL UTILITIES SHALL BE LOCATED UNDERGROUND AND ALL WASTE STORAGE AND DISPOSAL FACILITIES SHALL BE SCREENED.
19. ALL ADA RAMPS RAMPS MUST COMPLY WITH PENNDOT PUBLICATION 72M.
20. REFER TO DRAWING CS-101 FOR DETAILED SITE CONSTRUCTION INFORMATION, INCLUDING DIMENSIONS, SIGNS, ETC.
21. REFER TO DRAWING CS-501 AND CS-502 FOR SITE IMPROVEMENT DETAILS.
22. THE WATER AUTHORITY SERVING THE PROPOSED LAND DEVELOPMENT IS DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY.
23. THE SEWER AUTHORITY SERVING THE PROPOSED LAND DEVELOPMENT IS BUCKS COUNTY WATER AND SEWER AUTHORITY.
24. THE MINIMUM SLOPE WITHIN ALL LAWN AREAS SHALL NOT BE LESS THAN 2.00% AND THE MINIMUM SLOPE WITHIN ALL PAVED AREAS SHALL NOT BE LESS THAN 1.00%. ALL STORMWATER RUNOFF SHALL BE DIRECTED TOWARDS THE NEAREST INLET OR WATER COURSE WITHOUT CROSSING SIDEWALKS IN A CONCENTRATED FORM.
25. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED ON ALL LAWN AREA AND PLANTING AREAS. ALL SLOPES 3:1 OR GREATER WILL REQUIRE THE PLACEMENT OF AN APPROVED EROSION CONTROL BLANKET AFTER SEEDING TO PREVENT EROSION OF NEWLY GRADED AREAS.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE STRUCTURAL FILL AND/OR STONE. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D-1557. MOISTURE CONTENT AT THE TIME OF PLACEMENT SHALL BE NO MORE THAN 2% ABOVE, OR MORE THAN 2% BELOW OPTIMUM. THE CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEERING FIRM, REGISTERED WITH THE STATE WHERE THE WORK IS BEING PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PADS, PAVING AREAS AND BASIN CORERS HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE SPECIFICATIONS.
27. THE LOT SHALL BE KEPT FREE AND CLEAR OF ANY DEBRIS OR NUISANCE WHATSOEVER DURING CONSTRUCTION.
28. ALL WATER AND GAS MAINS SHALL BE INSTALLED UNDERGROUND. ALL ELECTRIC, TELEPHONE AND CABLE COMMUNICATION SERVICES, BOTH MAIN AND SERVICE LINE, SHALL BE PROVIDED BY UNDERGROUND CABLE AND PROVIDING SUCH SERVICES.
29. TEMPORARY SIGNAGE WILL BE PROVIDED DURING CONSTRUCTION TO PROTECT THE PUBLIC IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
30. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH THE PA UCC (PENNSYLVANIA UNIFORM CONSTRUCTION CODE) REQUIREMENTS.
31. IN ACCORDANCE WITH SEC. 153-31A(5) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, THERE SHALL BE NO PLANTING OR CONSTRUCTION WITHIN THE RIGHTS-OF-WAY OR EASEMENTS.
32. PROPOSED DEVELOPMENT WILL COMPLY WITH PERFORMANCE STANDARDS AS DEFINED BY THE TOWNSHIP OF DOYLESTOWN ZONING ORDINANCE SECTION 170-26.
33. WATER SERVICE LINES SHALL BE PRIVATELY OWNED, MAINTAINED AND REPAIRED/ REPLACED BY THE PROPERTY OWNER FROM THE PUBLIC WATER MAIN TO THE BUILDING.
34. NO PLANTINGS, STRUCTURES OR FENCES SHALL BE LOCATED WITHIN THE WATER MAIN EASEMENTS OR WITHIN 10 FEET OF THE PROPOSED WATER MAINS OR SERVICES.
35. IN THE EVENT OF ANY MAINTENANCE OR REPAIRS BEING REQUIRED ON THE WATER MAIN BENEATH THE NEW SIDEWALK, DTMAA SHALL NOT BE RESPONSIBLE FOR REPAIR OF THE SIDEWALK.

RESOURCE PROTECTION*

RESOURCE	AREA	RATIO	REQUIRED PROTECTION	DISTURBED AREA
A. FLOODPLAIN	0.026 AC	X 100%	=	0.026 AC
B. FLOODPLAIN SOILS	0 AC	X 100%	=	0 AC
C. LAKES AND PONDS	0 AC	X 100%	=	0 AC
D. WETLANDS	0 AC	X 100%	=	0 AC
E. STEEP SLOPES	0 AC	X 100%	=	0 AC
8% - 15%	0 AC	X 100%	=	0 AC
15% - 25%	0 AC	X 100%	=	0 AC
25% OR GREATER	0 AC	X 100%	=	0 AC
F. FOREST	0 AC	X 100%	=	0 AC
TOTAL	0.026 AC			0.026 AC

LEGEND

---	PROPERTY LINE
---	PROPOSED PARKING STALL
---	CURB
---	100-YEAR FLOODPLAIN
---	500-YEAR FLOODPLAIN
---	RIPIARIAN BUFFER
---	SETBACK
---	TRAFFIC SIGN
---	TRAFFIC SIGN DESIGNATION
---	DOOR
---	EXISTING PARKING SUBTOTAL
---	PROPOSED PARKING SUBTOTAL
---	EXISTING PARKING ROW COUNT
---	PROPOSED PARKING ROW COUNT
---	BUILDING LINE
---	RETAINING WALL
---	CONCRETE SIDEWALK
---	CONCRETE PAVEMENT
---	BRICK PAVEMENT

OVERALL SUMMARY

GROSS FLOOR AREA SUMMARY	
EXISTING BUILDINGS	= 242,360 SF
EXISTING THEATER TO BE DEMOLISHED	= 48,252 SF
EXISTING BUILDING TO REMAIN	= 194,108 SF
BUILDING B	
PROPOSED RESTAURANT D	= 3,205 SF
PROPOSED RESTAURANT E	= 6,008 SF
LANDLORD ROOM	= 107 SF
BUILDING C	
PROPOSED RETAIL A	= 5,010 SF
PROPOSED RETAIL B	= 5,605 SF
PROPOSED RETAIL C	= 1,710 SF
PROPOSED RESTAURANT F	= 2,930 SF
PROPOSED RETAIL D	= 2,200 SF
PROPOSED RETAIL E	= 2,028 SF
PROPOSED RESTAURANT H	= 2,010 SF
LANDLORD ROOM	= 3,450 SF
LANDLORD ROOM	= 114 SF
BUILDING D	
PROPOSED RESTAURANT I	= 2,495 SF
PROPOSED PARKING SUBTOTAL	= 2,018 SF
PROPOSED RESTAURANT J	= 2,337 SF
LANDLORD ROOM	= 84 SF
TOTAL PROPOSED BUILDING	= 41,510 SF
TOTAL EXISTING TO REMAIN AND PROPOSED	= 235,618 SF
NET DECREASE IN SF	= 6,742 SF
PARKING SUMMARY	
EXISTING PARKING SPACES	
• ONSITE	= 1,317 SPACES
• CREDIT FROM 8/15/80 AGREEMENT	= 4,205 SPACES
• BLUEBERRY HILL EASEMENT	= 1,460 SPACES
TOTAL	= 1,473 SPACES
EXISTING PARKING RATIO	= 6.08 SP./1,000 SF
PROPOSED PARKING SPACES	
• CREDIT FROM 8/15/80 AGREEMENT	= 4,205 SPACES
• BLUEBERRY HILL EASEMENT	= 1,460 SPACES
TOTAL	= 1,460 SPACES
PROPOSED PARKING RATIO	= 6.20 SP./1,000 SF

NET BUILDABLE AREA AND IMPERVIOUS SURFACE PERMITTED

NET LOT AREA	33,980 AC
ULTIMATE RIGHT-OF-WAY AREA	2,938 AC
RESOURCE PROTECTION AREA	0.026 AC

NET BUILDABLE SITE AREA

NET BUILDABLE AREA X IMPERVIOUS SURFACE RATIO	31.016 AC
31.016 AC X 0.50 =	15.508 AC

*PER 2-20-2023, THE ENTIRE SITE IMPERVIOUS COVERAGE WAS GRANTED A VARIANCE FOR 73.9%

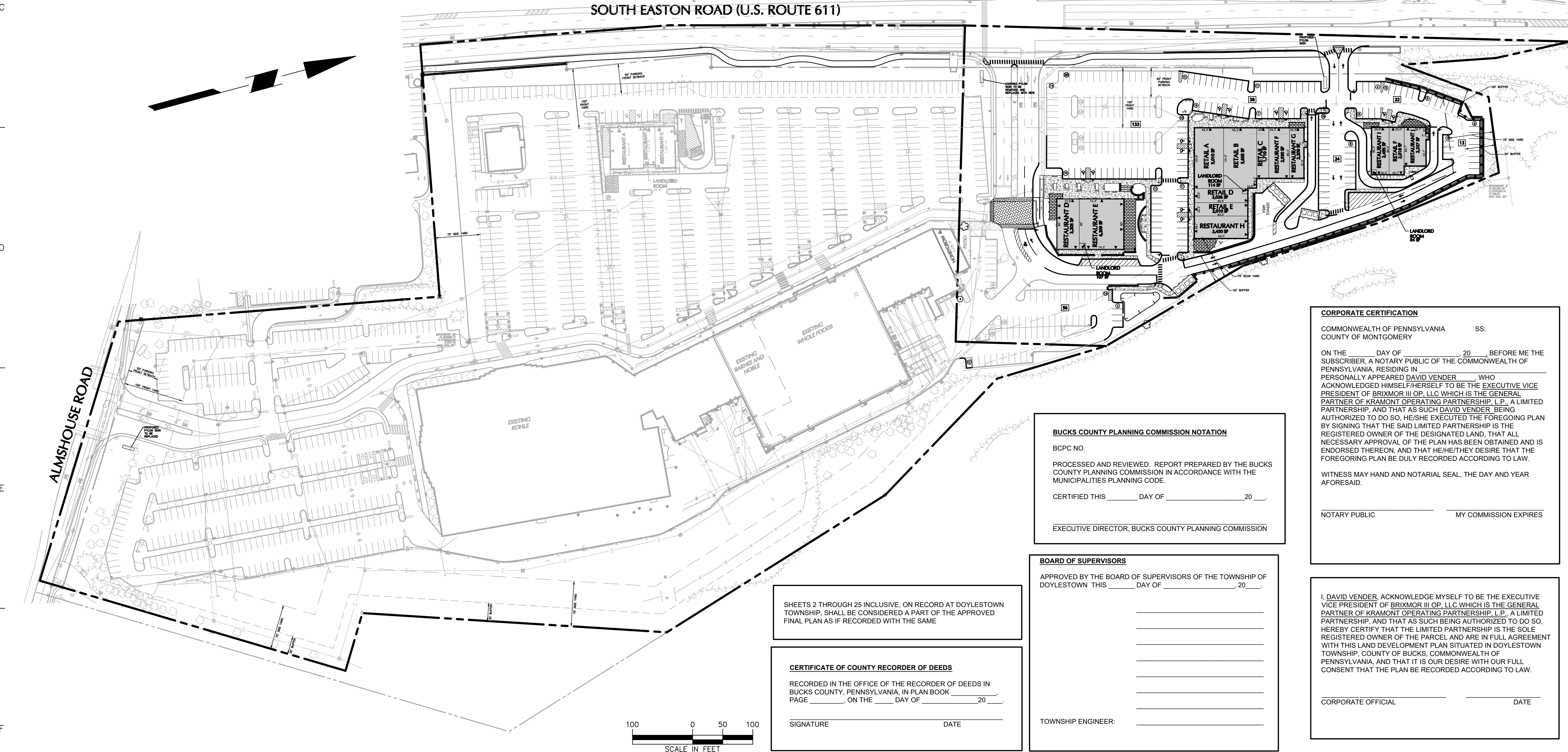
ZONING HEARING BOARD RELIEF:

- THE ZONING HEARING BOARD OF DOYLESTOWN TOWNSHIP GRANTED THE FOLLOWING VARIANCES AT THEIR MEETING ON 2/24/2024, AS OUTLINED IN THE WRITTEN DECISION REGARDING THE APPLICATION OF BRIMOR PROPERTY GROUP AT THE BARN PLAZA SHOPPING CENTER, DOCKET NO. 2-22-23, MAILING DATE: MARCH 11, 2024.
- FROM SECTION 175-72.2.A & 175-21 TO PERMIT A FRONT YARD SETBACK OF 80.6 FEET AND 80.6 FEET. THE ZONING HEARING BOARD FOUND THE REQUEST MOOT IN THAT THEY CONSIDER THE SETBACKS EXISTING NONCONFORMITIES THAT THE APPLICANT IS IMPROVING.
 - FROM SECTION 175-72.2A(5)(a) TO PERMIT A REAR SETBACK OF 35.4 FEET AND 52 FEET. THE ZONING HEARING BOARD FOUND THAT THEY CONSIDER THE 34.5 FEET REQUEST TO BE DE MINIMIS AND THE 52 FEET SETBACK REQUEST MOOT IN THAT THEY CONSIDER THE REQUEST SUBMITTED BY THE EXISTING NONCONFORMITY.
 - FROM SECTION 175-23.0(13) TO PERMIT A FRONT PAVING SETBACK OF 13.2 FEET AND 5.9 FEET. THE ZONING HEARING BOARD CONSIDERS THESE EXISTING NONCONFORMITIES.
 - FROM SECTION 175-23.0(13) TO PERMIT A REAR PAVING SETBACK OF 8.3 FEET. THE ZONING HEARING BOARD CONSIDERS THIS AN EXISTING NONCONFORMITY.
 - FROM SECTION 175-21(c) TO PERMIT A RESIDENTIAL BUFFER OF 8.3 FEET. THE ZONING HEARING BOARD CONSIDERS THIS AN EXISTING NONCONFORMITY.
 - FROM SECTION 175-23.0(1) TO PERMIT 10'X18' PARKING SPACES IN THE THEATER AREA.
 - FROM SECTION 175-11.2P(1) TO PERMIT 3 Pylon SIGNS ON THE COMBINED TWO PARCELS. THE ZONING HEARING BOARD CONSIDERS THIS A PREEXISTING NONCONFORMITY.
 - FROM SECTION 175-111.2.F TO PERMIT A MINIMUM Pylon SIGN AREA OF 300 SQUARE FEET AND 30 FEET IN HEIGHT.
 - FROM SECTION 175-109.0(3) TO PERMIT A SETBACK OF 3 FEET FROM THE STREET/ A PROPERTY LINE FOR THE 2 Pylon SIGNS ALONG ROUTE 611. THE ZONING HEARING BOARD CONSIDERS THE Pylon SIGN SETBACK OF 26.9 FROM ALMHOUSE ROAD TO BE A PREEXISTING NONCONFORMITY.
 - FROM SECTION 175-72.0(3) TO ALLOW UP TO 73.9% IMPERVIOUS SURFACE COVERAGE.
 - FROM SECTION 175-16.0(e)(c) TO ALLOW FOR 9 CAR SPACE STACKING FOR A DRIVE-THROUGH.

RELIEF WAS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

- THE TRACT CURRENTLY CONSISTS OF TWO TAX PARCELS HELD UNDER SEPARATE OWNERSHIP BY SUBORINATE COMPANIES TO APPLICANT, BRIMOR PROPERTY GROUP. USE E14 OF THE DOYLESTOWN TOWNSHIP ZONING ORDINANCE REQUIRES THAT A SHOPPING CENTER USE BE ONE TRACT. THE ZONING HEARING BOARD CONSIDERS THE TWO PARCELS, COMPRISING THE CURRENT TRACT, MUST REMAIN UNDER CONTROL OF A SINGLE ENTITY. WHETHER THE PARCELS REMAIN UNDER SEPARATE OWNERSHIP OR NOT, IN ORDER TO COMPLY WITH THE ORDINANCE REQUIREMENT THAT USE E14 CONSISTS OF A SINGLE TRACT, THE TRACT MAY NOT BE FURTHER SUBDIVIDED.
- CONSISTENT WITH USE E14, SUBSECTION E, THE SHOPPING CENTER MUST BE IMPROVED AND CONSTRUCTED IN ACCORDANCE WITH AN OVERALL PLAN AND DESIGNED WITH A SINGLE ARCHITECTURAL STYLE APPROVED BY THE BOARD OF SUPERVISORS.
- APPLICANT SHALL PROVIDE FOR THE LAND DEVELOPMENT PROCESS TO ADDRESS ISSUES INCLUDING STORMWATER MANAGEMENT CONTROLS, TRAFFIC CIRCULATION (INTERIOR AND EXTERIOR), LIGHTING, LANDSCAPING, AND OTHER LAND DEVELOPMENT ISSUES. THE STORMWATER MANAGEMENT CONTROLS MUST, AT A MINIMUM, ADDRESS THE INCREASE OF IMPERVIOUS SURFACE FROM 73.9% (AS INDICATED ON APPLICANTS PLANS AS PERMITTED BY WAY OF A 1980 AGREEMENT ALLOWING SAME) TO 73.9% (THE IMPERVIOUS SURFACE COVERAGE REPRESENTED AS RESULTING FROM THE PRESENT DEVELOPMENT).
- COMPLIANCE WITH ALL OTHER APPLICABLE GOVERNMENTAL ORDINANCES AND REGULATIONS.

SOUTH EASTON ROAD (U.S. ROUTE 611)



SHEETS 2 THROUGH 25 INCLUSIVE, ON RECORD AT DOYLESTOWN TOWNSHIP. SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH THE SAME

CERTIFICATE OF COUNTY RECORDER OF DEEDS

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

SIGNATURE _____ DATE _____

BUCKS COUNTY PLANNING COMMISSION NOTATION

BCPC NO. _____
PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS _____ DAY OF _____ 20__

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF DOYLESTOWN THIS _____ DAY OF _____ 20__

TOWNSHIP ENGINEER: _____

CORPORATE CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA SS: _____
COUNTY OF MONTGOMERY
ON THE _____ DAY OF _____ 20__ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ WHO PERSONALLY APPEARED DAVID VENDER _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE EXECUTIVE VICE PRESIDENT OF BRIMOR III OP, LLC WHICH IS THE GENERAL PARTNER OF KRAMONT OPERATING PARTNERSHIP, L.P., A LIMITED PARTNERSHIP, AND THAT AS SUCH DAVID VENDER BEING AUTHORIZED TO DO SO, HE/SHE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID LIMITED LIABILITY COMPANY IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT HE/HETHEY DESIRE THAT THE FOREGOING PLAN BE DULY RECORDED ACCORDING TO LAW.
WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

I, DAVID VENDER, ACKNOWLEDGE MYSELF TO BE THE EXECUTIVE VICE PRESIDENT OF BRIMOR III OP, LLC WHICH IS THE GENERAL PARTNER OF KRAMONT OPERATING PARTNERSHIP, L.P., A LIMITED PARTNERSHIP, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HEREBY CERTIFY THAT THE LIMITED PARTNERSHIP IS THE SOLE REGISTERED OWNER OF THE PARCEL AND ARE IN FULL AGREEMENT WITH THIS LAND DEVELOPMENT PLAN SITUATED IN DOYLESTOWN TOWNSHIP, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND THAT IT IS OUR DESIRE WITH OUR FULL CONSENT THAT THE PLAN BE RECORDED ACCORDING TO LAW.

CORPORATE OFFICIAL _____ DATE _____

CORPORATE CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA SS: _____
COUNTY OF MONTGOMERY
ON THE _____ DAY OF _____ 20__ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ WHO PERSONALLY APPEARED DAVID VENDER _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE EXECUTIVE VICE PRESIDENT OF BRIMOR III OP, LLC WHICH IS THE GENERAL PARTNER OF KRAMONT OPERATING PARTNERSHIP, L.P., A LIMITED PARTNERSHIP, AND THAT AS SUCH DAVID VENDER BEING AUTHORIZED TO DO SO, HE/SHE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID LIMITED LIABILITY COMPANY IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT HE/HETHEY DESIRE THAT THE FOREGOING PLAN BE DULY RECORDED ACCORDING TO LAW.
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CORPORATE OFFICIAL _____ DATE _____

Date	Description	No.
Revisions		
BRIAN M. CONLON		DATE
PROFESSIONAL ENGINEER		
PA Lic. No. PE061782		

LANGAN
Langan Engineering and Environmental Services, LLC.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
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Project
BARN PLAZA THEATER REDEVELOPMENT

DOYLESTOWN TOWNSHIP
BUCKS COUNTY PENNSYLVANIA
Drawing Title

OVERALL SITE PLAN

Project No.	220164106
Date	6 MAY 2025
Drawn By	TFH/AEB
Checked By	BMC
Sheet	10 of 41



BCPC

Bucks County Planning Commission

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

PLANNING COMMISSION:

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

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

Evan J. Stone
Executive Director

MEMORANDUM

To: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 21, 2025

Subject: BCPC #11847-A
Revised Preliminary/Final Plan of Land Development for Trinity Gardens at Furlong
TMP #9-22-139
Applicant: Grace Neighborhood Development Corporation
Owner: Same
Plan Dated: June 6, 2025
Date Received: July 29, 2025

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

GENERAL INFORMATION

Proposal: Construct an age-qualified independent living facility on a 17.51-acre site. The existing structure will be removed. The site will be served by public water and sewer facilities.

Location: West of the intersection of Swamp Road and York Road.

Zoning: The site is located within both the LI Limited Industrial and C-1 Commercial districts. The LI District permits a variety of industrial uses on a minimum lot area of 3 acres. The C-1 District permits a variety of commercial uses on a minimum lot area of 20,000 square feet.

An amended stipulation and settlement agreement for the site, dated February 18, 2025, between the Doylestown Township Board of Supervisors and Souderton Associates, LP, was provided with the plan materials. The agreement supersedes and replaces all prior agreements made between the related parties pertaining to the development of the property, including the court-approved stipulation and settlement agreements dated July 11, 2016, December 5, 2017, and October 27, 2020. The current agreement grants relief from various zoning ordinance requirements, including the following:

Sections 175-67.A. and 175-84.A.
to permit Use B-14 Senior Citizen Housing at the property



Sections 175-68.A.(4) and 175-85.A.(4)

to limit the maximum height of a building to 50 feet

Sections 175-22 and 175-22.E.

to require a minimum of 241 off-street parking spaces (including reserve spaces), of which no less than 144 spaces shall be installed and the remaining 97 spaces shall be set aside as reserve

Sections 175-68.A. and 175-85.A.(3)

to permit 4.93 acres of impervious surface area in addition to the impervious surface area related to the 10-foot-wide trail and the portion of the driveway and sidewalk extending to Rogers Road

Section 175-26.D.(5)

to permit a woodland protection ratio of 30 percent

Section 175-23.B.(1)

to permit parking areas containing 10 or more parking spaces without a dense buffer of at least 4 feet in height

Section 175-23.C.(2)

to permit parking areas to be located closer than 25 feet from a building

Section 175-111.2

to permit no more than three permanent signs, two of which may be monument signs not exceeding 62.5 square feet for each face of the sign and not exceeding 15 feet in height measured from ground level to the peak of the support structure, and one which may be a building-mounted wall sign placed below the roof line and not exceeding 25 square feet in sign area

Present Use: Vacant

COMMENTS

We reviewed previous preliminary plan submissions for this site in July of 2021 (BCPC #11847-A, dated July 9, 2021) and August of 2011 (BCPC #11847, dated August 8, 2011). Before final plan approval, the township should ensure that the plan meets all conditions of preliminary plan approval and the stipulation agreement. The plan should not be approved until all issues are resolved. In addition, we have the following comments on the final plan that should be considered:

1. **Waivers**—As part of the Stipulation and Settlement Agreement, waivers have been granted from the following subdivision and land development ordinance (SALDO) requirements, as noted on Sheet 3:

Section 153-20.C.(10)

from showing the location of watercourses, wells, on-site septic systems, stormwater management facilities, and similar features on or within 400 feet of any part of the land to be subdivided or developed

Section 153-20.C.(11)

from showing the species of large trees standing alone and mature trees with a diameter of 12 inches or greater

Section 153-25.A.(2)

from providing sidewalks in nonresidential districts; the application indicates a path along York Road and internal sidewalks are provided

Section 153-25.D.(2)

from providing a bike and hike path width of 12 feet; the application indicates a path along York Road of 10 feet in width is provided

Section 153-28.D.(3)

from providing a 24-foot-wide driveway, where providing access to fire vehicles

Section 153-34.I.(2)

to permit the removal of greater than 60 percent of overall caliper inches within the 6- to 12-inch category, 50 percent of overall caliper inches within the 13- to 24-inch category, and 10 percent of overall caliper inches within the 25- to 48-inch category with replacement trees

The final plan should note all granted waivers.

2. **Crosswalk**—The overall record plan shows the internal sidewalk ending at the access point to Rodgers Road. We recommend that the applicant install a crosswalk across Rodgers Road. This would allow residents to access the bike lane and trail on the south side of Rodgers Road and increase future pedestrian connectivity in the area.
3. **Sustainable energy**—Given the size and nature of the project, we recommend that the applicant consider the use of alternative forms of energy generation and conservation for this project. This could include solar-ready roofs, solar panels, geothermal systems, or buildings that meet a certified energy efficiency standard. Financial assistance is also available through Buck County's C-PACE program, which provides low-interest loans to businesses for the installation of renewable energy systems.¹ The C-PACE program creates a financing tool for energy efficiency, renewable energy, and water conservation projects that result in consumption and cost savings for commercial, agricultural, and industrial properties.

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

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

Including EV-ready equipment in the construction stage saves money as it eliminates the need to retrofit a site for later installation of vehicle charging stations. EV-ready equipment includes service panels, junction boxes, conduit, wiring, and other components necessary to make a particular location able to accommodate EV charging stations in the future. All electric vehicle charging stations and EV-ready equipment should meet the requirements of Section 175-30.7. of the zoning ordinance.

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

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

This review will be included in the Bucks County Planning Commission board materials for the September 3, 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
25-0206

cc: Grace Neighborhood Development Corporation (via email)
Sean David McGranahan, Van Cleef Engineering Associates, LLC (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie J. Mason, Doylestown Township Manager (via email)
Dana S. Cozza, Esq., Buckingham Township Manager (via email)



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E-mail: planningcommission@buckscounty.org

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Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Durham Township Board of Supervisors
Durham Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 11, 2025

Subject: BCPC #11128-A
Sketch Plan of Subdivision for 408 Kitner Road
TMP #11-13-1
Applicant: 408 Kintner Rd, LLC c/o Chris Dardaris
Owner: Same
Plan Dated: June 19, 2025
Date Received: July 7, 2025

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

GENERAL INFORMATION

Proposal: Subdivide a 51.14-acre parcel into three lots consisting of 11.93 acres (Lot 1), 29.21 acres (Lot 2), and 10.00 acres (Lot 3). Lots 2 and 3 will share driveway access to Kintner Road through the existing driveway on the site. Lot 1 contains an existing dwelling and accessory buildings that are to remain. Lots 2 and 3 each contain a delineated area indicating "Proposed area of future B12 or B11a residential use" which are connected to the shared driveway. The plan indicates that 80 percent of the site, 40 acres in total across all three lots, will be preserved as a conservation area. Individual on-lot water and sewer disposal are proposed for the lots.

Location: Along the southern side of Kintner Road, approximately 900 feet west of the intersection of Kintner and Fireline Roads.

Zoning: The RP Resource Protection District permits Use B13, Subdivision Creating Large Lots, which requires each proposed lot to be three times larger than the required minimum lot size. The required minimum lot area in the RP District is 3 acres.

Proposed future uses for Lots 2 and 3, indicated as Use B11a Single-Family Detached Dwelling (less than 5 lots) or Use B12 Single-family Detached Cluster, are permitted by right in the RP District. The maximum permitted density for both uses is 0.33 dwelling units per acre of base site area. The permitted maximum building area and impervious surface coverage for both uses is 10 and 15 percent, respectfully.

Present Use: Single-family dwelling and woodlands



COMMENTS

1. **Requested waivers**—The applicant indicates they are requesting waivers from the subdivision and land development ordinance (SALDO) requirements; however, no waiver requests are found within the site plan or application. The applicant should include these waiver requests with plan submissions.
2. **Future proposed uses for Lots 2 and 3**—The plan delineates areas for potential future development of Lots 2 and 3. If the township determines that either of these lots can be further developed under Use B12 Single-Family Detached Cluster, the submission of proposed subdivision plans will be required per the procedures outlined in Article IV of the SALDO.

Further, Section 512.A of the zoning ordinance requires a proposed group development to be constructed in accordance with an overall plan and as part of a single architectural and landscaping theme. This information should be provided with potential future development plan submissions.

3. **Natural resources**

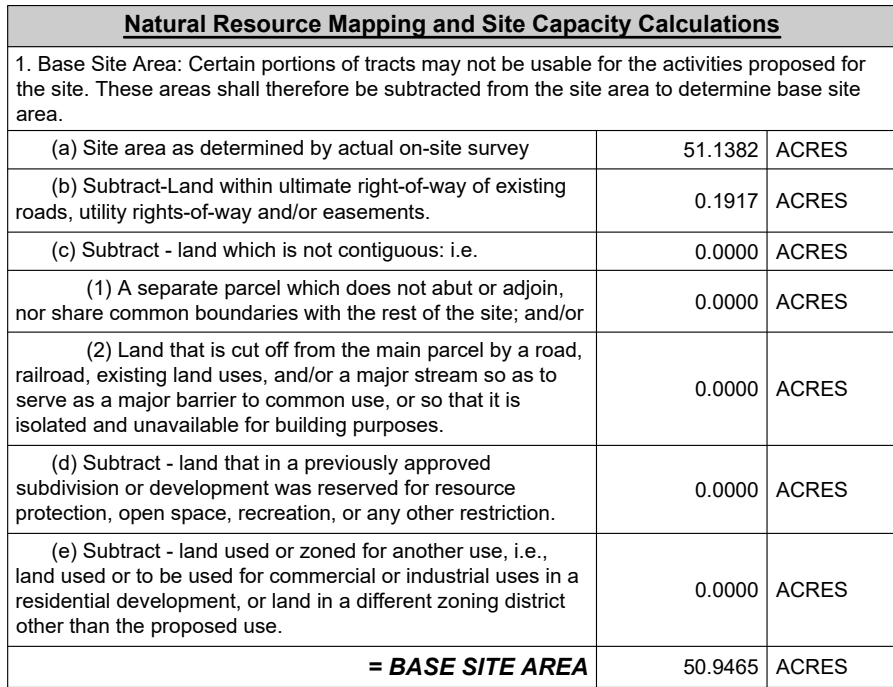
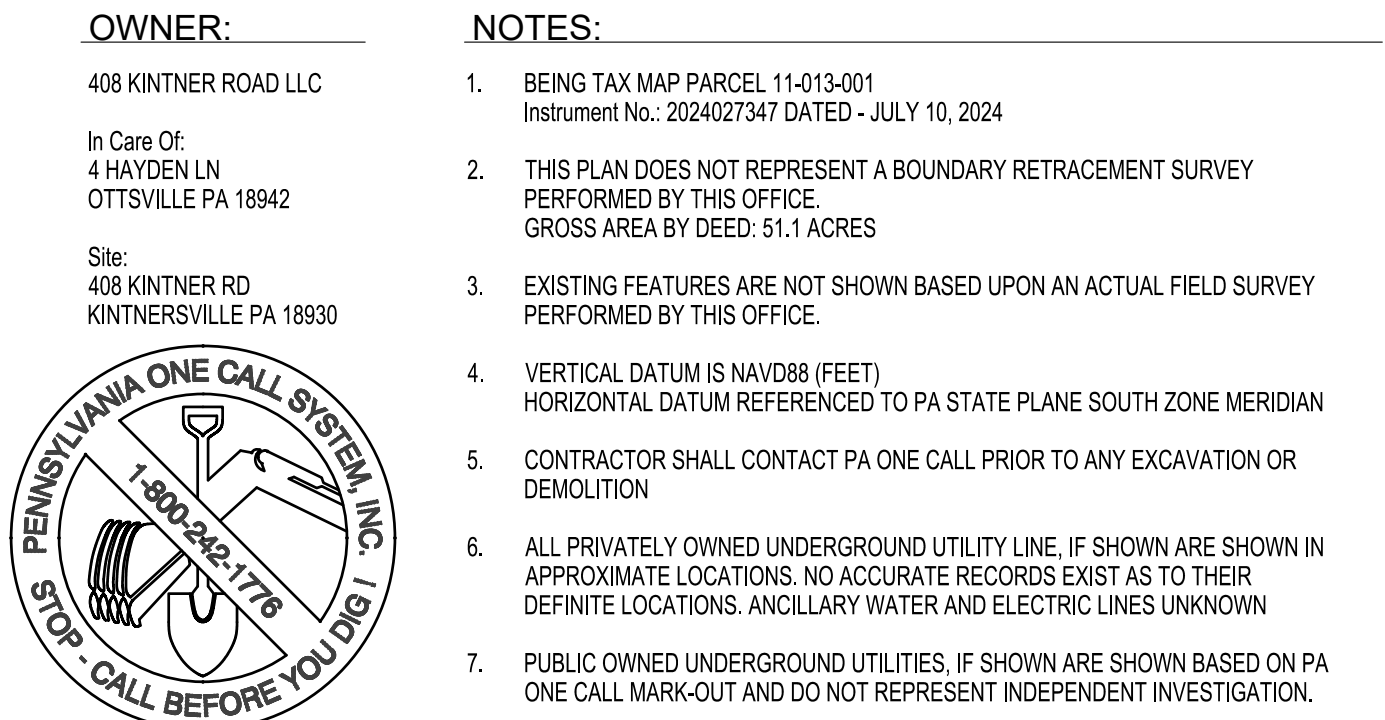
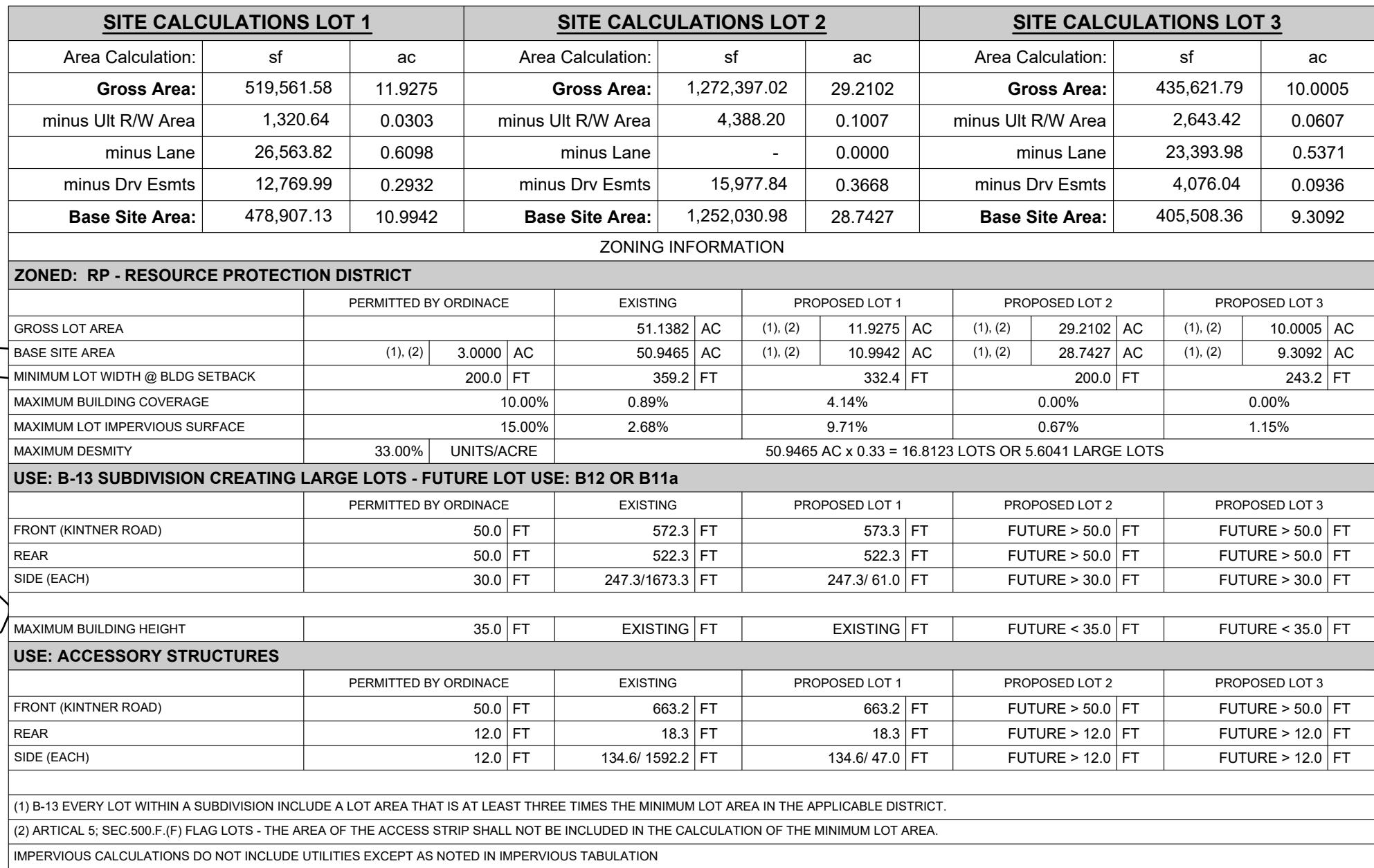
- a. **Woodland protection standard**—Section 508.A.3. of the zoning ordinance requires a minimum protection standard of 80 percent for forest and woodlands in the RP Resource Protection District. The Natural Resource Tables on Sheet 2 indicate a minimum open space ratio of 50 percent for forest and woodlands. Future plans should provide the correct protection standard and associated calculations.
 - b. **Lake and pond riparian buffer**—Section 508.A.2.(b) of the zoning ordinance requires a riparian buffer area extending landward for 75 feet from the water's edge of lakes and ponds, as measured during non-drought conditions. Future plans should indicate the required riparian buffer around the existing ponds on the site.
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. 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 September 3, 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
25-0187

cc: Chris Dardaris, 408 Kintner Rd, LLC (via email)
Crews Surveying, LLC (via email)
Scott Mease, PE, Mease Engineering, Township Engineer (via email)
Danielle Cox, Township Manager (via email)



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

Evan J. Stone
Executive Director

MEMORANDUM

To: Haycock Township Board of Supervisors
Haycock Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 18, 2025

Subject: BCPC #13111
Final Plan of Subdivision for Schmidt Property
TMPs #14-7-51 and 14-7-77
Applicant: Jonathan and Eileen Schmidt
Owner: Same
Plan Dated: July 16, 2025
Date Received: July 22, 2025

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

GENERAL INFORMATION

Proposal: Combine TMP #14-7-77 and TMP #14-7-51 into one 24.19-acre lot. The lot will then be subdivided into two lots, Lot 1 (11.72 acres) and Lot 2 (12.47 acres). An existing single-family dwelling is to remain on Lot 1. No construction is proposed. Individual on-lot water and sewer serve the site.

Location: On the north side of Mission Road, east of Roudenbush Road.

Zoning: The RA Rural Agricultural District permits Single-family dwelling on lots with a minimum area of 2 acres and a maximum impervious surface area of ten percent.

Present Use: Residential

COMMENTS

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 407

from submitting a Sewage Facilities Module Application Mailer to the PADEP to determine if an Act 537 Planning Module must be submitted; the application indicates that this request is to allow a non-building waiver



Section 409

from delineating wetlands on the plan; the application indicates that no improvements are proposed

Section 505.16.

from providing drainage improvements along existing streets; the application indicates that no improvements are proposed

Section 513

from providing sidewalks along existing streets; the application indicates that no improvements are proposed and that there are no sidewalks in the vicinity

Section 519

from providing an adequate water supply; the application indicates that no improvements are proposed

Section 520

from installing sanitary sewage disposal; the application indicates that this request is to allow a non-building waiver

The final plan should note all granted waivers.

This review will be included in the Bucks County Planning Commission board materials for the September 3, 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
25-0204

cc: Jonathan and Eileen Schmidt (via email)
Scott McMackin, PE, Cowan Associates (via email)
Timothy A. Fulmer, PE, Wynn Associates, Township Engineer (via email)
Christopher Bauer, Township Secretary (via email)
Andrea Silvestri, Township Zoning Officer (via email)

GENERAL NOTES

- OWNER INFO: JONATHAN & EILEEN SCHMIDT
360 DEERWOOD LANE
QUAKERTOWN, PA 18951
- SITE ADDRESS: 1379 ROUDENBUSH ROAD
QUAKERTOWN, PA 18951
- SITE DATA: PARCEL ID 14-007-051 AND 14-007-077
INSTRUMENT NO. 2021096022
AREA: 1,116,423.37 SQ. FT. (GROSS)
25.6296 ACRES
1,053,639.45 SQ. FT. (NET)
24,188.2 ACRES
- ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008.
- THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.
- THIS PLAN DEPICTS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY WERE SURVEYED AND DESIGNED DURING THE TIME OF PLAN PREPARATION, TO AND INCLUDING THE LAST REVISION DATE, BY THE TIME CONSTRUCTION OCCURS. THE CONDITION OF THE SITE MAY HAVE CHANGED FROM WHAT IS DEPICTED ON THE PLAN, AS SUCH, THERE IS NO EXPRESSED OR IMPLIED REPRESENTATION THAT THE INFORMATION SHOWN IS TO BE CONSIDERED "AS BUILT" AT THE TIME OF CONSTRUCTION.
- SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPPING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY PERFORMING A FIELD EXPLORATION.
- THIS BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT, AND PLAN PREPARER ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR COVENANTS.
- HOUSE AND DRIVEWAY LOCATION SURVEYED BY COWAN ASSOCIATES, INC. CONTOURS SHOWN ARE LIDAR CONTOURS TAKEN FROM PENNSYLVANIA IMAGERY NAVIGATOR WEBSITE.
- SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES.

DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE PLANS.

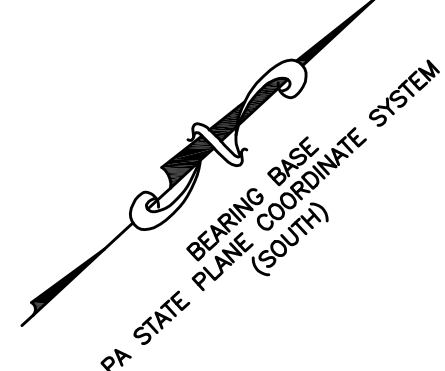
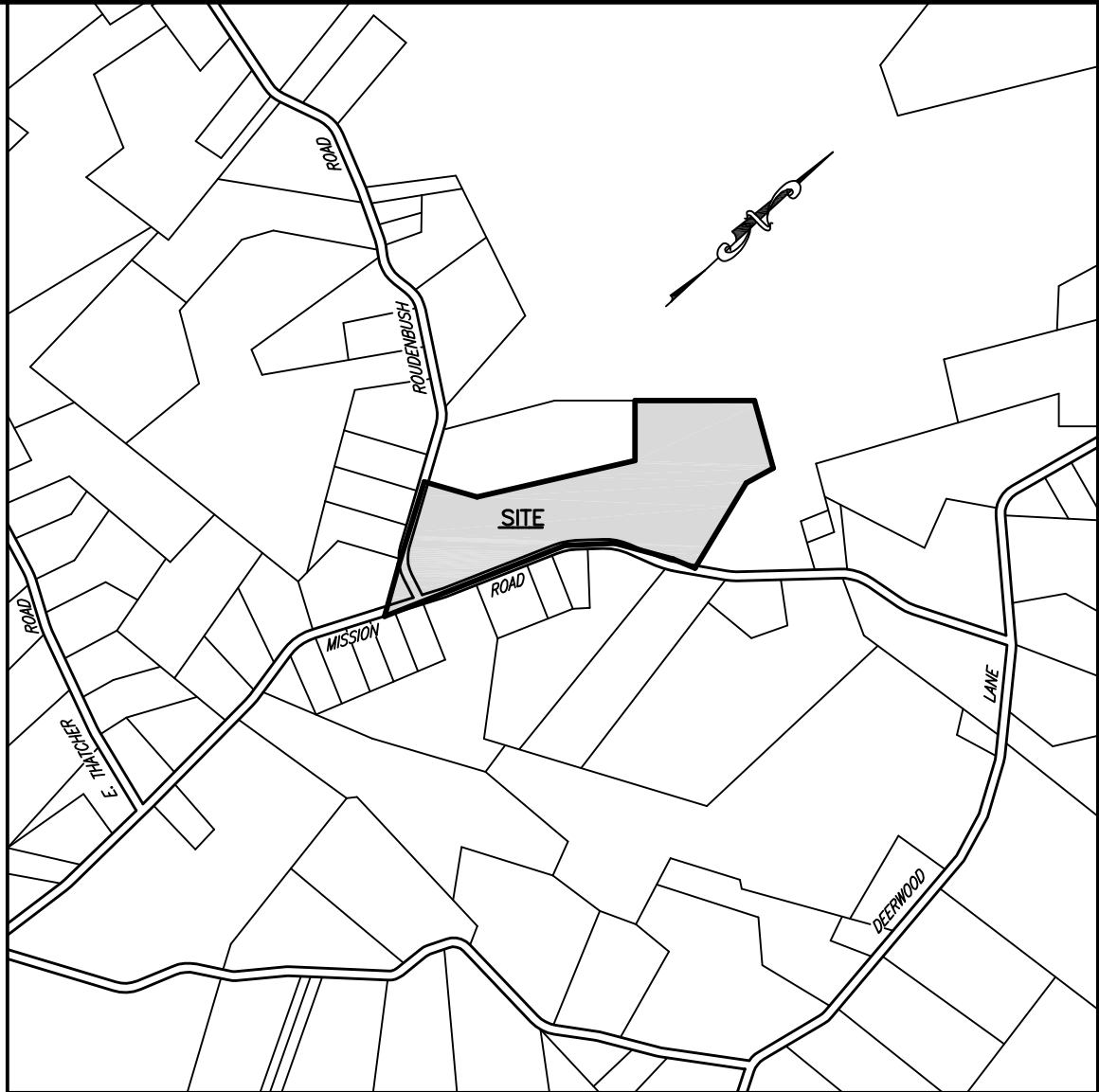
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X', AREA OF MINIMAL FLOOD HAZARD. FLOOD ZONE REFERENCED TO NATIONAL FLOOD INSURANCE RATE MAP NO 42017C0132J, EFFECTIVE DATE OF 03-16-2015.

11. REFERENCE PLAN: PLAN ENTITLED "SUBDIVISION PLAN - DANIEL ORMAN", PLAN PREPARED BY JAMES STROTHERS ASSOCIATES. PLAN DATED 05-14-86 AND LAST REVISED 07-10-86 AND RECORDED IN THE BUCKS COUNTY COURTHOUSE IN PLAN BOOK 235, PAGE 52 OF 10-01-86.

12. ZONING INFORMATION: DISTRICT = RA (RURAL AGRICULTURAL)
USE: B-1 (SINGLE FAMILY DETACHED)

LOT REQUIREMENTS:
MIN. LOT AREA: 2 ACRES
MIN. LOT WIDTH AT B.S.L.: 200 FT.
MAX. BUILDING COVERAGE: 10%
MAX. IMPERVIOUS COVERAGE: 10%
MAX. DENSITY: 0.44 DU/ACRE
MAX. BUILDING HEIGHT: 35 FT.
BUILDING SETBACKS:
FRONT YARD: 75 FT.
SIDE YARD: 30 FT.
REAR YARD: 75 FT.

13. PURSUANT TO SECTION 304 OF THE HAYCOCK TOWNSHIP SUBDIVISION ORDINANCE, ANY ADDITIONAL SUBDIVISION OF THIS TRACT SUBMITTED WITH FIVE (5) YEARS OF THE DATE OF APPROVAL OF THIS PLAN SHALL BE DEEMED TO BE A MAJOR SUBDIVISION FOR THE PURPOSES OF THE SUBDIVISION ORDINANCE AND SHALL FOLLOW THE PROCEDURE APPLYING THERETO.



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 _____ (NAME(S) OF ALL OWNERS), KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT (HE/SHE/THEY)(IS/ARE) THE REGISTERED OWNER(S) OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT (HE/SHE/THEY) DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HAYCOCK THIS _____ DAY OF _____, 20____

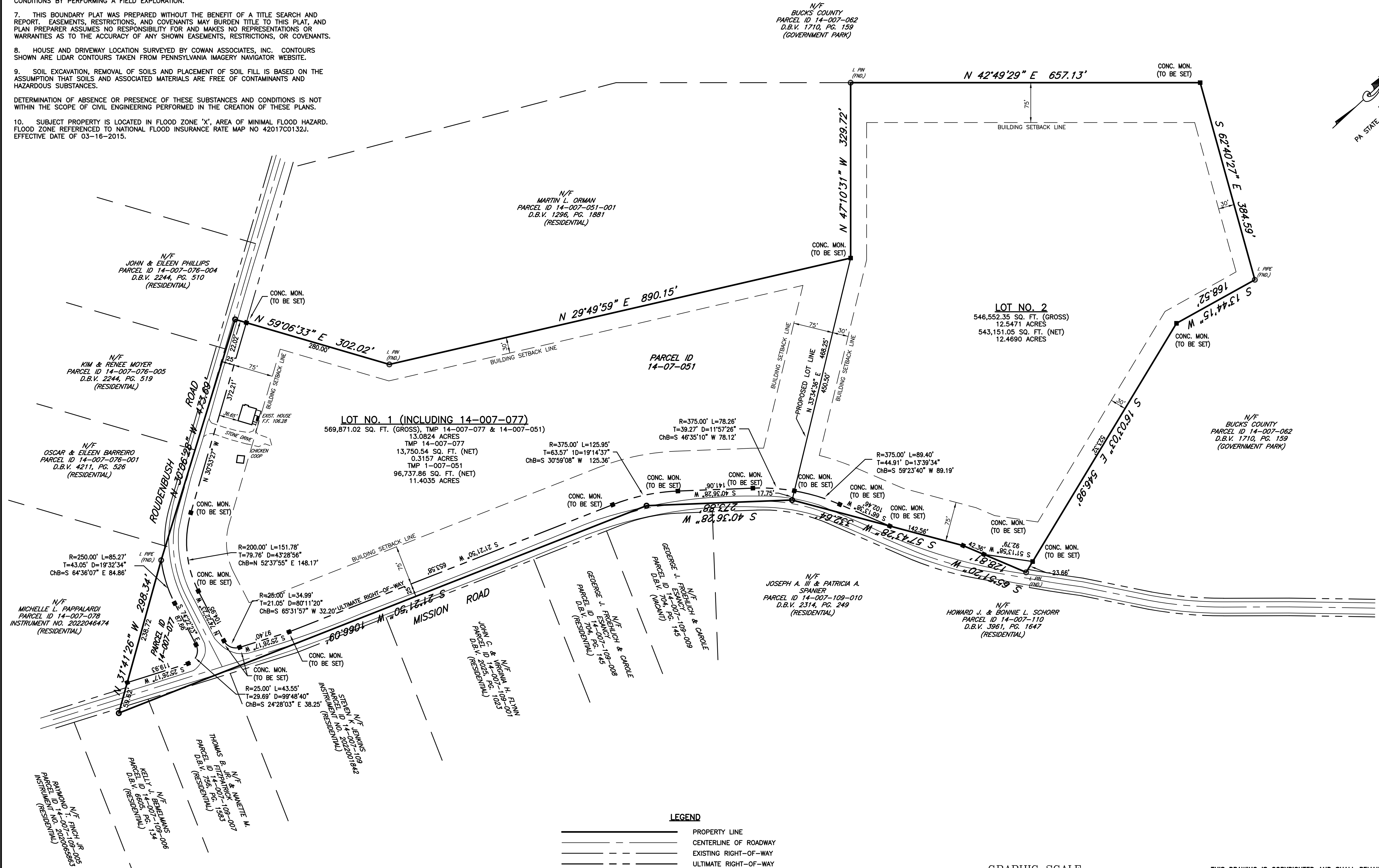
RECOMMENDED FOR APPROVAL BY THE HAYCOCK TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20____

BCPC NO. _____

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

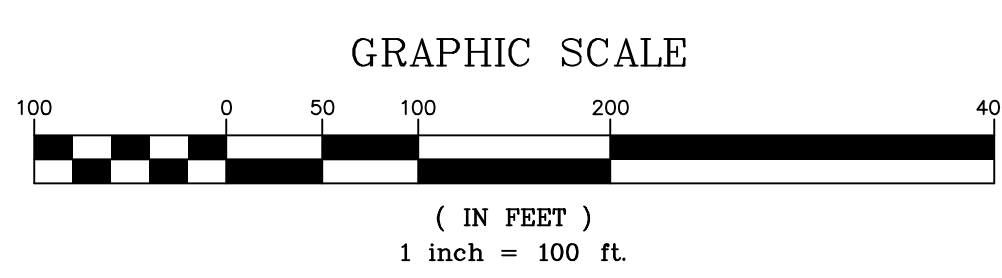
EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION _____

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

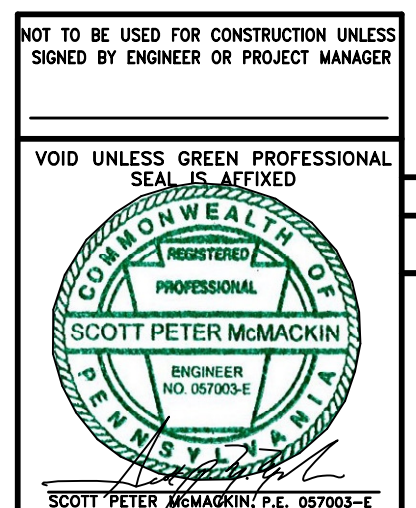


LEGEND

- PROPERTY LINE
- CENTERLINE OF ROADWAY
- EXISTING RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- EDGE OF EXISTING STONE DRIVE
- EXISTING EDGE OF PAVE
- PROPOSED CONCRETE MONUMENT



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NO.	DATE	REVISIONS	BY	CHK.
MINOR SUBDIVISION PLAN				
PREPARED FOR JONATHAN & EILEEN SCHMIDT PARCEL ID 14-007-051 AND 14-007-077 HAYCOCK TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA				
DRAWN BY SWW		SURVEY CHK. BY TRM		DWG. NO. SP-1
FINAL CHK. BY SPM		PROJECT ENGINEER SPM		OF 2
DATE 07-16-25	SCALE 1"=100'	COWAN ASSOCIATES, INC. N.J. General Authorization No. 246428059300		JOB NO. 14965.01



BCPC

Bucks County Planning Commission

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Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 20, 2025

Subject: BCPC #6758-G
Preliminary Plan of Land Development for George School—Walton Performing Arts Center
TMP #22-4-4
Applicant: George School
Owner: Same
Plan Dated: July 28, 2025
Date Received: July 31, 2025

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

GENERAL INFORMATION

Proposal: Demolish a portion of the Walton Performing Arts Center and remove parking lot curbs and sidewalks along the east side of the building. Construct a 3,438-square-foot addition to the existing Walton Performing Arts Center, along with a redesigned parking lot, sidewalks, a new outdoor plaza, and an access drive on a 195.30-acre site. Public water and sewer facilities serve the site.

Location: West side of Route 413, between Crestview Avenue and Farm Drive on the school campus site.

Zoning: The RA-2 Residence Agricultural District permits public or private educational institutions 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 30 percent.

The RA-3 Residence Agricultural District permits public or private educational institutions 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 35 percent.

Present Use: School campus



COMMENTS

1. Requested waivers

- a. **Subdivision and land development ordinance (SALDO) waivers**—Information on the plan and associated correspondence indicates that the applicant is requesting waivers from the following requirements of the Middletown Township Subdivision and Land Development Ordinance (SALDO), dated November 12, 1985:

Section 440-301.E.

from providing two separate stages for preliminary and final land development plans; the applicant indicates the plans are designed to final plan standards

Section 440-303.D.(1)(a)

from providing plans to be drawn on sheets no larger than 36 inches by 48 inches at a scale of not less than 1-inch equals 100 feet; the applicant requests the overall site plans of the school campus to be shown at a scale of 1-inch equals 200 feet due to the existing size of the property

Section 440-303.D.(3)(h)

from requiring existing natural features to be shown within the property; the applicant indicates that natural features within the proposed project work site are shown as property area outside the project disturbance will not be impacted by the proposed scope of work

Section 440-508

from providing monuments at each change of direction of the boundary; the applicant states the proposed work is within the interior of the parcel

The final plan should note all granted waivers.

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

Section 440-406.M.(2)

from providing a minimum diameter of 15 inches for all storm drainage pipes; the applicant requests a minimum diameter of 6 inches to convey runoff throughout the site while maintaining sufficient cover over stormwater pipes

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.

2. **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 September 3, 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
25-0210

cc: Robert Kleimenhagen, George School (via email)
Joshua Perez, Gilmore and Associates, Inc. (via email)
Jeffrey J. Kelley, Project Manager, Gilmore and Associates, Inc. (via email)
Kyrie Yaccarino, Landscape Architect, Gilmore and Associates, Inc. (via email)
Kevin Selger, Vice President/Office Manager, Gilmore and Associates, Inc. (via email)
Corey Wilson, Project Manager, Gilmore 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)



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: August 21, 2025

Subject: BCPC #13118
Preliminary Plan of Minor Subdivision for Gabriel
TMP #23-20-120-1
Applicant: Mike Gabriel
Owner: Krystal and Joseph Belac
Plan Dated: August 1, 2025
Date Received: August 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: Subdivide a 9.55-acre lot into two separate lots. Lot 1 contains 8.142 acres and an existing single-family dwelling, garage, and driveway. Lot 2 contains 0.904 acres with a proposed single-family dwelling, a detached garage, and a shared driveway with Lot 1. The site is to be served by individual on-lot water and sewerage systems.

Location: Along the southern side of Old Woods Road, approximately 1,300 feet east of its intersection with Wright Road.

Zoning: The RA Rural Agricultural District permits Use B5 Single-Family Detached Cluster on a minimum site area of 4 acres. This use requires a minimum lot area of 30,000 square feet, a minimum lot width of 125 feet, and a maximum impervious surface ratio of 15 percent.

Present Use: Rural residential

COMMENTS

1. **Requested waivers**—The correspondence from Mease Engineering, PC, dated August 1, 2025, indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

Sections 505, 516.b., 519, 604.d., 608, and 609

relief from roadway improvements, curbs, and sidewalks for Old Woods Road; the application indicates these requirements are not characteristic of the township and the minor subdivision only creates one new lot



Section 502.a.

relief from street tree requirements; the application indicates the existing street trees satisfy the requirement

Section 606

relief from streetlight requirements; the application indicates streetlights are not characteristic of this area of the township

Section 701.c.

relief from providing an Existing Site Context Map; the application requests that the Record Plan and Natural Resources Plan fulfill this requirement

Section 701.e.

relief from providing an Existing Resources and Site Analysis Map; the application requests that the Record Plan and Natural Resources Plan fulfill this requirement

Section 701.e.2.

relief from locating all features within 400 feet of the property; the application indicates that an aerial plan is submitted to show the existing features

Section 701.g.

relief from providing the Preliminary Resource Impact and Conservation Plan; the application requests that the Record Plan, Natural Resources Plan, and Erosion & Sedimentation Control Plan fulfill this requirement

The final plan should note all granted waivers.

2. **Shared driveway**—The plan proposes a shared driveway along a portion of the existing driveway for Lot 1. We recommend the plan indicate an easement for the shared portion to ensure Lot 2 has continued access to Old Woods Road in the event lot ownership changes. In addition, the proposed access easement should outline maintenance responsibilities and should be incorporated in the deeds for both lots.
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 September 3, 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
25-0220

cc: Mike Gabriel (via email)
Scott Mease, PE, Mease Engineering, PC (via email)
Todd Baldwin, PE, Andersen Engineering, 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 we, Krystal and Joseph Belac, send our 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____.

Owner T.P. 23-20-120-1 (Krystal Belac)

Owner T.P. 23-20-120-1 (Joseph Belac)

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 _____.

ZONING REQUIREMENTS

Zoning District - RA (Residential Agricultural)
Min. Lot Area - 30,000 SF
Min. Lot Width - 125 Feet
Min. Front Yard - 60 Feet
Min. Side Yard - 20 Feet
Min. Rear Yard - 60 Feet
Max. Imp. Surf. Ratio - 15%
Max. Density - 0.5 DU/Acre
Max. Bldg. Height - 35 Feet
Max. Open Space Ratio - 0.5

SITE DATA

Total Tract Area - 409,441 SF Gross
- 394,027 SF Net
Tax Parcel Number - 23-20-120-1
Instrument Number - 2020033603
Proposed Use - B5 (Single Family Detached Cluster)
Water - On Site
Sewer - On Site

IMPERVIOUS SURFACES

Lot Number	Lot 1	Lot 2
Existing Impervious Surfaces		
Driveway	5,456 S.F.	N/A
Dwelling	2,299 S.F.	N/A
Barn/Sheds	1,365 S.F.	N/A
Conc. Areas/Walk/Garden	+ 357 S.F.	N/A
Total	9,477 S.F.	N/A
Proposed Impervious Surfaces		
Driveway	221 S.F.	1,625 SF
Dwelling	0 S.F.	1,320 SF
Garage	0 S.F.	576 SF
Walk	+ 0 S.F.	+ 203 SF
Total	221 S.F.	3,724 SF
Total Existing Imp. Surfaces	9,477 S.F.	0 SF
Total Proposed Imp. Surfaces	+ 221 S.F.	+ 3,724 SF
Total Impervious Surfaces	9,698 S.F.	3,724 SF
Imp. Surf. Ratio	((9,698/43,560)/8.142)(100)=2.7%	((3,724/43,560)/0.904)(100)=9.5%

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

PROJECT PLAN INDEX	
SHEET NO.	TITLE
1 of 3	Record Plan
2 of 3	Natural Resource Plan
3 of 3	Erosion & 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
QUAKERTOWN, PA 18951

ME Mease Engineering, P.C.

Office (215) 536-7005
Fax (215) 536-8581

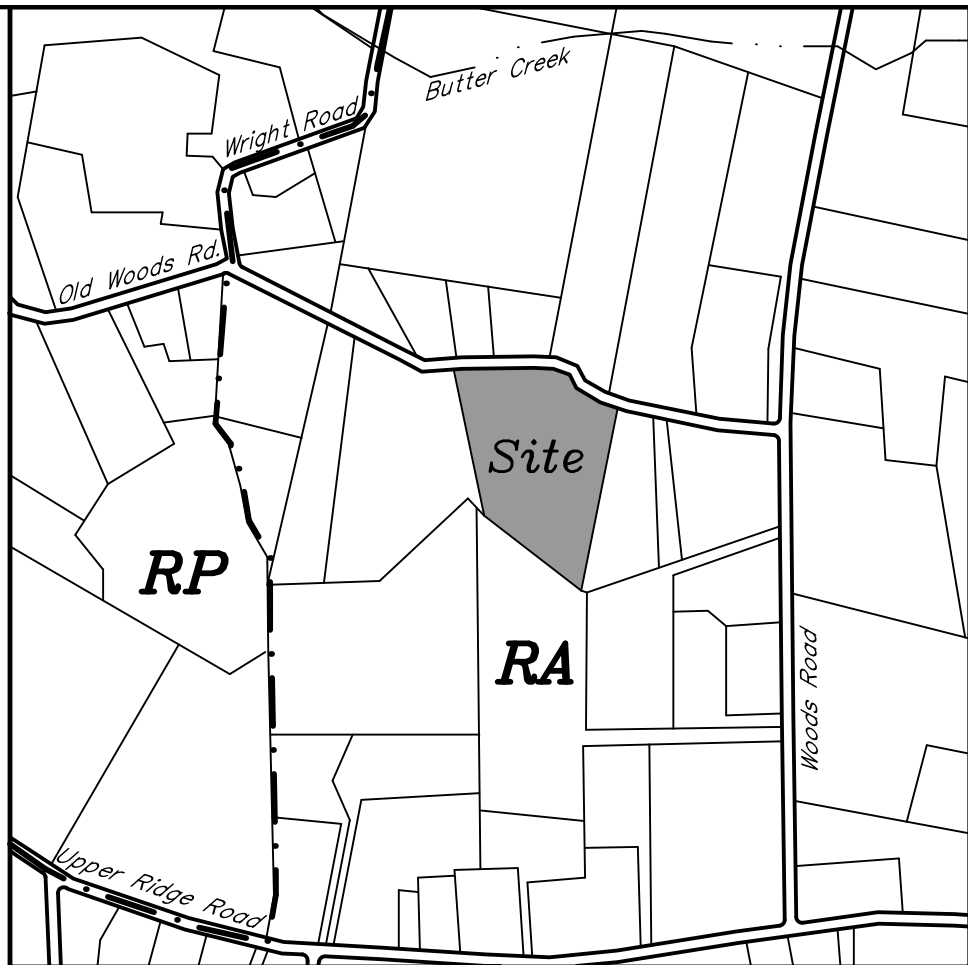
516 W. Broad Street
Quakertown, PA 18951

PROFESSIONAL ENGINEERING & SURVEYING

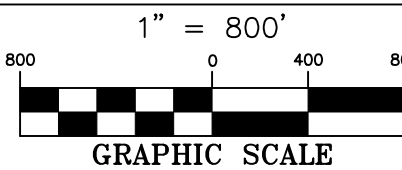
SYMBOLS

- Property Corner Marker
- Monument Corner Marker
- Utility Pole
- Adjoining Property Line (Approx.)
- Building Setback Line
- Zoning Boundary Line
- Well
- Zoning District
- To Be Set
- Existing Features
- Proposed Features

RA
TBS
Started Text
Straight Text



LOCATION MAP



The Ultimate Right-of-Way area along Old Woods Road (T455), is hereby offered for dedication to Milford Township (0.354 Acres).

LINE	BEARING	DISTANCE
EAS1	N 57°49'24" W	16.00'
EAS2	N 32°10'36" E	50.00'
EAS3	N 57°49'24" W	16.00'
EAS4	S 32°10'36" W	50.00'
EAS5	N 32°44'01" W	30.35'
EAS6	N 02°16'26" W	20.00'
EAS7	N 87°43'34" E	60.00'
EAS8	S 02°16'26" E	20.00'
EAS9	S 87°43'34" W	60.00'
EAS10	N 66°23'31" E	38.60'
EAS11	S 13°12'07" E	14.00'
EAS12	N 76°47'53" E	60.00'
EAS13	S 13°12'07" W	14.00'
EAS14	S 76°47'53" W	60.00'
EAS15	S 87°58'04" E	81.21'

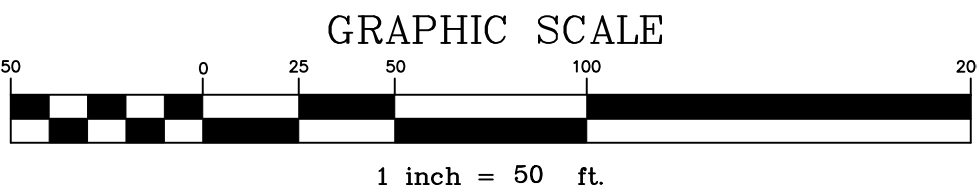
LINE	BEARING	DISTANCE
L1	S 34°50'48" E	54.20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	116.25'	112.10'	S 61°29'20" E	58°17'04"
C2	175.00'	53.11'	52.91'	S 43°32'28" E	17°23'19"
C3	175.00'	53.11'	52.91'	N 58°47'06" W	15°02'57"
C4	175.00'	53.11'	52.91'	S 43°32'28" E	17°23'19"

SITE CAPACITY CALCULATIONS (Acres)

a. Base Site Area:				
Site Area				9.400
Road Ultimate Right-of-Way				- 0.354
Base Site Area				9.046
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	0.000	0.000	
Lakes and Ponds	1.00	0.000	0.000	
Wetlands	1.00	0.000	0.000	
Wetland Margins	.80	0.000	0.000	
Pond Shore Areas	.80	0.000	0.000	
Woodlands	.80	7.660	6.128	
Steep Slopes:				
5 - 15%	.60	0.459	0.294	
15 - 25%	.70	0.000	0.000	
25% or more	.85	+ 0.000	+ 0.000	
Land w/Resource Restrictions		8.119		
Resource Protection Land			6.422	
c. Recreation Land				
Base Site Area				9.046
Subtract Land W/ Resource Restrictions				- 8.119
Remainder				0.927
Multiply by 1/3 Min. Open Space Ratio (0.500)				x 0.167
Recreation Land				0.155
d. Combine Resource Protection Land and Recreation Land				
Resource Protection Land				6.422
Add Recreation Land				+ 0.155
Resource Protection and Recreation Land				6.577
e. Standard Minimum Open Space				
Base Site Area				9.046
Multiply by Open Space Ratio				x 0.500
Standard Minimum Open Space				4.523
f. Required Open Space				
The required open space is the resource protection and recreation land or the standard minimum open space, whichever is greater.				0.000*
g. Unusable Land				
Resource Protection and Recreation Land				6.577
Subtract Standard Minimum Open Space				- 4.523
Unusable Land				2.054
h. Net Buildable Site Area:				
Base Site Area				9.046
Subtract Unusable Land				- 2.054
Net Buildable Site Area				6.992
i. Number of Dwelling Units:				
Net Buildable Site Area				6.992
Multiply by Maximum Density				x 0.500
Number of Dwelling Units				3.496
j. Impervious Surfaces:				
Net Buildable Site Area				6.992
Multiply Max. Imp. Surface Ratio				x 0.150
Max. Impervious Surfaces				1.049
k. Buildable Portion of the Site				
Base Site Area				9.046
Subtract Required Open Space				- 0.000
Buildable Portion of the Site				9.046
l. Site Capacity Summary				
Net Buildable Site Area (h)				6.992
Max. Number of Dwelling Units (i)				3.496 (3)
Max. Impervious Surfaces (j)				1.049
Required Open Space (f)				0.000*

*No Open Space requirement per Z.O. Section 530.C



GABRIEL SUBDIVISION PLAN

Milford Township, Bucks County, Pennsylvania

SCALE: 1" = 50'	DRAWN BY: FKM
DATE: 1 Aug. '25	FILE: 24070301

OWNERS OF RECORD:	Krystal & Joseph Belac 2065 Old Woods Road Green Lane, PA 18054
-------------------	---

Record Plan

SHEET 1 of 3



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

PLANNING COMMISSION:

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

Evan J. Stone
Executive Director

MEMORANDUM

To: Newtown Township Board of Supervisors
Newtown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 18, 2025

Subject: BCPC #10285-B
Sketch Plan of Land Development for 1784 Holdings, LLC
TMP #29-10-40.1
Applicant: 1784 Holdings, LLC
Owner: Newtown Equities, LLC
Plan Dated: July 15, 2025
Date Received: July 21, 2025

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

GENERAL INFORMATION

Proposal: Construct a three-story mini-storage facility consisting of a total of 109,245 square feet (36,415 square feet per floor) on a 3.40-acre site. The building will contain an office, an internal loading area, and a manager's apartment as an accessory dwelling in combination with a business. An existing building (vacant bank) will be removed. Public water and sewer facilities serve the site.

Location: Eastern corner of the intersection of Upper Silver Lake Road and Newtown Yardley Road.

Zoning: The LI Light Industrial District permits Use G-4 Mini-Storage by right on a minimum lot area (net) of 80,000 square feet with a minimum lot width of 200 feet. The district permits a maximum building height of 50 feet and a maximum impervious coverage of 65 percent. Use H10 Dwelling in Combination with a Business is not a permitted use in the LI District.

Present Use: Vacant bank building

COMMENTS

1. **Anticipated conditional use request**—Plan notations indicate that conditional use approval is anticipated from the provisions of Section 1001.G. of the zoning ordinance, to permit the mini-storage



facility to maintain a total of 36 parking spaces where 59 parking spaces would otherwise be required. The proposed plan should not be approved until this zoning issue is resolved.

2. **Anticipated variance requests**—Plan notations indicate that variances from the following requirements of the zoning ordinance are anticipated to be requested:

Section 702.A.4.d.

to permit a dwelling in combination with a business (manager's apartment) within the mini-storage facility building

Section 803.G.G-4.1.

to not require the use to be surrounded by a physical barrier measuring at least 6 feet in height; the application indicates the proposed use will meet the screening/buffering requirements set forth

Section 903.B.4.a.(1)

to permit an excess of 25 percent of steep slopes measuring 15 to 25 percent to be disturbed; the application indicates that the steep slopes located on the property are associated with the existing aboveground stormwater management basin

Section 903.B.4.a.(2)

to permit an excess of 15 percent of steep slopes measuring greater than 25 percent to be disturbed; the application indicates the steep slopes located on the property are associated with the existing aboveground stormwater management basin

Section 1001.F.5.c.

to not require one parking space per 470 square feet of floor area to be left in reserve for future expansion of parking facilities

Section 1002.I

to permit two loading berths for the mini-storage facility; the application indicates that 12 loading berths would otherwise be required

The proposal should not be approved until all zoning issues are resolved.

3. **Existing trees**—Section 22-529.2.B. of the subdivision and land development ordinance (SALDO) states that all subdivisions and land developments shall be laid out in such a manner as to preserve healthy trees and shrubs on the site. Healthy mature trees are scattered throughout, mostly surrounding the existing parking lot and stormwater management basin. We recommend that consideration be given to preserving as many of the existing healthy trees as possible. Future plans should indicate compliance with the tree protection requirements in Section 22-529.2.C. of the SALDO and Sections 274.1 and 903.B.6.a. and b. of the zoning ordinance.

Further, 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 some 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.

4. **Off-street parking**

- a. **Location**--Section 22-514.2. of the SALDO requires all off-street parking areas in commercial and industrial zones to be located to the side and rear of buildings. Future plans should indicate compliance with this requirement.

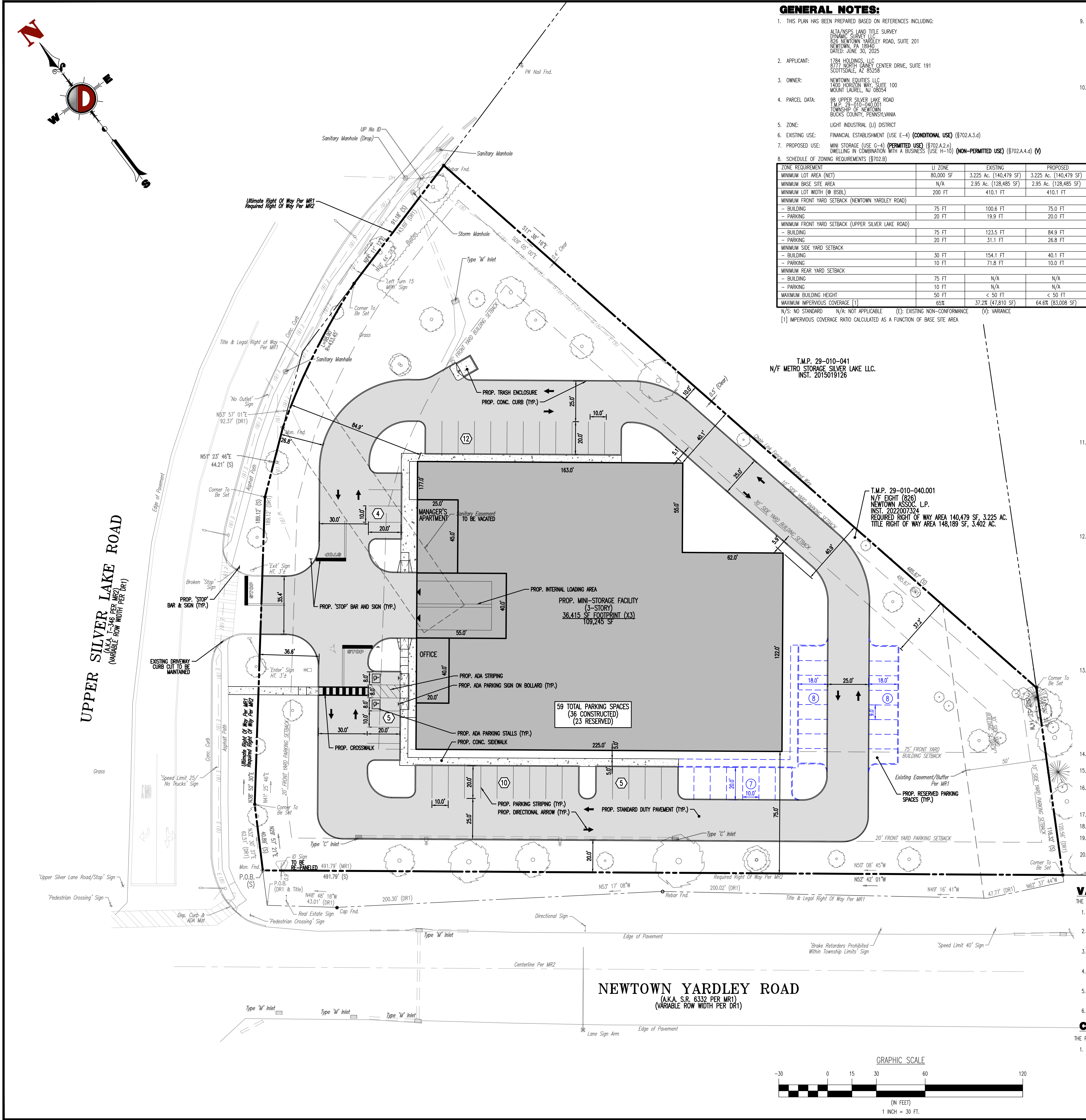
- b. **Distance from building**—Section 22-514.9. of the SALDO requires that the edge of any parking area shall not be closer than 20 feet to the outside wall of the nearest building. Future plans should indicate compliance with this requirement.
5. **Circulation system**—We recommend that future submissions include a plan showing the intended vehicle circulation plan for the proposed internal loading area.
6. **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.
7. **Trail planning**—The site's frontage along Upper Silver Lake Road is identified as part of the Route M-3 Trail within the *Newtown Township Comprehensive Trail Plan* (2016). Route M-3 is proposed to be a shared-used trail running from Silver Lake Park to Lower Dolington Road, primarily along the PECO powerline corridor. We recommend the asphalt pathway be improved to 10 feet in width, as recommended in the township's comprehensive trail plan.
8. **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 nonresidential building. No parking shall be permitted in the fire lane. The plan should clearly show the required fire lane.
9. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed 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 September 3, 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
25-0201

cc: 1784 Holdings, LLC (via email)
Justin Geonnotti, PE, Dynamic Engineering Consultants, PC (via email)
Jeff Brown, PE, Dynamic Engineering Consultants, PC (via email)
Mia Tomlinson, 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)



VARIANCES ANTICIPATED:

THE FOLLOWING VARIANCES FROM THE ZONING HEARING BOARD ARE ANTICIPATED FROM THE NEWTOWN AREA ZONING JOINTURE (ZO):

- A VARIANCE FROM THE PROVISIONS OF ZO SECTION §702A.4.d TO PERMIT A DWELLING IN COMBINATION WITH A BUSINESS (MANAGERS APARTMENT) WITHIN THE MINI-STORAGE FACILITY BUILDING.
- A VARIANCE FROM THE PROVISIONS OF ZO §803.G.G-4.1 TO NOT REQUIRE THE USE TO BE SURROUNDED BY A PHYSICAL BARRIER MEASURING ATLEAST 6'-FEET IN HEIGHT. THE PROPOSED USE WILL MEET THE SCREENING/BUFFERING REQUIREMENTS SET FORTH.
- A VARIANCE FROM THE PROVISIONS OF ZO §1001.F.5.c TO NOT REQUIRE ONE (1) PARKING SPACE PER 470 SQUARE FEET OF FLOOR AREA TO BE LEFT IN RESERVE FOR FUTURE EXPANSION OF PARKING FACILITIES.
- A VARIANCE FROM THE PROVISIONS OF ZO §1002.1 TO PERMIT TWO (2) LOADING BERTHS FOR THE MINI-STORAGE FACILITY; WHEREAS TWELVE (12) LOADING BERTHS WOULD OTHERWISE BE REQUIRED.
- A VARIANCE FROM THE PROVISIONS OF §803.B.4.(1) TO PERMIT AN EXCESS OF 26% OF STEEP SLOPES MEASURING 15 TO 25% TO BE DISTURBED. THE STEEP SLOPES LOCATED ON THE PROPERTY ARE ASSOCIATED WITH THE EXISTING ABOVEGROUND STORMWATER MANAGEMENT BASIN.
- A VARIANCE FROM THE PROVISIONS OF §803.B.4.(2) TO PERMIT AN EXCESS OF 15% OF STEEP SLOPES MEASURING GREATER THAN 25% TO BE DISTURBED. THE STEEP SLOPES LOCATED ON THE PROPERTY ARE ASSOCIATED WITH THE EXISTING ABOVEGROUND STORMWATER MANAGEMENT BASIN.

CONDITIONAL USE ANTICIPATED:

THE FOLLOWING CONDITIONAL USE FROM THE BOARD OF SUPERVISORS IS ANTICIPATED FROM THE NEWTOWN AREA ZONING JOINTURE (ZO):

- A CONDITIONAL USE FROM THE PROVISIONS OF ZO SECTION §1001.G TO PERMIT THE MINI-STORAGE FACILITY TO MAINTAIN A TOTAL OF 36 PARKING SPACES; WHEREAS 59 PARKING SPACES WOULD OTHERWISE BE REQUIRED.

- THE ADDITIONAL 23 PARKING SPACES WOULD BE RESERVED AS SHOWN HEREIN AND CONSTRUCTED IF/WHEN REQUIRED. THE ON-SITE STORMWATER MANAGEMENT SYSTEM WOULD BE DESIGNED TO MANAGE THE ADDITIONAL IMPERVIOUS SURFACE AREA ASSOCIATED WITH THE PARKING SPACES.

- THE PE PARKING DEMANDS FOR THE MINI-STORAGE FACILITY (UTILIZING THE 85TH PERCENTILE PEAK RATES) REQUIRE A TOTAL OF 36 PARKING SPACES (E.G. 0.32 PARKING SPACES PER 1,000 SF)

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JUSTIN A. GEONNOTTI

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 080629

THOMAS NEWMAN

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 091742

TITLE: SKETCH PLAN

SCALE: (H) 1"=30'
(V) 1"=30'

DATE: 07/15/2025

PROJECT No: 4645 25-02429

SHEET No: 1 OF 2

Rev. #: 0

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: LZ
CHECKED BY: JAG
DESIGNED BY: DFC
CHECKED BY: JAG
DESIGNED BY: JAG
CHECKED BY: JAG

PROJECT: 1784 HOLDINGS, LLC
PROPOSED MINI STORAGE FACILITY
PARCEL NO. 29-010-040.001
98 UPPER SILVER LAKE ROAD
NEWTOWN TOWNSHIP, BUCKS COUNTY, PA

REV. DATE COMMENTS



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: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 21, 2025

Subject: BCPC #13114
Preliminary Plan of Land Development for 6124 Potters Lane
TMPs #34-4-14; -11-2
Applicant: Smart Feed Tech Real Property of PA, LLC
Owner: Same
Plan Dated: July 22, 2025
Date Received: July 31, 2025

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

GENERAL INFORMATION

Proposal: Consolidate TMPs #34-4-14 and 34-4-11-2 to create a 37.35-acre lot. Construct a 14,000-square-foot addition to an existing 32,600-square-foot manufacturing building. A total of 39 parking spaces and 29 reserved spaces are proposed for the site. The site is served by individual on-lot water and sewerage systems.

Location: Along the southwestern side of Potters Lane, approximately 2,000 feet southeast of its intersection with Township Line Road.

Zoning: The LI Light Industrial District permits the H1 Manufacturing use on a minimum lot area of 2 acres. A minimum lot width at the building setback line of 200 feet is required, and a maximum impervious surface ratio of 65 percent is permitted.

Present Use: Industrial

COMMENTS

1. **Variances**—The Zoning Table on Sheet 5 of the plan indicates that variances are required for the building height requirements, the minimum structure setback requirements, and the parking requirements. The plan should not be approved until all zoning issues are resolved.



2. Requested waivers

- a. **Subdivision and land development ordinance (SALDO)**—The correspondence dated July 22, 2025, indicates that the applicant is requesting waivers from the following SALDO requirements:

Sections 22-503 and 22-936.B.

partial relief from providing a Traffic Impact Analysis; the applicant states a trip generation memo is provided

Section 22-907.1.M.

relief from cartway reconstruction along Potters Lane; the applicant states the existing cartway is in good condition and minimal work is proposed

Sections 22-907.3.B. and 22-907.3.G.

relief from providing street widening along Potters Lane; the applicant states the majority of the lot frontage is encumbered by utilities that would require relocation

Section 22-917.1.A.

partial relief to permit smaller parking spaces; the applicant states the proposed spaces meet the required setbacks while minimizing impervious coverage and maximizing the number of spaces

Section 22-917.1.G.

relief from providing handicapped accessible spaces of 9 feet by 20 feet; the applicant states accessible spaces with 18-foot length are proposed, and all accessible space widths and access aisles will be in accordance with ADA standards

Section 22-918.1.

relief from curb and sidewalk requirements along Potters Lane; the applicant states there is no pedestrian connectivity near the site

Section 22-924.1.

relief to permit grading within five feet of the street right-of-way line; the applicant states grading needs to occur within the Potters Lane right-of-way for various improvements

The final plan should note all granted waivers.

- b. **Stormwater management ordinance waivers**—The correspondence dated July 22, 2025, indicates that the applicant is requesting a waiver from the following stormwater management ordinance requirement:

Section 26-129.C.(3)

relief to permit a 15-inch diameter storm pipe instead of the 18-inch minimum; the applicant states piping is part of a private storm system which will be maintained by the property owner and is designed to handle the 100-year storm event

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. **Act 319**—One of the subject parcels, TMP #34-11-2, contains Act 319 land. The township should ensure compliance with all pertinent sections of Act 319 – Pennsylvania Farmland and Forest Land Assessment Act (Clean and Green), including, but not limited to, Sections 137b.82 and 6(a.1).(1).

4. **Wetlands buffer**—For wetlands consisting of 5,000 square feet or larger, Section 27-2401.7.B. of the zoning ordinance requires a wetland margin extending from the wetland to the limit of hydric soils or 75 feet, whichever is greater. The plan should be revised to delineate the required wetland margin for the existing 7.82 acres of wetlands shown on the site.
5. **Parking**
 - a. **Number of spaces in a continuous row**—Section 22-917.H. of the SALDO states that no more than 15 parking spaces shall be permitted in a continuous row without being interrupted by a 10-foot-wide curbed landscaped island. A row of 39 parking spaces and a row of 17 reserve parking spaces are shown parallel to Potters Lane, each without the required landscape island. The plan should be revised to comply with this requirement.
 - b. **Location of accessible spaces**—Sheet 6 of the plan displays the construction details of the two proposed accessible parking spaces but does not display the location of the spaces on the plan. Handicapped accessible parking spaces shall be located where they will result in the shortest possible accessible distance to an accessible building entrance, per Section 27-2503.8.B. of the zoning ordinance.
6. **Hazard mitigation**—The description of the proposal should note if hazardous materials will be processed and stored on the site and township and local officials should consider if containment measures around the facility should be provided. County and local hazard mitigation plans should also be updated, if necessary, to reflect the siting of a new hazardous material site.
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

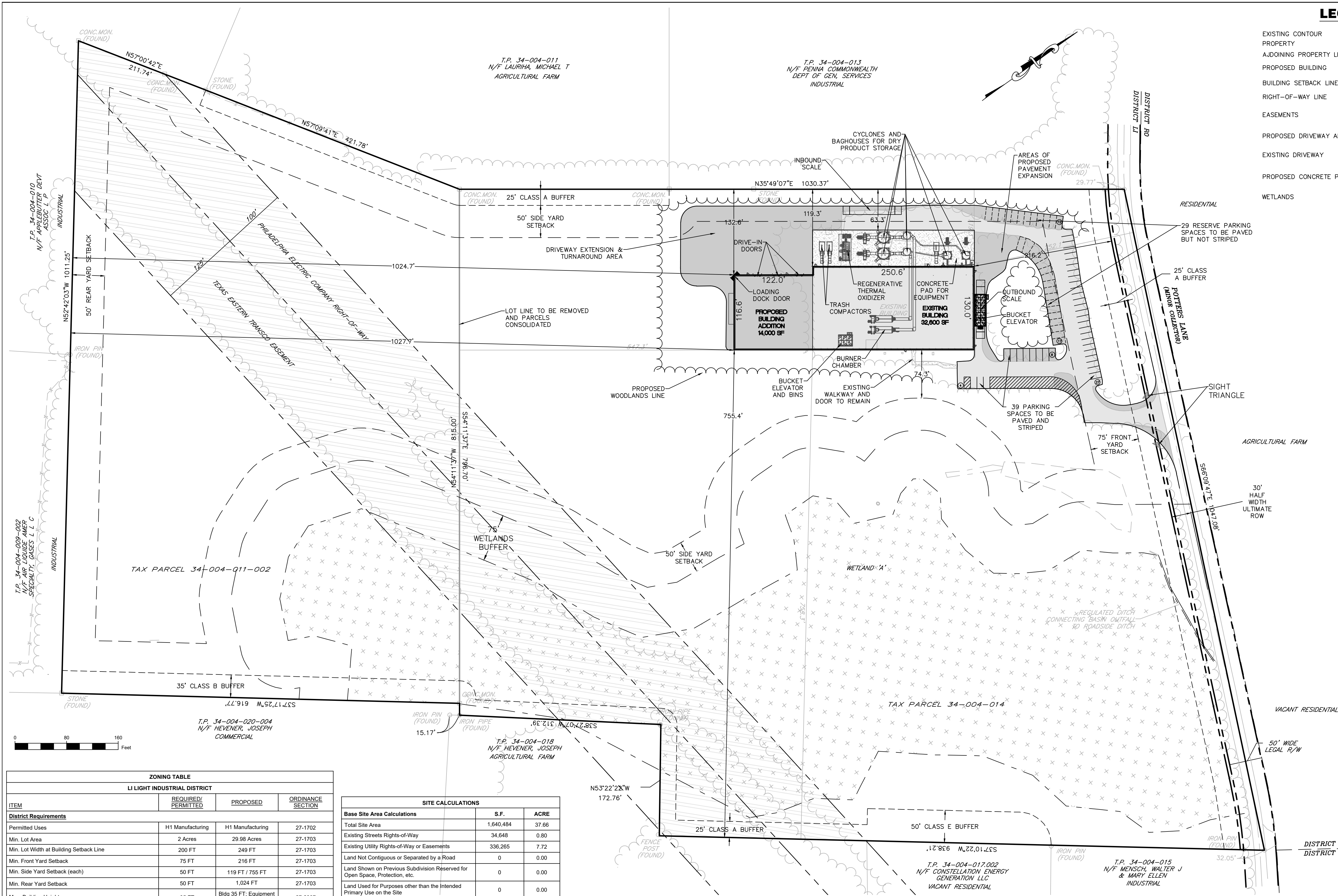
This review will be included in the Bucks County Planning Commission board materials for the September 3, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

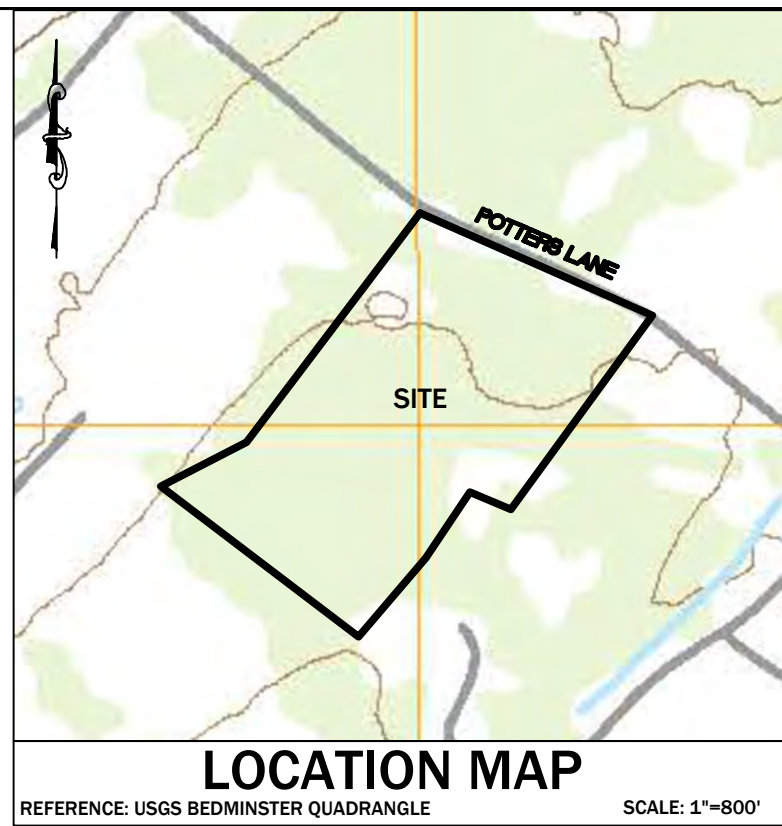
25-0213

cc: Timothy Rassias, Smart Feed Tech Real Property of PA, LLC (via email)
Kristin Holmes, PE, Holmes Cunningham Engineering (via email)
John A. VanLuvanee, Esq., Eastburn and Gray, PC (via email)
Jonathan Fife (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Stacey Mulholland, Township Manager (via email)



LEGEND

- EXISTING CONTOUR
- PROPERTY
- ADJOINING PROPERTY LINE
- PROPOSED BUILDING
- BUILDING SETBACK LINE
- RIGHT-OF-WAY LINE
- EASEMENTS
- PROPOSED DRIVEWAY ADDITION
- EXISTING DRIVEWAY
- PROPOSED CONCRETE PAD
- WETLANDS



- NOTES:
- EXISTING FEATURES PREPARED BY CAVANAUGH SURVEYING SERVICES AS SHOWN BASED ON A FIELD SURVEY ON MAY 29, 2025.
 - SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X" - I.E., OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BUCKS COUNTY, PANEL NO. 169 OF 532, COMMUNITY MAP NO. 420170016BJ, BEARING AN EFFECTIVE DATE OF MARCH 16, 2015.
 - DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS, THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OF ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED.
 - ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO STATE OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
 - THE SITE IS CURRENTLY SERVED BY HOLDING TANK FOR SEWER AND WATER SERVICE VIA ON-SITE WELLS. THE SITE IS PROPOSED TO BE SERVED BY THE SAME AS THE CURRENT SERVICES.
 - ALL BUILDINGS SHALL BE PROVIDED WITH HANDICAP ACCESS AND ALL WALKWAYS SHALL BE ACCESSIBLE IN ACCORDANCE WITH PREVAILING ADA REQUIREMENTS. ACCESSIBLE RAMPS SHALL COMPLY WITH CURRENT PENNDOT RC-67 SPECIFICATIONS AND DETAILS.
 - THE PLAN HERETOBY HAS BEEN PREPARED UTILIZING THE PLUMSTEAD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE EFFECTIVE DATE APRIL 18, 1995.
 - NO EXPLOSIVES, TOXICITY'S, RADIOACTIVE OR HIGHLY FLAMMABLE MATERIAL SHALL BE STORED ON THE PREMISES.
 - A WETLANDS, WATERS AND HYDRIC SOIL EVALUATION WAS PERFORMED ON THE SUBJECT TRACT BY VW CONSULTANTS IN 2025. THE SITE CONTAINS WETLANDS BASED ON AN EVALUATION UTILIZING STANDARD PROCEDURES DEVELOPED BY THE U.S. ARMY CORPS OF ENGINEERS 1987 MANUAL.
 - TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE. ALL TOPSOIL MUST BE STRIPPED, STOCKPILED, AND REDISTRIBUTED ON SITE.
 - THE STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO OWN AND MAINTAIN IN PERPETUITY.

CONSTRUCTION SCHEDULE:
PROJECT WILL COMMENCE
CONSTRUCTION AROUND SPRING
2026 WITH COMPLETION AROUND
SPRING 2027.

APPLICANT/ EQUITABLE OWNER
SMART FEED TECH REAL
PROPERTY OF PA, LLC
C/O TIMOTHY RASSIAS
233-235 OLD WEBSTER RD,
OXFORD, MA, 01540
508-459-2434

RECORD NOTE:
SHEETS 1 THROUGH 16, ON
RECORD AT THE TOWNSHIP,
SHALL BE CONSIDERED PART OF
THE APPROVED FINAL PLAN AS
IF RECORDED WITH SAME.

TOWNSHIP ENGINEER ACKNOWLEDGMENT

THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER ON THIS _____
DAY OF _____ 20____

ENGINEER

COUNTY PLANNING COMMISSION ACKNOWLEDGMENT

BUCKS COUNTY PLANNING COMMISSION NOTATION BCPC NO. 12861 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

RECORDER OF DEEDS ACKNOWLEDGMENT

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

BUCKS COUNTY RECORDER OF DEEDS

BOARD OF SUPERVISORS ACKNOWLEDGMENT

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF PLUMSTEAD TOWNSHIP
ON THIS _____ DAY OF _____, 20____

ZONING TABLE				
LI LIGHT INDUSTRIAL DISTRICT				
ITEM	REQUIRED/ PERMITTED	PROPOSED	ORDINANCE SECTION	
District Requirements				
Permitted Uses	H1 Manufacturing	H1 Manufacturing	27-1702	
Min. Lot Area	2 Acres	29.98 Acres	27-1703	
Min. Lot Width at Building Setback Line	200 FT	249 FT	27-1703	
Min. Front Yard Setback	75 FT	216 FT	27-1703	
Min. Side Yard Setback (each)	50 FT	119 FT / 755 FT	27-1703	
Min. Rear Yard Setback	50 FT	1,024 FT	27-1703	
Max. Building Height	35 FT	Bldg 35 FT; Equipment ≥ 35 FT (V)	27-2307	
Max. Building Coverage	25%	3.7%	27-1703	
Max. Impervious Surface Coverage	65%	10.7%	27-1703	
General Requirements				
Min. Number of Off-Street Parking Spaces	1 space per 300 SF GFA	See Parking Table (V)	27-2504.2	
Min. Clear Sight Triangle at Driveway	10 FT	10 FT	27-2308.2	
Min. Class A Buffer Yard to Potters Lane Minor Collector Rd	25 FT	25 FT	27-2405.2.B(3)(b)	
Min. Class A Buffer Yard Industrial to Agricultural	25 FT	25 FT	27-2405.2.B(3)(b)	
Min. Class B Buffer Yard Industrial to Office/Commercial	35 FT	35 FT	27-2405.2.B(3)(b)	
Min. Class E Buffer Yard Industrial to Residential	50 FT	50 FT	27-2405.2.B(3)(b)	
Min. Accessory Structure Side/Rear Setback	10 FT	26 FT	27-2305.B	
Min. Structure Setback if ≥ 35 FT tall	1.25 x height	Baghouse req 81'; prop 83' (V)	27-2307	
* Setbacks from Resource-Protected Lands, Section 27-2309.B. On lots that include lands with floodplains, wetlands, wetland margins, streams, watercourses, Waters of the Commonwealth, Waters of the United States, or riparian buffers, the minimum building setback shall be measured from the limit of these resource-protected lands rather than from the lot lines so that the required minimum yard is free of resource-restricted lands.				
(V) Variance required				

* Setbacks from Resource-Protected Lands, Section 27-2309.B. On lots that include lands with floodplains, wetlands, wetland margins, streams, watercourses, Waters of the Commonwealth, Waters of the United States, or riparian buffers, the minimum building setback shall be measured from the limit of these resource-protected lands rather than from the lot lines so that the required minimum yard is free of resource-restricted lands.

(V) Variance required

PARKING TABLE					
USE	REQUIREMENT	UNITS (SF)	REQUIRED	EXISTING	PROPOSED
Manufacturing - Extg	1 Space per 300 SF GFA	32,600	109	42	39 (V)
Manufacturing - Addition	1 Space per 300 SF GFA	14,000	47		29 in reserve

(V) Variance Required

SITE CALCULATIONS		
Base Site Area Calculations	S.F.	ACRE
Total Site Area	1,640,484	37.66
Existing Streets Rights-of-Way	34,648	0.80
Existing Utility Rights-of-Way or Easements	336,265	7.72
Land Not Contiguous or Separated by a Road	0	0.00
Land Shown on Previous Subdivision Reserved for Open Space, Protection, etc.	0	0.00
Land Used for Purposes other than the Intended Primary Use on the Site	0	0.00
Land in a Different Zoning District from Primary Use	0	0.00
Base Site Area	1,269,571	29.15
EXISTING IMPERVIOUS COVERAGE CALCULATIONS		
Proposed Impervious Area	S.F.	ACRE
Existing Building Footprint Area	32,600	0.75
Existing Shed	95	0.00
Existing Driveway and Parking Area	36,235	0.83
Existing Concrete Sidewalk/Pads/Stairs	1,060	0.02
Total Existing Impervious	69,990	1.61
Existing Impervious Coverage	5.5%	
Existing Building Coverage	2.6%	
PROPOSED IMPERVIOUS COVERAGE CALCULATIONS		
Proposed Impervious Area	S.F.	ACRE
Existing Building Footprint Area	32,600	0.75
Building Addition Area	14,000	0.32
Existing Driveway and Parking Area To Remain	30,725	0.71
Proposed Concrete Pad	14,030	0.32
Driveway and Parking Expansion Area	43,965	1.01
Existing Concrete Sidewalk/Pads/Stairs to Remain	580	0.01
Total Proposed Impervious	135,900	3.12
Proposed Impervious Coverage	10.7%	
Proposed Building Coverage	3.7%	

ENGINEER'S CERTIFICATION

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

KRISTIN R. HOLMES, P.E.
PE LIC. NO.: PE073604

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE
SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND
CORRECT.

PATRICK A. CAVANAUGH, P.L.S.
LS. NO.: SU-51056-E

OWNER CERTIFICATION

TO ALL WHOM THESE PRESENTS MAY COME, KNOW YE THAT I, TIMOTHY
RASSIAS, OF SMART FEED TECH REAL PROPERTY OF PA, LLC, HAS LAID
OUT UPON MY/OUR LAND SITUATED IN THE TOWNSHIP OF PLUMSTEAD,
COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS
ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH

RECORDED, WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____,
2025.

TIMOTHY RASSIAS,
SMART FEED TECH REAL PROPERTY OF PA, LLC

(DATE)

OWNER CERTIFICATION FOR STORMWATER BMP'S

THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR
REMOVED ONLY AFTER APPROVAL BY PLUMSTEAD TOWNSHIP.

TIMOTHY RASSIAS, PRESIDENT
SMART FEED TECH REAL PROPERTY OF PA, LLC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS, THE _____ DAY OF _____, A.D. , 20____
BEFORE ME A NOTARY PUBLIC,

THE UNDERSIGNED OFFICER, PERSONALLY APPEARED TIMOTHY RASSIAS,
OF SMART FEED TECH REAL PROPERTY OF PA, LLC, OWNER OF SUBJECT
PROPERTY, AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE
FOREGOING INSTRUMENT ON ITS BEHALF FOR THE USES AND PURPOSES
THEREIN SET FORTH.

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

NOTARY PUBLIC

COMMISSION EXPIRATION DATE _____

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

HC
holmes cunningham
ENGINEERING

REVISIONS

Description

Date

CALL BEFORE YOU DIG II
TOWNSHIP ENGINEER'S
CONSTRUCTION PHASE AND
STORMWATER BMP'S
STORM & CAL
Pennsylvania One
Call System, Inc.
1-800-942-1776

UTILITY LOCATIONS AS SHOWN ON
THIS PLAN ARE THE RESPONSIBILITY OF THE
ENGINEER. THE ENGINEER HAS CONTACTED
UTILITY COMPANIES PRIOR
TO ANY EXCAVATION.

6124 POTTERS LANE
TMP# 34-04-014 & 34-04-011-002
PLUMSTEAD TOWNSHIP, BUCKS COUNTY, PA

RECORD SITE PLAN

KRISTIN R. HOLMES, P.E.
PA PE073604

File No.

2140_C1.0 SitePlan.DWG

HCE Job 2140
Date 7/22/2025
Scale 1"=80'
Designed CL
Sheet 5 of 16

Drawing No.

C1.0



BCPC

Bucks County Planning Commission

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

PLANNING COMMISSION:

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

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

Evan J. Stone
Executive Director

MEMORANDUM

To: Warrington Township Board of Supervisors
Warrington Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 20, 2025

Subject: BCPC #13120
Preliminary Plan of Land Development for Discovery Preschool
TMP #50-10-126
Applicant: The Discovery Preschool of Warrington, LLC
Owner: Alterra Warrington, LLC
Plan Dated: August 19, 2024
Last Revised: July 18, 2025
Date Received: August 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: Convert a 15,611-square-foot portion of an existing mixed-use professional building to be used for a day care facility on a 9.69-acre parcel. The application indicates that proposed site work is limited to the construction of exterior playgrounds and pedestrian walkway improvements. No building additions are proposed. The site is served by public water and sewer.

Location: Southeastern corner of the intersection of Easton Road and Shetland Drive.

Zoning: The BZ Business Zone District permits medical services, integrated medical health centers, daycare centers, and professional offices on lots of 20,000 square feet or more. The permitted maximum building coverage and impervious surface coverage are 35 and 70 percent, respectively.

The township zoning hearing board granted the following variances from the zoning ordinance on July 26, 2024:

Section 370-301.B.

to allow two principal uses on a single lot, where mixed uses are not permitted in the BZ District

Section 370-425.E.(1)(h)

to allow a 75.7 percent impervious surface ratio, where a maximum of 70 percent is permitted in the BZ District



Section 370-305.(31).C.

to allow 9,100 square feet of outdoor play area for 140 children, where a minimum of 200 square feet of outdoor play area is required per child (which calculates to 28,000 square feet)

The variances were approved with the following conditions:

1. The applicant must execute and record a Stormwater Management Maintenance Agreement prepared by the township solicitor at the applicant's expense, which includes an easement in favor of the township to ensure the stormwater management BMP is maintained in perpetuity.
2. The applicant must receive conditional preliminary land development approval within one year.
3. The actual construction and proposed use of the property must be consistent with the testimony and exhibits offered in support of the application.
4. The actual construction and proposed use of the property must otherwise be in compliance with all applicable laws, ordinances, regulations not modified by this grant of zoning relief.

Present Use: Professional and medical services offices

COMMENTS

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

Section 305-505.E.(8)(a)(7)

from planting the required number of replacement trees; the application indicates that 20 replacement trees are required but only 10 replacement trees are proposed

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

2. **Tree protection**—Section 305-505.E.(7) of the SALDO requires tree protection areas to be shown on the plan. Section 305-330.A. specifies tree protection zone standards. The Landscape Plan (Sheet L-101) shows a line around the dripline of an existing tree to remain located next to the building north of proposed Playground 1. However, Sheet C-801 shows the limit of disturbance extending inside the dripline of that same tree. The plan should be revised to show that there is no proposed disturbance within the required tree protection area.
3. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the September 3, 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
25-0226

cc: Amanda Sinkler, The Discovery Preschools (via email)
Thomas Knab, PE, Bohler Engineering (via email)
Allen Mason, PE, Carroll Engineering Corporation, Township Engineer (via email)
Angela Benner, Township Manager (via email)
Roy Rieder, Planning Director (via email)



SCALE: 1" = 1,000'
SOURCE: GOOGLE MAPS

ZONE: BZ - BUSINESS ZONE
USE: DAYCARE (531) & INTEGRATED MEDICAL HEALTH C

APPLICANT:	THE DISCOVERY PRESCHOOL OF WARRINGTON 847 EASTON ROAD WARRINGTON, PA 18976
------------	--

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 370-425 E(1)	20,000 SF (8.46 AC)	367,864 SF (8.45 AC)	367,864 SF (8.45 AC)
MIN LOT WIDTH	§ 370-425 E(1)	40.0'	516.0'	516.0'
MIN YARD SETBACKS				
FRONT YARD	§ 370-425 E(1)	25.0' FROM STREET RW	61.3'	61.3'
SIDE YARD	§ 370-425 E(1)	10.0' FROM SIDE LOT LINE	116.2'	116.2'
REAR YARD	§ 370-425 E(1)	25.0' FROM REAR LOT LINE	229.0'	229.0'
MAX PERMITTED HEIGHT	§ 370-425 E(1)	35.0'	36.2' **	36.2' **
MAX LOT COVERAGE	§ 370-425 E(1)	70.0%	73.4% (270,012 SF) **	73.4% (270,032 SF) *
MAX BUILDING COVERAGE	§ 370-425 E(1)	35.0%	12.4% (45,723 SF)	12.4% (45,723 SF)
MAX BUILDING FOOTPRINT	§ 370-425 E(1)	25,000 SF	45,723 SF **	45,723 SF **
MIN PARKING SETBACKS	§ 370-604 A	25.0'	16.0' **	16.0' **

REQUIRED	EXISTING	PROPOSED
PRIVATE KINDERGARTEN, CHILD NURSERY, OR DAY-CARE: 1 FOR EACH 600 SF OF BUILDING FLOOR AREA (15,611 SF/600 SF = 27 SPACES)		
MEDICAL SERVICE CLINIC, URGENT CARE: 1 PER 200 SQUARE FEET OF GROSS FLOOR AREA (84,440/200 SF = 423 SPACES)	470 SPACES	470 SPACES
TOTAL PARKING REQUIRED = 450 SPACES		
PLAYGROUND REQUIREMENTS: 200 SF PER CHILD		
140 CHILDREN PERMITTED FOR THIS FACILITY REQUIRING 28,000 SF PLAYGROUND SPACE REQUIRED	N/A	9,100 SF *

NOTE: * VARIANCE GRANTED
** EXISTING NON-CONFORMITY

(Rev. 5/2024)

1. EXISTING PROPERTY INFORMATION:
T.M.F. 93-0-10-120
847 EASTON ROAD
WARRINGTON, PA 18976
2. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
TEMPORARY BENCHMARKS SET:
TBM-A: MAG NAIL SET IN ASPHALT, ELEVATION= 339.75
TBM-B: MAG NAIL SET IN ASPHALT, ELEVATION= 331.44
3. BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

- EXISTING IMPERVIOUS: 270,012 SF
- IMPERVIOUS TO BE REMOVED: 645 SF
- IMPERVIOUS TO BE ADDED: 665 SF
- PROPOSED NET IMPERVIOUS: 272,032 SF

40 20 10 0

SCALE: 1" = 40'

REVISIONS

[illegible]

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

PROJECT No.: PAA240047.00
DRAWN BY: M
CHECKED BY:
DATE: 08/19/2011
AD I.D.: P-CIVL-PR

PROJECT: **PRELIMINARY I**

**PROPOSED
DISCOVERY
PRESCHOOL**

847 EASTON RD
EASTON ROAD & SHETLAND DRIV
WARRINGTON TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA
18976

**1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914**
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

SHEET TITLE:

HEET NUMBER

C-301

REVISION 3 - 07/18/2025