

BOARD MEETING

AGENDA

WEDNESDAY, NOVEMBER 5, 2025
2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from October 8, 2025
5. Executive Director's Report
6. **Presentation:** Bucks County Housing Dashboard
by Lynn Lai, Planner
7. Act 247 Reviews for November 5, 2025
8. Old Business
9. New Business
2025 BCPC Board Meeting Dates for approval (See Attachment A)
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 November 5, 2025.

MINUTES OF MEETING

WEDNESDAY, OCTOBER 8, 2025

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

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

STAFF PRESENT: Scott Burton; Cassandra Goodmansen; Andrew G. Heimark; Bryn-Erin Kerr;
Michael A. Roedig; Patricia Rosica; Evan J. Stone; Matthew M. Walters;
Lisa M. Wolff; David Zipf

SOLICITOR: Dan Grieser, Esq.; Trevor Gross, 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, SEPTEMBER 3, 2025**
Upon motion of Mr. Tosti, seconded by Mr. Miller, the motion carried to approve the minutes of the September 3, 2025, meeting as presented.
- **EXECUTIVE DIRECTOR'S REPORT**
Mr. Stone announced that Janelle McGlasson will be joining us as our new Senior Planner (Housing) starting January 12, 2026. He also congratulated Bryn-Erin Kerr on her promotion to Director of Agricultural Land Preservation & Open Space Programs. Additionally, Cassandra Goodmansen will be taking over as our Recycling Coordinator—a change that better aligns with our sustainability goals.

Mr. Stone announced that the next Watershed Planning Advisory Committee (WPAC) meeting will be held on October 30, 2025. In addition, Mr. Stone will be presenting on our Act 167 Plan at the Pennsylvania Chapter of the American Planning Association conference in Harrisburg on Tuesday, October 14, 2025. Representatives from Montgomery and Chester Counties, Jamie Eberl from the Department of Environmental Protection, and Sue Myerov from the Lehigh Valley Planning Commission will also be in attendance to provide overviews of their work on Act 167.

Mr. Stone updated the board on the phishing scam involving the BCPC. We are aware of one applicant who fell victim to the scam in September. The matter has been escalated internally, and local police and detectives have been notified. To prevent future incidents, we will begin redacting all personal information from submitted plans. Additionally, we have sent multiple email notifications to our current list of consultants, requesting that they refrain from including any personal information in future submissions.

Mr. Stone reported that in September 2025, we received 15 applications, reviewed a total of 56 lots or units and 127,937 square feet of nonresidential land development, collecting \$9,638.65 in revenue. Year-to-date we have received 206 applications, reviewed a total of 1,690 lots or units and 1,088,026 square feet of nonresidential development, collecting \$179,002.32 in revenue. In comparison to last year, year-to-date in September 2024, we received a total of 170 applications, reviewed a total of 688 lots or units and 1,070,021 square feet of nonresidential development, collecting \$115,442.77 in revenue.

Mr. Nyman inquired if representatives from Bucks County would be attending the upcoming Housing Symposium, scheduled for November 13, 2025, at the Inn at Villanova. Mr. Stone confirmed that he and Jeff Fields from the Housing and Community Development department will be in attendance. Mr. Nyman mentioned that he and Nick Valla (Middletown Township) will serve as panelists, representing the Bucks County Association of Township Officials.

- **AGRICULTURAL LAND PRESERVATION PROGRAM ANNUAL SUMMARY 2024, 2025**
BY BRYN-ERIN KERR, DIRECTOR OF AGRICULTURAL LAND PRESERVATION

Ms. Kerr gave an update on the new Municipal Partnership Program launched this year. She touched on the applications submitted, farms that have been settled, and the current funding status. After the presentation, there was some additional discussion about the program. Mr. Grieser contributed by clarifying several points regarding the plan and the annual summary. See Attachment B for presentation.

- **BCPC #13129-BENSALEM TOWNSHIP – 4600 STREET ROAD**
BY DAVID ZIPF, PLANNER

Mr. Zipf reviewed the proposed development, discussed the waivers, comments, and suggestions on this review. See Attachment C for presentation.

The board thanked Ms. Kerr and Mr. Zipf for their presentations.

- **ACT 247 REVIEWS**

The reviews of October 8, 2025, were emailed to the board for their review prior to the meeting; there was a motion made to approve the reviews, by Mr. Tosti and seconded by Mr. Miller.

Mr. Nyman commented on BCPC #13110 — Middletown Township, he was concerned that there was no mention about Emergency Services access for the development in the review. After discussion it was determined there is a driveway connected to the parcel noted on the plan that may be used for Emergency Services.

- **OLD BUSINESS**

There was no old business.

Minutes of Meeting—October 8, 2025

- **NEW BUSINESS**

There was no new business.

- **ADJOURNMENT**

Upon the motion of Mr. Nyman, seconded by Mr. Miller, Ms. Breslin adjourned the meeting at 2:51 PM.

Submitted by:

Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **Staffing** – Samantha Niven, Planner, started on October 20, 2025.
- **Perkiomen Flood Mitigation Project** – The draft study has been released and is available [here](#).
- **Delaware Valley Regional Planning Commission (DVRPC)** – Attended the monthly DVRPC Board meeting, which included a presentation by Marek Gootman, Senior Fellow at the Brookings Institution. He provided an overview of the latest Brookings report on the Southeastern Pennsylvania economy and related economic development initiatives. The report can be found [here](#).
- **Southeastern Pennsylvania Transportation Authority (SEPTA)** – Met with SEPTA to discuss the budget impacts on Bucks County capital projects considering SEPTA's ongoing financial crisis. As a result, the Bristol Borough Train Station improvement project has been postponed. To date, completed work at the station includes safety enhancements and state-of-good-repair improvements. The proposed project, estimated at approximately \$50 million, has a reinstatement timeline of at least two years. SEPTA recently met with borough staff and the borough manager to deliver this update.
- **Trail – Summit** – On October 11, 2025, I attended the inaugural MontCo/Bucks Trail Summit facilitated by the Pennsylvania Environmental Council. The event was held at the Pennypack Ecological Trust and was well intended. Christian Regosch presented an overview of the county's trail program, and Commissioner Harvie was in attendance and delivered opening remarks.
- **Hazard Mitigation Plan (HMP)** – Staff and I continue our work on the HMP update, coordinating with the Michael Baker team led by Jessica Jahre. The annual meeting will be held on Friday, November 7, 2025.
- **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. The fourth WPAC meeting was held on October 30, 2025, at 11 AM. The project is on schedule and is being closely coordinated with the PADEP release of the new MS4 ordinance as well as the new Post Construction Stormwater Manual.
- **American Planning Association Pennsylvania Chapter** – On October 14, 2025, I presented an overview of our Act 167 project and the importance of local plan integration at the American Planning Association Pennsylvania Chapter conference in Harrisburg PA. I participated with representatives from Montgomery County, Delaware County, Lehigh Valley Planning Commission and the PADEP.
- **Building Redemptive Communities** – On October 16, 2025, I attended a conference/seminar facilitated by Nehemiah Development Company dealing with the notion of faith-based development and the importance of building and investing in our communities in ways that are intentional and geared towards developing strong resident support.

- **Suburban Realtors Alliance – Pathways to Attainable Housing** – On Friday, October 24, 2025, I participated in a webinar panel discussion with State Representative Jim Prokopiak on affordable and workforce housing, including “missing middle” housing. Representative Prokopiak has introduced House Bill 529, which seeks to establish the Smart Growth Zoning and Housing Program and the Smart Growth Zoning Fund. More information on HB 529 can be found [here](#).
- **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:

- Newtown Area Joint Zoning Council
- 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 by concluding the resident workshop series. Staff will now begin preparations to draft documents.

Newtown Area Joint Zoning Council — Continued discussing draft sign definitions with the council as part of the update to the sign regulations in the zoning ordinance.

[Plumstead Township Comprehensive Plan](#) – Staff presented the township with the second draft of *Plumstead Forward*, the township’s implementable comprehensive plan update. Township is reviewing and expected to provide feedback by December.

Riegelsville Borough Planning Commission — Continued discussion of the draft comprehensive plan “Riegelsville Reimagined” with the planning commission. A full draft of the plan is expected to be completed in November with adoption in early 2026.

[Solebury Township Comprehensive Plan](#) – Continued gathering background information and preparing draft material for the plan focus areas on sustaining agriculture and environmental stewardship and sustainability. Reviewed draft material for the plan introduction and the focus area for preserving Solebury’s character with the township’s comprehensive plan update committee.

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**

Staff attended the 2025 American Planning Association Pennsylvania Chapter Annual Conference in Harrisburg from October 12-14, 2025.

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:

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

Geographic Information Systems (GIS)

The GIS staff attended the following:

- Lancaster County GIS Day

ArcGIS Countywide Enterprise Update – With assistance from IT, staff completed the countywide ArcGIS Enterprise upgrade from version 11.3 to 11.5. All security patches have been installed, and testing was successful. Next step is to update all GIS users to ArcGIS Pro version 3.5.4.

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. Staff met with various Planning Commission sections to discuss an overhaul of websites and what information will be brought over during the transition.

Sustainability

The sustainability staff attended the following meetings:

- Constellation Energy on-site building energy audits for the Health Department, Public Safety Training Center, Building G, Admin Building & Justice Center
- Solebury Township Energy Transition Committee
- NORESO – preliminary assessment for Corrections Facilities energy audits
- Sustainable Energy Partnership board meeting
- Regional Benchmarking for local jurisdictions
- Get Solar with Delaware Valley Regional Planning Commission for possible funding for on-site solar at the Public Safety Training Center and the Lower Bucks Generals Services Building location

Transportation and Trails

The transportation and trails staff attended the following meetings:

- Bristol Road Extension Meeting
- Bucks/Montco Trail Summit
- Core Creek Progress Meeting
- D&L Trail Crossing Study Meeting
- DVRPC / RTC Meeting
- DVRPC FY 2027 Work Program Meeting
- DVRPC RTC Meeting
- EV Charging Station Meeting
- Levittown Trail Coordination Meeting
- Neshaminy Greenway Traffic Signal and ADA Meeting
- Neshaminy Greenway Trail Meeting
- Neshaminy Greenway Update Meeting
- New Hope Comprehensive Plan Meeting
- Newtown Rail Trail Phase 2 Meeting
- Newtown Rail Trail Phase 3 & 4 Meeting
- PA TIP Subcommittee Meeting
- SE PA Regional Legislative Platform Discussion

BCPC Activity Report October 2025

- SEPTA Regional Round Table
- TASA Draft Application Meeting (Taylorsville Road)
- TDM Advisory Committee Meeting
- TMA Bucks Board Meeting
- Turnpike Public Meeting
- Upper Bucks Rail Trail Neighboring Property Meeting

Commissioner Harvie and Christian Regosch spoke at the Bucks/Montco Trail Summit held on Saturday, October 11, 2025, at the Pennypack Watershed Trust.

BCPC staff engaged with the DVRPC regarding the Southeastern Pennsylvania Legislative Platform with specific emphasis on federal and state funding.

BCPC staff engaged with SEPTA regarding use of capital funds for operating expenses and the resultant impacts to service and project delivery. The current problems with the aging rail car fleet were also discussed.

On October 18, 2025, Commissioner Harvie and Scott Burton attended a public meeting held at the Ben Franklin Middle School in Bristol Township regarding the proposed turnpike bridge over the Delaware River. Two alternatives are being advanced (NPI- North Partial Impact & NSA-North staged Alternate).

2026 BCPC Meeting Dates

Meetings	Cut off	Mail Out
January 7	12/26/2025	12/31/2025
February 4	01/23/2026	01/28/2026
March 4	02/20/2026	02/25/2026
April 1	03/20/2026	03/25/2026
May 6	04/24/2026	04/29/2026
June 3	05/22/2026	05/27/2026
July 1	06/19/2026	06/24/2026
August 5	07/24/2026	07/29/2026
September 2	08/21/2026	08/26/2026
October 7	09/25/2026	09/30/2026
November 4	10/23/2026	10/28/2026
December 2	11/20/2026	11/25/2026

Agricultural Land Preservation Program **2024 2025** Annual Summary

Bucks County Planning Commission Board

October 8, 2025



Bucks County



BCPC

Bucks County Planning Commission

Municipal Partnership Program

Purpose: Partner with participating municipalities to preserve agricultural land and permanently extinguish development rights.

Benefits:

- Preserve more farmland throughout the county
- Increase local acreage under an agricultural conservation easement
- County will cover incidental costs
- County performs all administration
- County provides long term inspection and monitoring duties and enforcement of violations



Applications for Preservation

2024

- **Schmidt Farm**, Bedminster Township
- **Fleishman/Ottinger Farm**, Springfield Township
- **Tierney Land Management, LLC Farm**, Tinicum Township
- **Weiss Farm**, Milford Township
- **Wisler Farm #1**, Bedminster Township
- **Leopold Farm**, Bedminster Township
- **Wisler Farm #2**, Bedminster Township

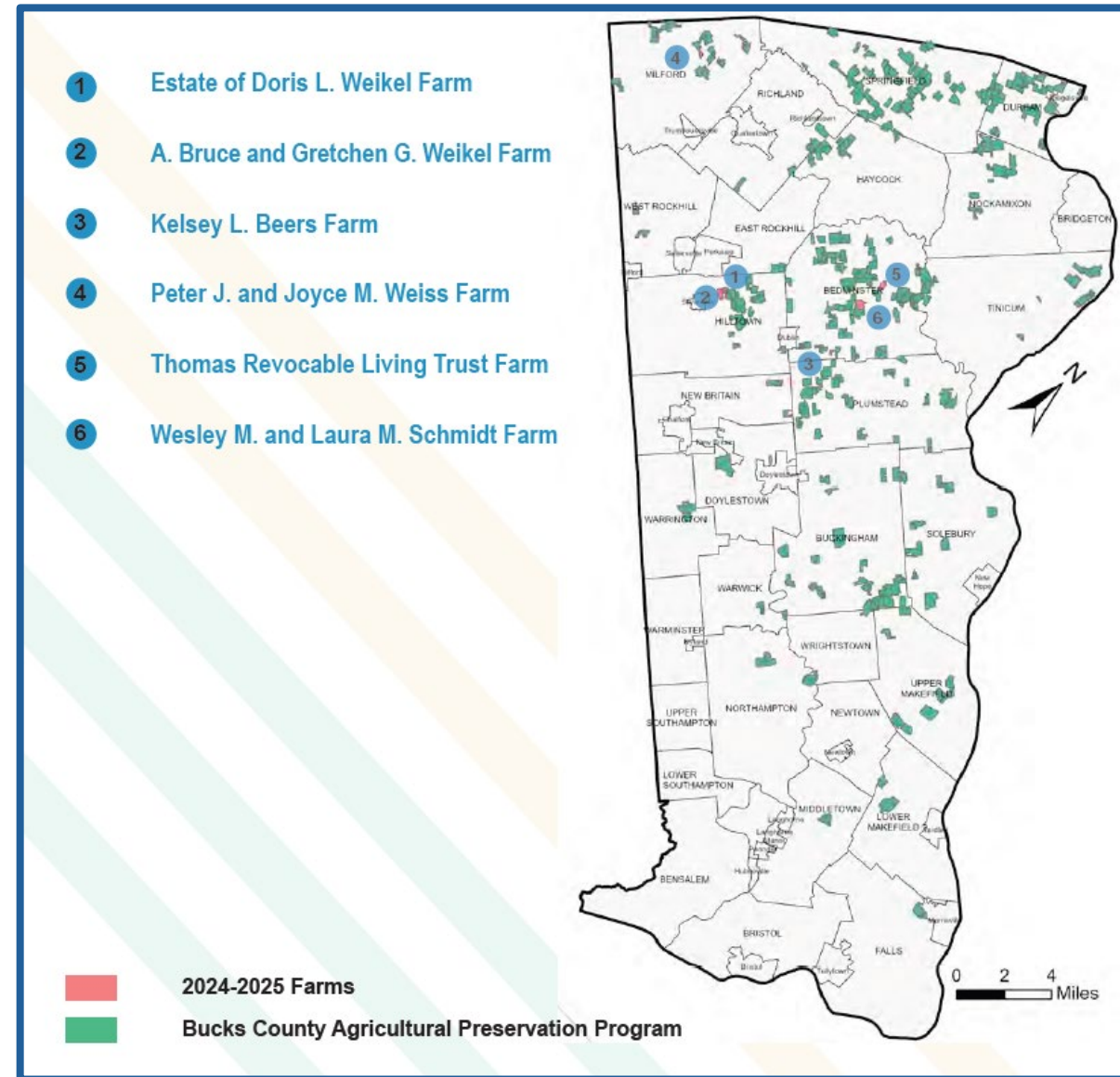
2025

- **Kinney Family Limited Farm**, Buckingham Township
- **Rosenberger Farm**, Hilltown Township
- **Kashner Farm**, Bedminster Township
- **Lokay Farm**, Milford Township
- **Bender Farm**, Milford Township
- **Bello Farm**, Plumstead Township
- **Ripp Farm**, Buckingham Township
- **Brown Farm**, Bedminster Township



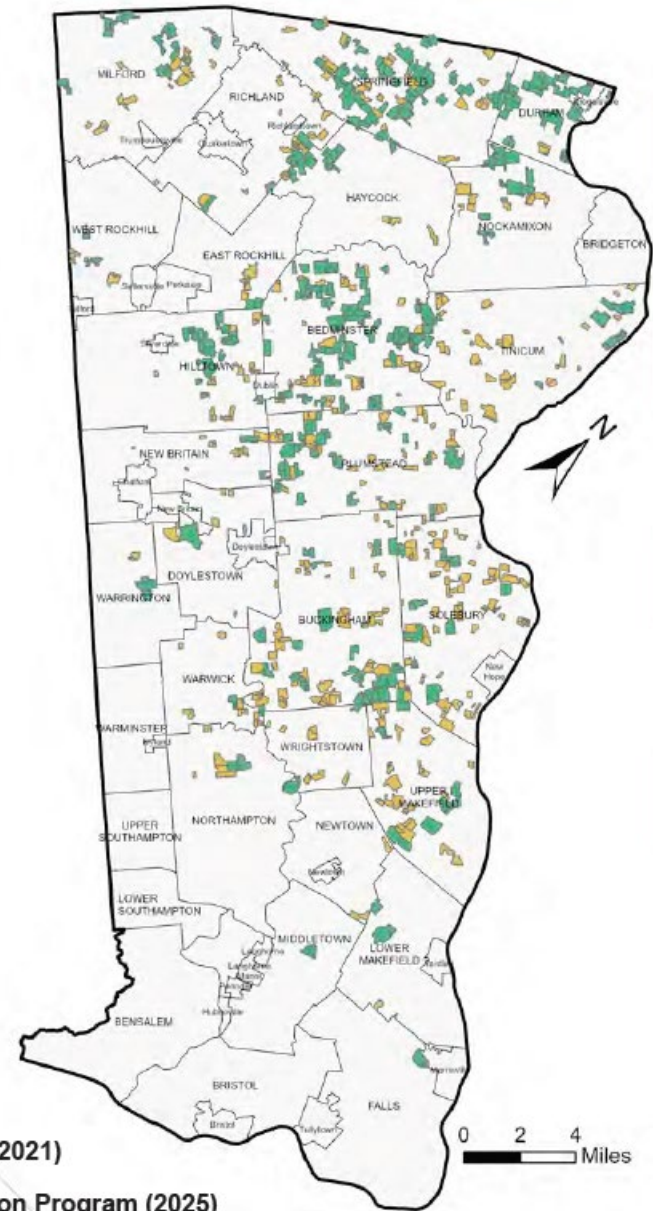
Settled Farms

- **Estate of Doris L. Weikel Farm**, Hilltown Township
- **A. Bruce and Gretchen G. Weikel Farm**, Hilltown Township
- **Kelsey L. Beers Farm**, Bedminster Township
- **Thomas Revocable Living Trust Farm**, Bedminster Township
- **Wesley M. and Laura M. Schmidt Farm**, Bedminster Township
- **Peter L. and Joyce M. Weiss Farm**, Milford Township



■ Preserved Farms Overview

Bedminster.....	52
Buckingham.....	22
Doylestown.....	1
Durham.....	15
East Rockhill.....	2
Falls.....	1
Haycock.....	9
Hilltown.....	12
Lower Makefield.....	2
Middletown.....	1
Milford.....	15
New Britain.....	2
Nockamixon.....	9
Northampton.....	2
Plumstead.....	23
Richland.....	5
Riegelsville Borough.....	1
Solebury.....	8
Springfield.....	42
Tinicum.....	12
Upper Makefield.....	8
Warrington.....	3
Warwick.....	2
West Rockhill.....	2
Wrightstown.....	2





Program Funding

2024

\$3,815,957.32

- Bucks County Appropriation
 - \$1,040,128
- PA Department of Agriculture Bureau of Farmland Preservation Appropriation
 - \$2,775,829.32

2025

\$5,353,802.28

- Bucks County Appropriation
 - \$2,247,770 (including Municipal Partnership Program Funds)
- PA Department of Agriculture Bureau of Farmland Preservation Appropriation
 - \$3,106,032.28



Since 1989, the current **STATE** totals
(to present) include

6,500 Farms
650,000 Acres

Since 1989, the current **COUNTY**
totals (to present) include...

253 Farms
19,177 Acres



Bucks County



BCPC

Bucks County Planning Commission



100th Preserved Farm



200th Preserved Farm

Program Highlights

- Inspections
- Signage
- Outreach, Partnerships, Activities



Thank You!

■ Bucks County Agricultural Land Preservation Board

Bartley E. Millett, Chairman
Martin Schaefer, Vice Chairman
James B. Nilsen, Treasurer
David R. Wolfinger
Kenneth W. Bupp
Kenneth Goldenberg
Matthew Braud
Jonathan R. Snipes
Wesley M. Schmidt

John Ives, Administrator

Prepared by the Bucks County Planning Commission



4600 East Street Road Redevelopment

Bensalem Twp.

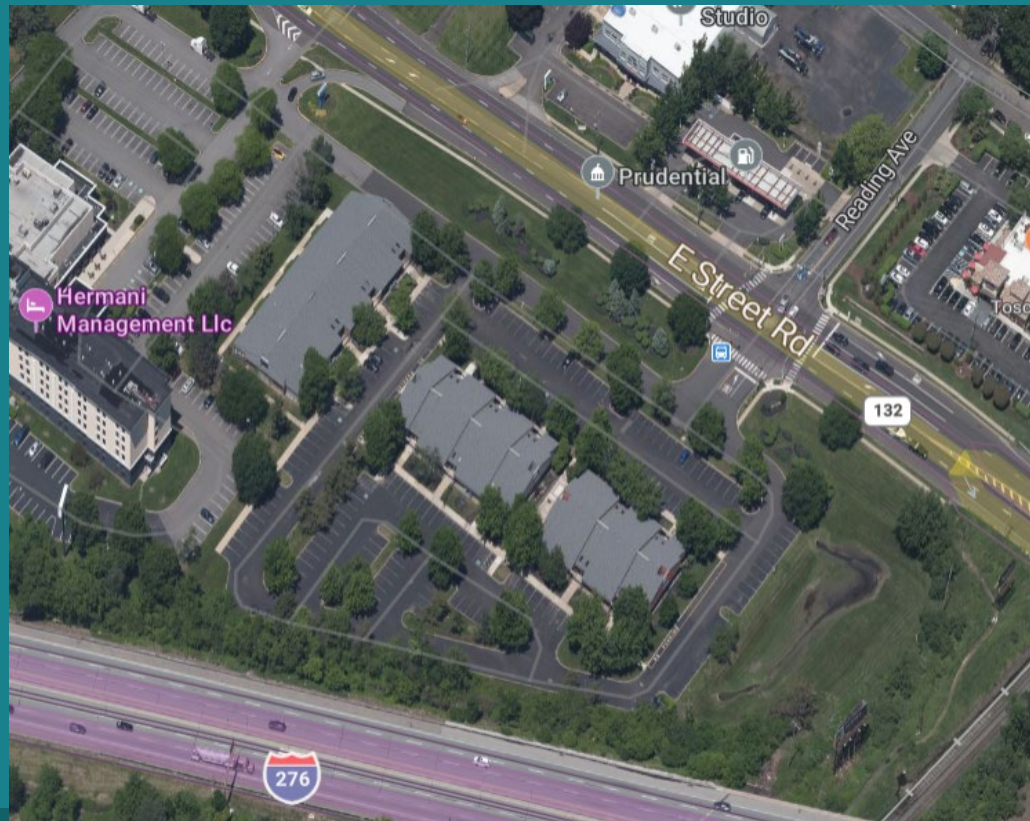
BCPC# 13129



Existing conditions:

Three office buildings, totaling 37,880 sq. ft., will be removed. The 8.532-acre site is served by public water and sewer.

Applicant state that buildings constructed in 1970's and no longer reflect "highest and best use of site"



Proposal

Construct a 23,300-square-foot grocery store

12,600-square-foot building

10,150 sq. ft. of retail/restaurant space

2,450 sq. ft. for a restaurant with drive-through



The **G-C General Commercial District** permits restaurants with drive-through and retail stores

minimum lot area - **7,200 square feet**

minimum lot width-60 feet

maximum impervious surface-60 percent

building coverage area-35 percent



86

Waivers requested

Relief from following SALDO requirements:

1. providing **separate preliminary and final plan submissions**;
2. providing all **existing features within 400 feet** and utility easements and rights-of-way within 50 feet of the land development area and boundary
3. prohibiting **grading within 3 feet** of any site property line;

Site plan issues

Resource protection

Traffic circulation

Drive-though design

Loading area

Traffic study

Parking separation

EV Charging

Landscaping

Signage

Fire lanes

Sewage Facilities

Connection Management Plan

Thank you!

David C Zipf, AICP

Bucks County Planning Commission

Municipal Reviews

November 5, 2025

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
New Britain Borough	<u>25-25-3</u>	25-0265	Borough Council	-	Zoning Ordinance Amendment: Public Hearing Notice
Tinicum Township	<u>44-25-ASA1</u>	25-0271	Tierney Land Management, LLC	44-22-1	Addition to Agricultural Security Area



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

UNOFFICIAL

MEMORANDUM

To: New Britain Borough Council
New Britain Borough Planning Commission

From: Bucks County Planning Commission

Date: November 5, 2025

Subject: BCPC #25-25-3
Proposal to Amend the Zoning Ordinance—Public Hearing Notice
Applicant: Borough Council
Date Received: October 9, 2025
Hearing Date: November 12, 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 November 5, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to expand public notification requirements for zoning hearings and zoning map amendments for the purpose of improving transparency and ensuring that residents within the vicinity of proposed zoning actions are informed and can participate in public hearings.

Proposed Zoning Provisions:

Amend Section 450-62.A., Notice, to require that written notice be mailed at least one week before zoning hearing board meetings to all property owners within 400 feet of the property that is the subject of the application.

Amend Section 450-68, Public Hearings Prior to Amendment, to require that written notice be mailed at least one week before borough council hearings to all property owners within 400 feet of the property subject to a proposed zoning map change.

COMMENTS

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



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

JWS:emh

25-0265

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



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

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Tom Tosti

Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Tincum Township Board of Supervisors
Tincum Township Planning Commission

From: Bucks County Planning Commission

Date: November 5, 2025

Subject: BCPC #44-25-ASA1
Request for an Addition to the Agricultural Security Area
TMP #44-22-1
Owner/Applicant: Tierney Land Management, LLC
Date Received: October 17, 2025
Hearing Date: November 18, 2025

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

GENERAL INFORMATION

Requested Action: Add tax map parcel #44-22-1 to the Agricultural Security Area (ASA) of Tincum Township.

Landowner:	Tierney Land Management, LLC
Tax Map Parcel:	#44-22-1
Location:	Along northern side of East Dark Hollow Road, at its intersection with Iron Bridge Road and Smithtown Road
Size of tract:	45.79 acres
Zoning:	RA Residential Agricultural
Comprehensive Plan:	Agricultural
Soil Classes:	3W, 3E



COMMENTS

Pennsylvania's Agricultural Security Area program¹ includes several criteria for the inclusion of a property in an ASA. These include:

1. Noncontiguous farm parcels must be comprised of 10 acres in size or more or have an anticipated yearly gross income of at least \$2,000 from agricultural production.
2. The property must be viable agricultural land. Cropland, pasture, and woodland can all be included in an Agricultural Security Area.
3. Land proposed must have soils that are conducive to agriculture. This is generally met if at least 50 percent of the soils are classified in Classes 1-4 or if the soil is currently in active farm use and is being maintained in accordance with a soil erosion and sedimentation plan.
4. The property must be zoned to permit agricultural uses but does not need to be zoned to exclude other uses.
5. Additional factors to be considered are the extent and nature of farm improvements, anticipated trends in agricultural economic and technological conditions, and any other relevant factors.

The proposed parcel for inclusion in the township's ASA appears to be actively farmed and 100 percent of the soils covering the tract are designated by the Natural Resources Conservation Service's (NRCS) land capability classification as Class 1 through 4.

Principle 3 of the *Tinicum Township Comprehensive Plan* (2015) is to "Protect Open Space and Agriculture." The parcel is designated as Agricultural on the plan's Future Land Use Map and is within the RA Residential Agricultural zoning district. The comprehensive plan notes that there is a significant distribution of small-lot farming in Tinicum. A tract that is a large residential lot may be small for a farm, but in aggregate these large farmed residential lots form an extensive diversity of agriculture in the township. The comprehensive plan also encourages the township to promote farming practice that is sustained by the carrying capacity of the land to support farming for future generations.

Should the proposal be adopted, a description of the area must be filed with the Bucks County Recorder of Deeds and Bucks County Planning Commission within 10 days. The Agricultural Area Security Law further requires that township's ASA be reviewed and renewed every seven years.

LL:emh
25-0271

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

¹ https://www.pa.gov/content/dam/copapwp-pagov/en/pda/documents/plants_land_water/farmland/asa/documents/ASA%20Handbook%2004.06.16%20single%20sider%20full.pdf

Bucks County Planning Commission
Subdivision and Land Development Reviews
September 27, 2025 to October 24, 2025

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bensalem Township	9621-A	25-0241	2-1-35	Perryville Hospitality, LLC	P	Commercial Land Development: 124,416 square feet
Bristol Township	13131	25-0243	5-74-253	Paul Leinheiser	F	2 Single-family lots
Penndel Borough	13136	25-0252	32-5-130	Joshua Cohen Living Revokable Trust	P	Commercial Land Development: 3,521 square feet
Plumstead Township	13133	25-0244	34-20-55; -1	Jeffrey Macdonell	F	Lot Line Adjustment
Quakertown Borough	10070-A	25-0254	35-2-98	White Oak Storage, LLC	P	Commercial Land Development: 87,150 square feet
Silverdale Borough	13135	25-0251	40-3-46 and 40-3-48	Silverdale Holdings, LLC c/o Joshua Moser	S	Lot Line Adjustment
Upper Makefield Township	13126	25-0234	47-9-49	Staging Hill, LLC	F	2 Single-family lots
Upper Makefield Township	13137	25-0255	47-4-3-1	348 Pineville Road LLC	S	2 Single-family lots
West Rockhill Township	13134	25-0249	52-11-6, 52-11-4, 52-11-3, 52-11-2-1, 52-11-10, 52-12-8-1, 52-12-9-1 and 52-12-10-1	Select Properties, Inc.	S	44 Single-family townhomes
Wrightstown Township	13132	25-0245	53-12-46-4 and 53-12-46-7	Anthony and Giuseppina Hipple	F	Lot Line Adjustment



BCPC

Bucks County Planning Commission

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E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

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Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: October 6, 2025

Subject: BCPC #9621-A
Preliminary Plan of Land Development for Perryville Hospitality, LLC
TMP #2-1-35
Applicant: Perryville Hospitality, LLC
Owner: Same
Plan Dated: August 22, 2025
Date Received: September 5, 2025

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

GENERAL INFORMATION

Proposal: Construct a four-story 124,416-square-foot self-storage facility on a 2.85-acre site. The site will be served by public water and sewer.

Location: Eastern side of the intersection of Lincoln Highway (U.S. Route 1) and the Pennsylvania Turnpike (I-276), and at the southern terminus of Old Trevoise Road.

Zoning: The H-C1 Highway Commercial District permits self-storage facilities on a minimum lot size of 5 acres and a minimum lot width of 75 feet. The permitted maximum building area and maximum impervious surface ratio are 35 and 75 percent, respectively.

On June 5, 2025, the township zoning hearing board granted a special exception and variances from the following requirements of the zoning ordinance:

Section 232-409.(4)

a special exception to permit a building height of 50 feet when only 35 feet is permitted

Section 232-57.(a)(1)b.

to allow removal of all woodlands when a protection ratio of 50 percent is required

Section 232-59.(a)(2)a.1.

to permit a steep slope preservation ratio of 17 percent when 60 percent is required for slopes of 8-15 percent



Section 232-59.(a)(2)a.2.

to permit a steep slope preservation ratio of 29 percent when 70 percent is required for slopes of 15-25 percent

Section 232-59.(a)(2)a.3.

to permit a steep slope preservation ratio of 34 percent when 85 percent is required for slopes in excess of 25 percent

Section 232-380.(15)a

to permit an individual self-storage facility on a net lot area of 2.85 acres when a minimum net lot area of 5 acres is required

Section 232-380.(15)b

to permit hours of operation from 6 a.m. to 9 p.m. when 7 a.m. to 8 p.m. is permitted

Section 232-587.(1)

to permit a loading space of less than the required 65 feet in depth

Section 232-714.(b)(2)

to permit three wall signs with a maximum square footage of 50 square feet each when only one wall sign is permitted

The above-listed approvals were granted subject to the following condition: the zoning hearing board encourages the applicant to prepare and implement a landscape plan using natural species to recreate a woodlands environment.

Present Use: Vacant

COMMENTS

1. **Buffer yard**—Section 232-592.(2)(f) of the zoning ordinance prohibits structures in the buffer yard and planting strip. The plan shows earthen berms and stormwater structures, inlets, and level spreaders within the required buffer yard. The township should determine if these structures are permitted in the buffer yard.
2. **Landscaping**—A condition of the variance granted on June 5, 2025, encourages natural plantings to be provided to recreate a woodland environment. The plan shows proposed trees around the parking lot at the perimeter driveways but there are gaps in the plantings, and few are provided in the southwest corner of the site. We recommend that the township determine if the plantings are sufficient.
3. **Grading**—Section 201-106.(2)a.(6) of the SALDO prohibits grading within 3 feet of any site property line. The plan shows grading along the west and south sides of the parcel boundary. We recommend that the applicant coordinate grading with PennDOT, the adjacent landowner along three sides of the parcel.
4. **Lighting**—To help mitigate lighting impacts from the proposed facility, we recommend that site lighting levels be reduced during off-hours when the facility is closed.
5. **Signage**—The plan does not provide any information about signage to be placed on the site. We recommend that sign details be placed on the plan to show compliance with Article XIV of the zoning ordinance.

6. **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, electric vehicle charging equipment, geothermal systems, or buildings that meet a certified energy efficiency standard. Financial assistance is also available through Bucks County's C-PACE program, which provides low-interest loans to businesses for the installation of renewable energy systems.¹ The C-PACE program creates a financing tool for energy efficiency, renewable energy, and water conservation projects that result in consumption and cost savings for commercial, agricultural, and industrial properties.

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

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 November 5, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

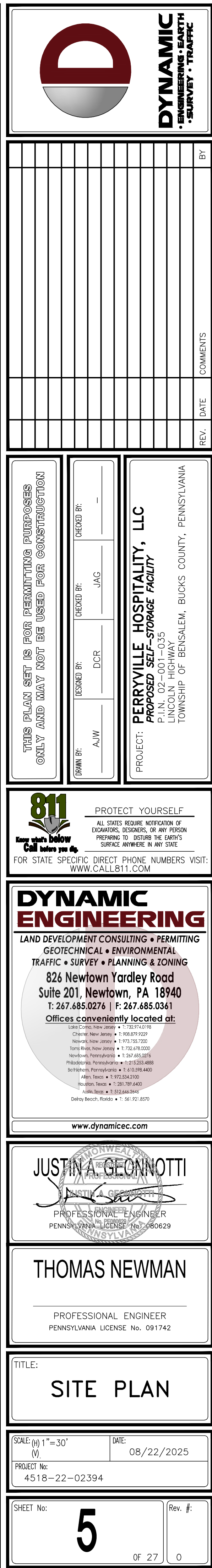
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

DCZ:emh
25-0241

cc: Pinank Patel, Perryville Hospitality, LLC (via email)
Justin Geonotti, PE, Dynamic Engineering (via email)
Mia Tomlinson, PE, Dynamic Engineering (via email)
Ryan Maccariella, PE, Dynamic Engineering (via email)
Brian Dormer, PE, Dynamic Engineering (via email)
Phil Wursta, PE, WK2, Township Engineer (via email)
Nicole Khan, PE, WK2, Senior Township Engineer (via email)
John Chaykowski, Township Manager (via email)
Ken Farrall, Township Director of Building and Planning/Zoning Officer (via email)
Loretta Alston, Township Department of Building and Planning (via email)

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>





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

PLANNING COMMISSION:
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Richard Donovan, *Vice Chair*
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James J. Keenan
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Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: October 8, 2025

Subject: BCPC #13131
Final Plan of Subdivision for 1122 Grieb Avenue
TMP #5-74-253
Applicant: Paul Leinheiser
Owner: Same
Plan Dated: August 21, 2025
Date Received: September 8, 2025

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

GENERAL INFORMATION

Proposal: Subdivide an 11,417-square-foot lot into two single-family detached lots consisting of 5,720 and 5,697 square feet. Proposed Lot 1 (5,720 square feet) contains an existing dwelling and a detached garage; a single-family dwelling will be constructed on proposed Lot 2 (5,697 square feet). Public water and sewer facilities currently serve the site.

Location: Northeast side of Grieb Avenue, approximately 300 feet northwest of the intersection of Grieb Avenue and North Radcliffe Street.

Zoning: The R-2 Residence District permits single-family detached dwellings on lots with a minimum lot area of 6,500 square feet and a minimum lot width of 60 feet. The permitted maximum building area and maximum impervious coverage are 25 and 35 percent, respectively.

Notations on the plan indicate that on May 12, 2025, the Bristol Township Zoning Hearing Board granted variances from the following requirements of the zoning ordinance:

Section 205-26.A.

to permit lot areas of 5,720 and 5,697 square feet instead of the required lot area of 6,500 square feet

Section 205-26.B.

to permit lot widths of 50 feet and 50 feet instead of the required lot width of 60 feet



Section 205-26.E.(1)

to permit a front yard setback of 11.5 feet on Lot 2 instead of the required front yard setback of 25 feet

Section 205-26.D.

to permit impervious coverage of 59.70 percent on Lot 1 instead of the maximum permitted impervious coverage of 35 percent

Present Use: Residential

COMMENTS

1. **Requested waivers**—Information attached to the township’s subdivision and land development application indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

Section 177-93.A.(1) section number not indicated on submission

from submitting a plan at a scale of 1-inch equals 50 feet or 1-inch equals 100 feet

Section 177-91.A.(7) section number not indicated on submission

from labeling plans as “Preliminary Plan – Not To Be Recorded”

The applicant has not provided the reason for the waiver requests, the section numbers of the ordinance from which the waivers will provide relief, or the proposed changes 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, the ordinance sections involved, and the minimum modifications necessary. The final plan should note all granted waivers.

2. **Recreation land**—The plan should indicate how the proposal will meet the recreation land requirements of Section 177-53.A. of the SALDO or fee-in-lieu provisions in Section 177-53.C.
3. **Landscape plan**
 - a. **Landscape architect**—The Drawing List on Sheet 1 indicates that Sheet 5 is the Grading/Utility and Landscape Plan. However, Sheet 5 is labeled Grading and Utilities Plan and does not show proposed landscaping. We recommend a landscape plan, prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania, be submitted with this proposal.
 - b. **Street trees**—Section 177-93.D.(7) of the SALDO requires the location of required plantings to be shown on minor subdivision plans. Section 177-51.A.(1)(a) states that within any land development or subdivision, street trees shall be planted along both sides of all streets where suitable existing street trees or natural wooded areas do not exist. The plan should be revised to indicate the required street trees.
4. **Tree protection**—The plan should be revised to indicate the location of the tree protection zone and the proposed location of tree protection fencing in accordance with Section 177-93.D.(10) of the SALDO.

5. **Stormwater management**—The plan proposes a stormwater infiltration bed in the rear yard portion of Lot 2. We recommend that the applicant prepare and submit to the township a detailed schedule of all anticipated long- and short-term operational and maintenance procedures for the stormwater facility. The maintenance manual should include any type of potential maintenance that may be necessary to continue sound performance of the facility. A copy of the manual should be provided to those responsible for stormwater facility maintenance which the plan indicates will be the future homeowner. In addition, any restrictions for the area containing the infiltration bed (e.g., placement of play structures, trees and shrubs, etc.) should be made clear to future homeowners in order to maintain proper function of the facility and to avoid enforcement issues for the township.
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning 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 November 5, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:emh
25-0243

cc: Paul Leinheiser (via email)
Chad W. Brensinger, PE, Charles E. Shoemaker, Inc. (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
John Shaltens, EIT, Gilmore & Associates, Inc., Township Engineer (via email)
Randee J. Mazur, Township Manager (via email)
Dawn Ragan, Township Department of Building, Planning & Development (via email)
Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)



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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Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Penndel Borough Council
Penndel Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: October 15, 2025

Subject: BCPC #13136
Preliminary Plan of Land Development for Neshaminy Collision
TMP #32-5-130
Applicant: Joshua Cohen Living Revokable Trust
Owner: Same
Plan Dated: August 25, 2024
Date Received: September 18, 2025

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

GENERAL INFORMATION

Proposal: Construct a 3,521-square-foot addition to an existing 7,152-square-foot auto body shop and make various other site improvements on a 1.13-acre site. Public water and sewer serve the site.

Location: At the southwest intersection of Lincoln Avenue and Park Avenue.

Zoning: The I Industrial District permits Use 41 Repair Garage on sites of at least 20,000 square feet with setbacks of 35, 15, and 15 feet for front, side, and rear yards, respectively. The Transit Oriented Development (TOD) Overlay District does not permit Use 41 Repair Garage.

The plan indicates an existing nonconformity with respect to maximum impervious coverage.

Present Use: Industrial

COMMENTS

1. **Transit Oriented Development (TOD) Overlay**—The proposal falls within the borough's Transit Oriented Development (TOD) Overlay District. While the proposed use is only permitted within the underlying I Industrial District, certain development requirements and regulations are still required "regardless of the regulations of the underlying zoning district." Section 405-83 of the zoning ordinance outlines those requirements.

COUNTY COMMISSIONERS:

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



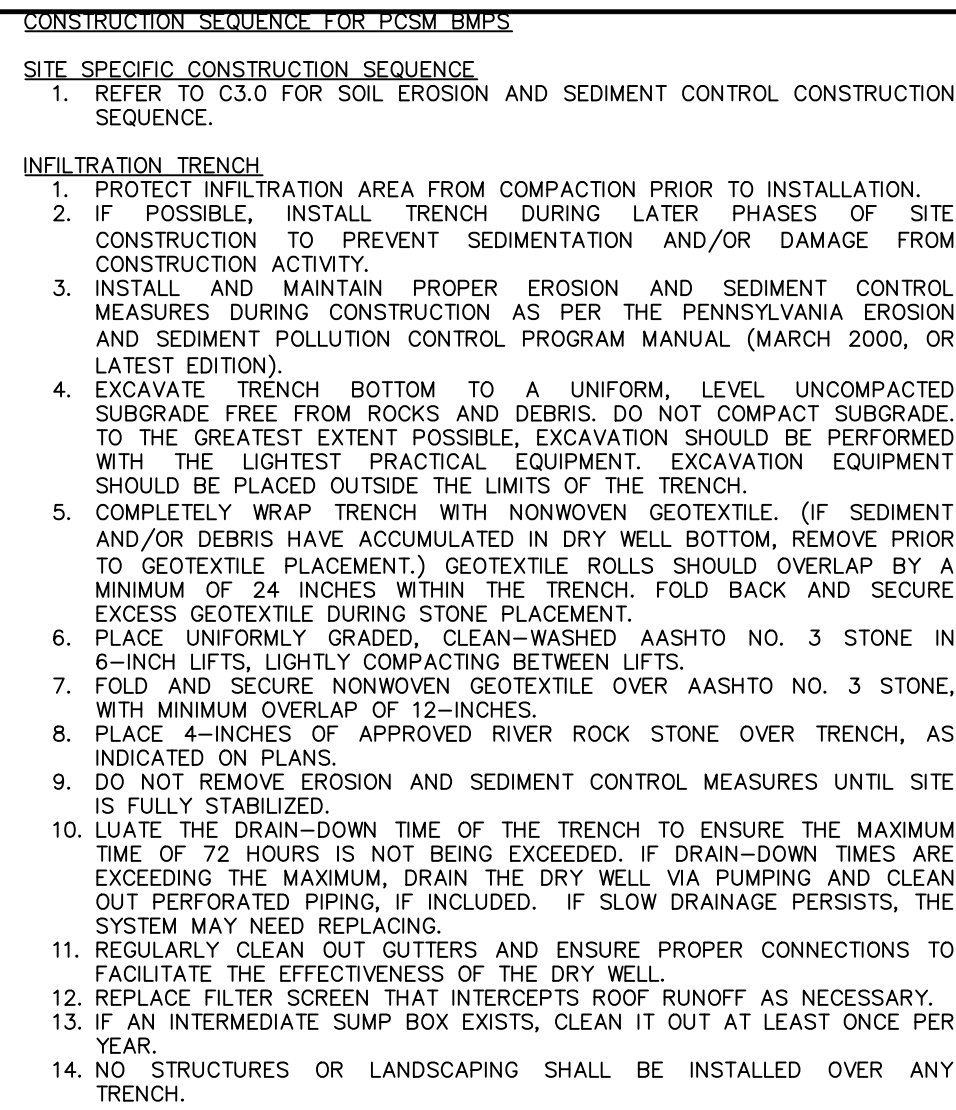
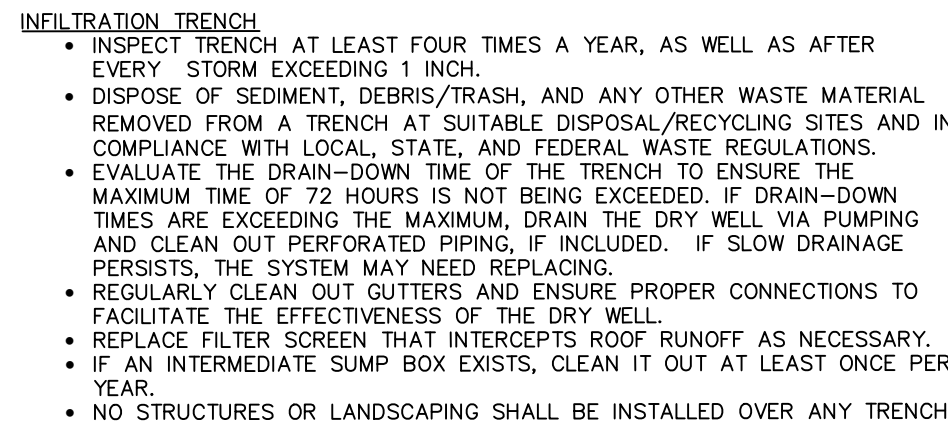
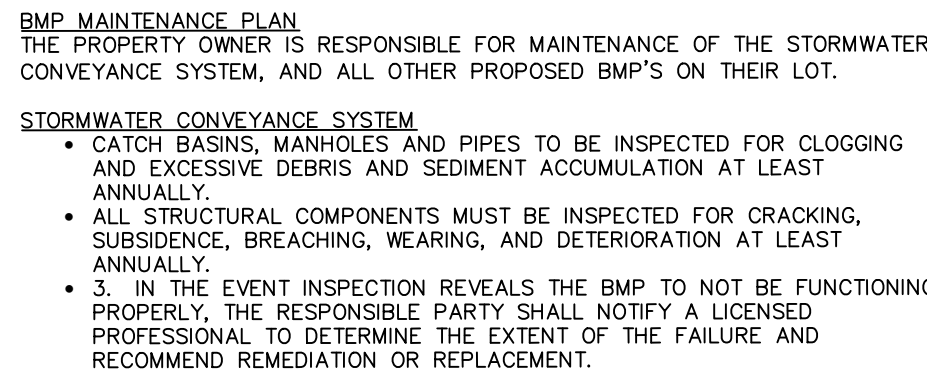
2. **Impervious surface ratio**—Section 405-83.J. of the zoning ordinance specifies that in situations where a site's impervious surface ratio is in excess of 75 percent (which this proposal shows as an existing nonconformity), the site's ratio shall be reduced by 10 percentage points.
3. **Parking area location**—Section 405-23.G. of the zoning ordinance specifies that within the I Industrial District, no parking will be permitted between the building and the cartway. The plan proposes the majority of its parking in this area.
4. **Street trees**—Section 355-36.C.(4) of the subdivision and land development ordinance (SALDO) outlines the requirements for street tree planting. It does not appear as though any street trees have been proposed.
5. **Sidewalk width**—Section 355-42.B. of the SALDO specifies that sidewalks within the I Industrial District shall be a minimum of 7 feet in width. The proposed sidewalk appears to be approximately 5 feet in width.
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

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

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

JWS:emh
25-0252

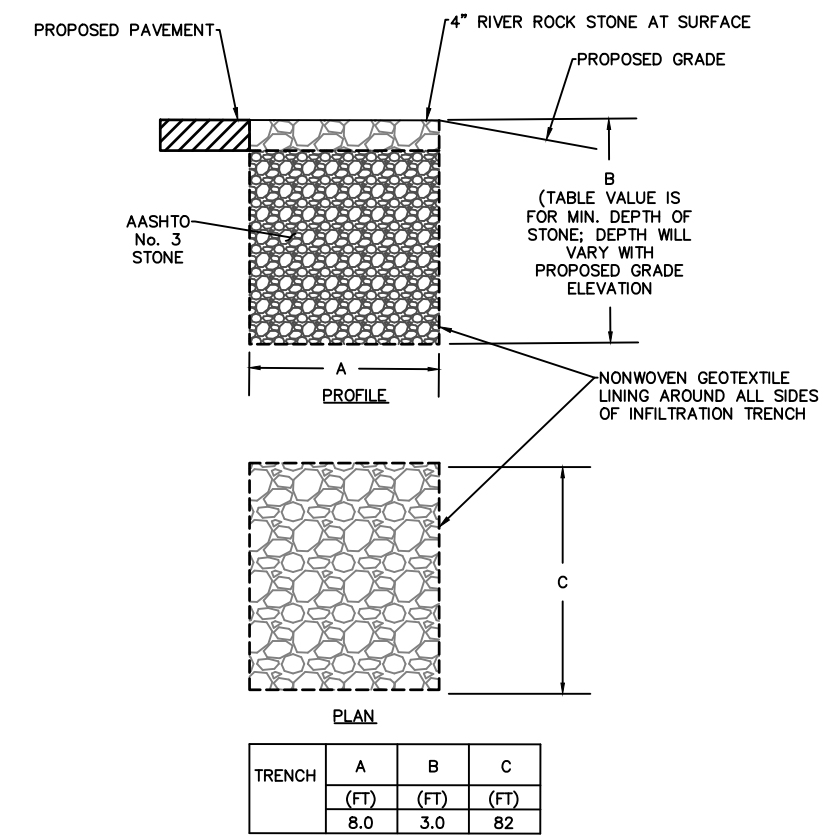
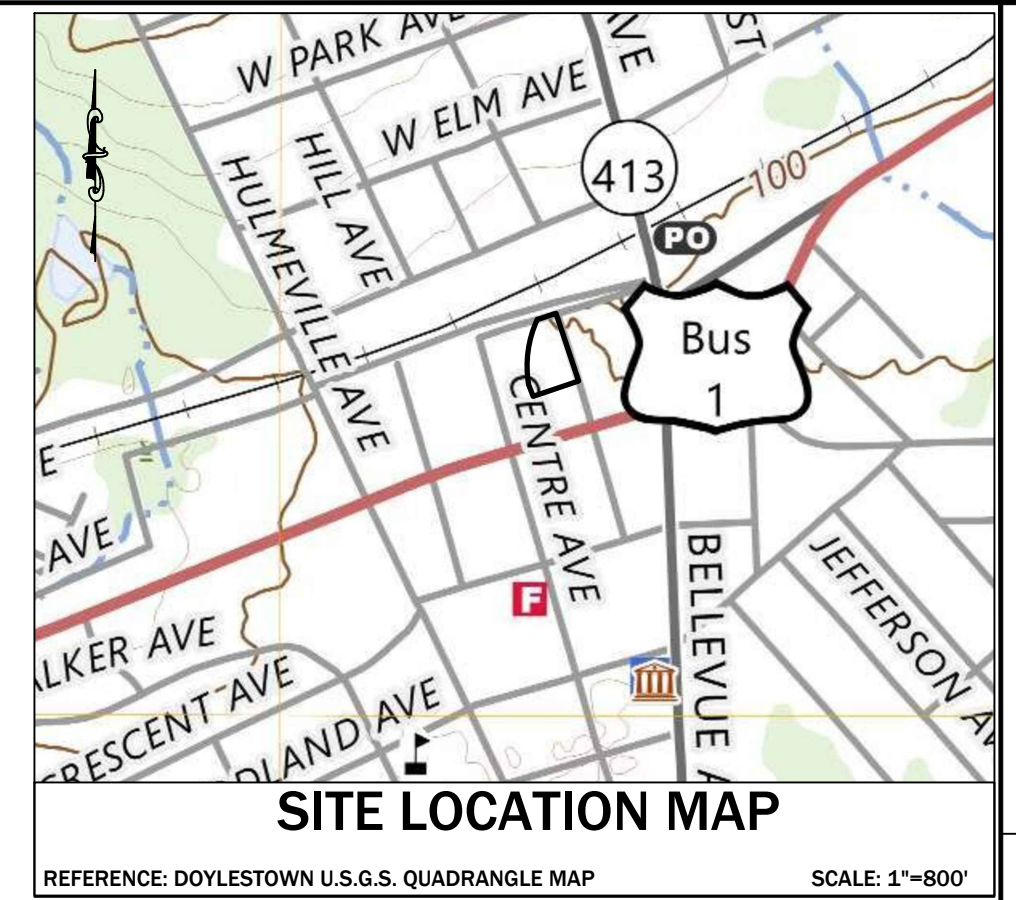
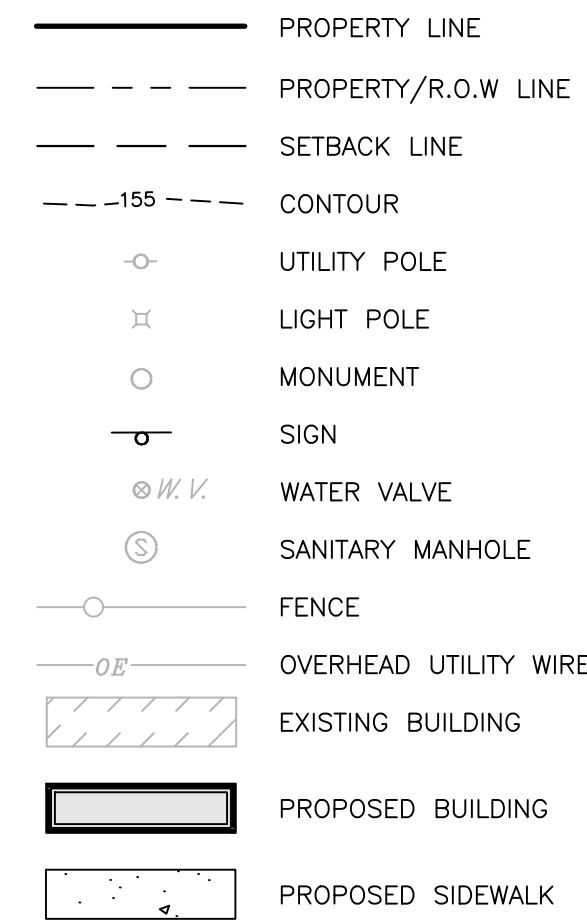
cc: Joshua Cohen Living Revokable Trust (via email)
Robert Cunningham, PE, Holmes Cunningham Engineering (via email)
Carol Schuehler, PE, Value Engineering, Inc., Borough Engineer (via email)
Geoff Thompson, Borough Manager (via email)



STORMWATER IMPERVIOUS COVERAGE	
Existing Impervious Coverage	
Existing Building	7,152
Existing Concrete	672
Existing Asphalt	12,006
Existing Wall	34
Existing Stone	29,225
Total Existing Impervious	49,088
Existing Building to Remain	7,152
Existing Concrete to Remain	672
Existing Asphalt to Remain	12,006
Existing Wall to Remain	34
Existing Stone to Remain	25,704
Proposed Addition	3,521
Proposed Sidewalk	1,168
Total Proposed Impervious	50,256
Proposed New Impervious	4,689

APPLICANT / OWNER
COHEN, JOSHUA REVOCABLE LIVING TRUST
713 STEWARTS WAY
YARDLEY PA 19067
(215) 752-8220

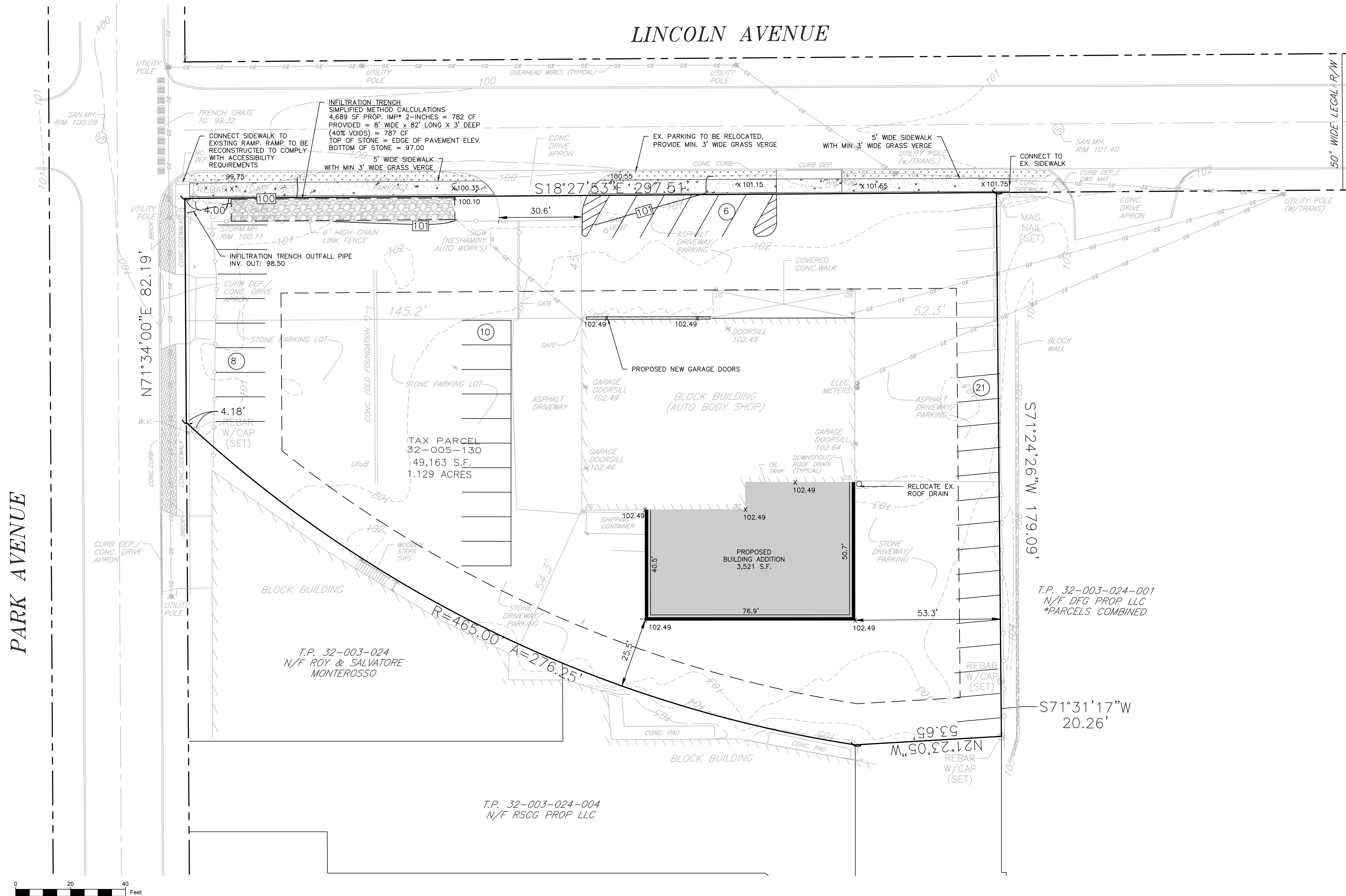
LEGEND



- NOTES:
1. MAINTAIN MINIMUM 10 FOOT SEPARATION BETWEEN INFILTRATION AND BUILDING FOUNDATION WALL.
2. DO NOT CONSTRUCT THE INFILTRATION TRENCH UPSLOPE OF SEWAGE DRAIN FIELD.
3. EXCAVATION FOR THE INFILTRATION FACILITY SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE TRENCH.
4. THE BOTTOM OF THE TRENCH SHALL BE SCARIFIED PRIOR TO THE PLACEMENT FO AGGREGATE.
5. THE GEOTEXTILE FABRIC SHALL OVERLAP A MINIMUM OF 12 INCHES AT JOINTS.
6. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF THE STORMWATER INFILTRATION TRENCH. THE OWNER SHALL MAINTAIN, CLEAN, AND REPAIR THE INFILTRATION TRENCH, OTHERWISE MAINTAIN THE INFILTRATION TRENCH IN PROPER WORKING ORDER.

INFILTRATION TRENCH DETAIL

SOIL TYPES		
Sym	Name	Hydric (Y/N)
UfuB	Urban Land, 0 to 8 percent slopes	N

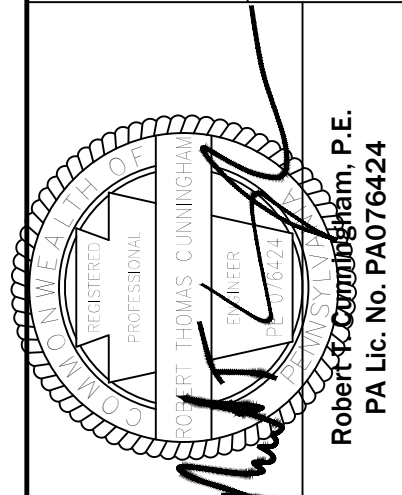


Holmes Cunningham LLC
409 E. Butler Ave,
Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS	Date	Description
3 WORKING DAYS NOTICE FOR PENNSYLVANIA LAW REQUIRES 10 WORKING DAYS IN DESIGN STAGE -- STOP & CALL --  Pennsylvania One Call System, Inc. 1-800-242-1176		

NESHAMINY COLLISION
T.M.P.# 32-005-130
10 LINCOLN AVE
PENNDDEL BOROUGH, BUCKS COUNTY, PA

SITE IMPROVEMENT PLAN



File No.
L780_C2.0 GR-DA.DWG

Date	8/25/2024
Scale	1" = 20'
HCE Job	1780
Designed	RC
Sheet	2 of 4

Drawing No.

C2.0



BCPC

Bucks County Planning Commission

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

PLANNING COMMISSION:

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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: October 9, 2025

Subject: BCPC #13133
Final Plan of Lot Line Adjustment for 4901 and 4935 River Road
TMPs #34-20-55; -1
Applicant: Jeffrey Macdonell
Owner: Same
Plan Dated: April 23, 2025
Date Received: September 8, 2025

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

GENERAL INFORMATION

Proposal: Convey 0.291 acres from TMP #34-20-55 to TMP #34-20-55-1. The resultant lot size for TMP #34-20-55 is 0.499 acres and includes an existing single-family dwelling with a two-story detached garage. The resultant lot size for TMP #34-20-55-1 is 1.141 acres and contains an existing two-story commercial building and parking lot.

Location: Along the eastern side of River Road, approximately 400 feet south of its intersection with Ferry Road.

Zoning: The VC Village Commercial Zoning District permits residential and commercial uses with a minimum lot area of 7,500 square-feet, a minimum lot width of 75 feet, and a maximum impervious surface ratio of 50 percent.

Present Use: Residential, commercial

COMMENTS

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

Sections 22-09.1M, 22-907.3B and 22-918

relief from drainage improvements, cartway reconstruction and widening, and curb and sidewalk requirements



Section 22-918

relief from concrete monument requirements

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

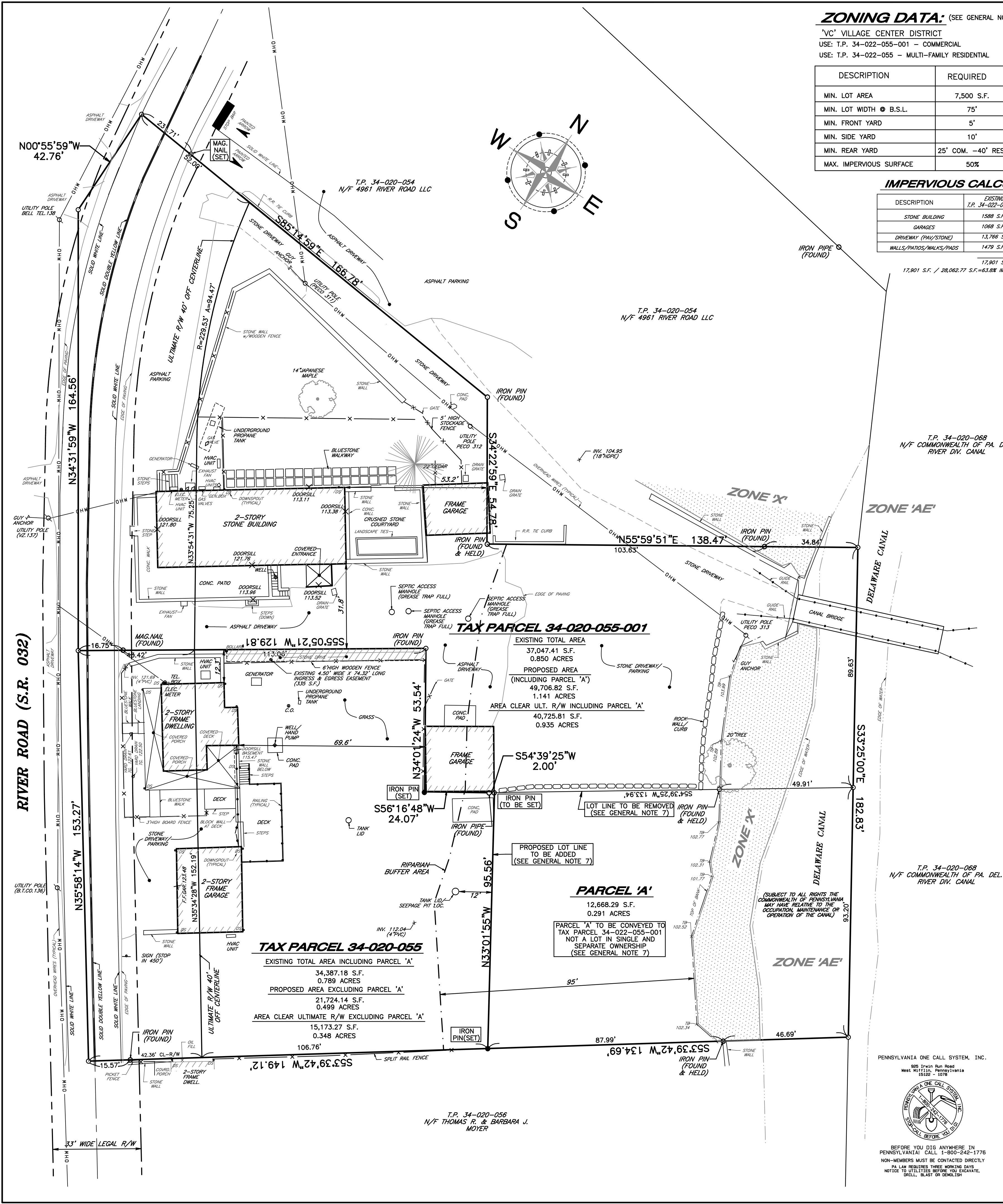
2. **Proposed uses**—Sheet 1 of the plan notes the use for TMP #34-22-55-1 as “Commercial” and the use for TMP #34-22-55 as “Multi-Family Residential”. Per Section 22-603.2.E.(7), existing and proposed uses of the site, including use designations referenced from the ordinance, shall be included on the plan. The applicant should include the specific uses and their corresponding letter and number on the plan as required by Section 22-603.2.E.(7) of the SALDO.
3. **Riparian buffer**—Per Section 27-2401.10. of the zoning ordinance, the riparian buffer shall be the transitional area extending 95 feet outward from the top-of-bank of the watercourse. The proposed overflow parking lot encroaches into the riparian buffer of the Delaware Canal that is adjacent to the site. Per the natural resource protection standards of the zoning ordinance, riparian buffers shall remain undisturbed and permanently protected. These areas shall not be altered, graded, filled, piped, diverted, or built upon except for roads, pedestrian paths, and utility crossings, where approved by the township, the design represents the least possible disturbance, and no other alternative access is available.
4. **Sidewalks**—Figure 7: Park and Recreational Resources in the *Plumstead Township Comprehensive Plan* (2011), depicts a proposed sidewalk/trail along River Road, adjacent to both tax map parcels. The applicant has requested waivers from curb and sidewalk requirements. We recommend the township consider building out the pedestrian network within the village of Point Pleasant when reviewing the waiver request. In lieu of building out the pedestrian network, the township may procure an easement to construct the pedestrian amenities at a later date.
5. **Water and sewer**—The applicant does not state how potable water is supplied to the site, nor do they state how sewage disposal is provided. Future plan submissions should contain this information as required by Section 22-603.2.V of the SALDO.

This review will be included in the Bucks County Planning Commission board materials for the November 1, 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
25-0244

cc: Jeffrey Macdonell (via email)
Patrick A. Cavanaugh, PLS, Cavanaugh Surveying Services (via email)
Gabby Hieber, Office Manager, Cavanaugh Surveying Services (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Stacey Mulholland, Township Manager/Secretary/Treasurer (via email)
Steven Hicks, Assistant Township Manager/Zoning Officer (via email)
William D. Oetinger, Esq., Grim Biehn & Thatcher (via email)



ZONING DATA: (SEE GENERAL NOTE 7)

'VC' VILLAGE CENTER DISTRICT
USE: T.P. 34-022-055-001 - COMMERCIAL
USE: T.P. 34-022-055 - MULTI-FAMILY RESIDENTIAL

DESCRIPTION	REQUIRED	EXISTING T.P. 34-022-055-001	EXISTING T.P. 34-022-055	PROPOSED T.P. 34-022-055-001	PROPOSED T.P. 34-022-055
MIN. LOT AREA	7,500 S.F.	28,062.77 S.F. CL. ULT.	27,836.16 CL. ULT.	40,725.81 S.F.	15,173.27 S.F.
MIN. LOT WIDTH @ B.S.L.	75'	166'	151'	166'	151'
MIN. FRONT YARD	5'	0'	0'	0'	0'
MIN. SIDE YARD	10'	31.8'	12.3'	31.8'	12.3'
MIN. REAR YARD	25' COM. -40' RES.	53.2 COM.	69.8' RES.	53.2' COM.	69.8' RES.
MAX. IMPERVIOUS SURFACE	50%	63.8%	8.0%	43.9%	14.6%

IMPERVIOUS CALCULATIONS:

DESCRIPTION	EXISTING T.P. 34-022-055-001	PROPOSED T.P. 34-022-055-001
STONE BUILDING	1588 S.F.	1588 S.F.
GARAGES	1068 S.F.	1068 S.F.
DRIVEWAY (PAV/STONE)	13,766 S.F.	13,766 S.F.
WALLS/PATIOS/WALKS/PADS	1479 S.F.	1479 S.F.
17,901 S.F. / 28,062.77 S.F. -63.8% IMPERVIOUS		

IMPERVIOUS CALCULATIONS:

DESCRIPTION	EXISTING T.P. 34-022-055	PROPOSED T.P. 34-022-055
DWELLING/CO-DECK & PORCH/STEPS	1411 S.F.	1411 S.F.
GARAGE	512 S.F.	512 S.F.
CONC./PAVS/PAV	295 S.F.	295 S.F.
2218 S.F. / 27,836.16 S.F. -8.0% IMPERVIOUS		

2218 S.F. / 27,836.16 S.F. -8.0% IMPERVIOUS

GENERAL NOTES:

- THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON APRIL 17, 2025.
- DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
- VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
- HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
- METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM.
- THIS PLAN REPRESENTS THE PROPOSED CONVEYANCE OF PART OF TAX PARCEL 34-022-055 (PARCEL 'A') TO TAX PARCEL 34-022-055-001. ONE LOT LINE REMOVED AND ONE LOT LINE ADDED. NO NEW DEVELOPMENT OR IMPROVEMENTS ARE PROPOSED AT THIS TIME. IF OVERFLOW PARKING OR OTHER IMPROVEMENTS ARE PROPOSED ON T.P. 34-022-055-001 IN THE FUTURE A PERMIT PLAN IS REQUIRED TO BE SUBMITTED FOR APPROVAL BY THE TOWNSHIP.
- APPLICANT REQUESTS WAIVER FROM SLDG SECTIONS 22-09.1M, 22-907.3B & G AND 22-918 (WHICH REQUIRE DRAINAGE IMPROVEMENTS, CURBWAY CONSTRUCTION/OVERLAY, CARTRAY WIDENING, CURB AND SIDEWALK ALONG RIVER ROAD WITHIN THE FRONTAGE OF THE SITE) AND SLDG SECTION 22-919, (CONC. MONUMENTS TO BE SET AT ALL CORNERS AND ULTIMATE R/W)
- FLOOD AREAS AS SHOWN TAKEN FROM FEMA FLOOD INSURANCE RATE MAP 42017C0187J, EFFECTIVE DATE 3/16/2015.
ZONE 'AE'
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION DETERMINED. ELEVATION: 101-102 DETERMINED
ZONE 'X' SHADED
AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT.
- THE AREA BETWEEN THE LEGAL R/W AND ULTIMATE R/W IS OFFERED FOR DEDICATION TO PLUMSTEAD TOWNSHIP. (SEE GENERAL NOTE 7)

SUPERVISORS ACKNOWLEDGEMENT

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

SURVEYOR'S CERTIFICATION OF ACCURACY

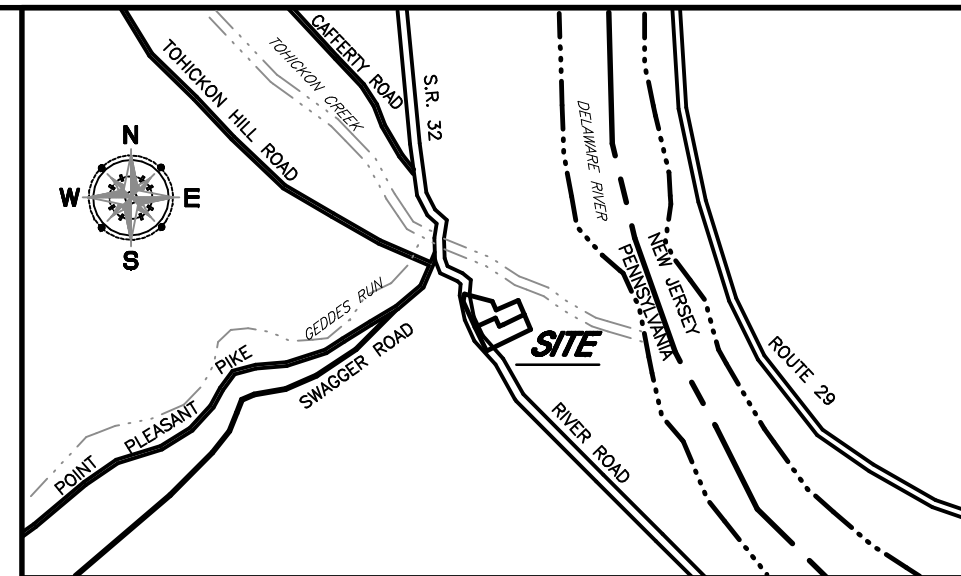
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

NAME: _____ DATE: 06/18/2025
PLS NO. _____

BUCKS COUNTY PLANNING COMMISSION:

BUCKS COUNTY PLANNING COMMISSION NOTATION BPCP 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



LOCATION MAP

800' 0' 800' 1600'
SCALE IN FEET

**OWNERS CERTIFICATION OF INTENT
TAX PARCEL 34-020-055-001**

TO ALL TO WHOM THESE PRESENTS MAY COME KNOW YE THAT I, _____ (NAME) _____ (TITLE) _____ (NAME) _____ (NAME)
LAZY RIVER ROAD LLC
HAVE LAID OUT UPON 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 _____, 20__.

LAZY RIVER ROAD, LLC
BY: _____ (NAME)
(MEMBERS/MANAGERS)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS
ON THIS THE ____ DAY OF _____, 20__, BEFORE ME THE UNDERSIGNED OFFICER A NOTARY PUBLIC PERSONALLY APPEARED _____ KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICE SEAL.

SEAL _____ NOTARY PUBLIC
COMMISSION EXPIRATION DATE _____

**OWNERS CERTIFICATION OF INTENT
TAX PARCEL 34-020-055**

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

NAME: _____ DATE: _____
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS
ON THIS THE ____ DAY OF _____, 20__, BEFORE ME THE UNDERSIGNED OFFICER A NOTARY PUBLIC PERSONALLY APPEARED _____ KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICE SEAL.

SEAL _____ NOTARY PUBLIC
COMMISSION EXPIRATION DATE _____

TOWNSHIP ENGINEER

THIS PLAN HAS BEEN REVIEWED BY THE PLUMSTEAD TOWNSHIP ENGINEER ON THIS ____ DAY OF _____, 20__
ENGINEER: _____

RECORDER OF DEEDS

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

BUCKS COUNTY RECORDER OF DEEDS

SHEET 1 OF 1

REVISIONS

2.	REVISED PER TWP. ENGINEER'S REVIEW LETTER DATED JUNE 10, 2025	07-08-25
1.	REVISED PER TWP. ENGINEER'S REVIEW LETTER DATED JUNE 10, 2025	05-08-25

SCALE: 1" = 20' TOTAL AREA: AS SHOWN
DATE: APRIL 23, 2025
PROJECT NO.: 2025-04015

OWNER: T.P. 34-020-055-001
LAZY RIVER ROAD, LLC
3111 BURN HOUSE HILL ROAD
DOYLESTOWN, PA. 18802
OWNER: T.P. 34-020-055
JEFFREY J. MACDONELL
4901 RIVER ROAD BOX 457
POINT PLEASANT, PA. 18860

EXISTING FEATURES / LOT LINE CHANGE PLAN
TAX PARCEL 34-020-055-001
4935 RIVER ROAD
TAX PARCEL 34-020-055
4901 RIVER ROAD
PLUMSTEAD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

CAVANAUGH'S SURVEYING SERVICES
PATRICK CAVANAUGH, PLS
28 EAST OAKLAND AVENUE
DOYLESTOWN, PENNSYLVANIA 18901
CELL 267-614-473 ~ GSS-SURVEYOR.COM

PROFESSIONAL SURVEYOR
PATRICK A. CAVANAUGH
PA 01056-E



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

PLANNING COMMISSION:

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

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

Evan J. Stone
Executive Director

MEMORANDUM

To: Quakertown Borough Council
Quakertown Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: October 14, 2025

Subject: BCPC #10070-A
Preliminary Plan of Land Development for White Oak Storage, LLC
TMP #35-2-98
Applicant: White Oak Storage, LLC
Owner: Kenneth J. Kratz Marital Trust
Plan Dated: September 15, 2025
Date Received: October 2, 2025

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

GENERAL INFORMATION

Proposal: Construct an 87,150-square-foot mini warehouse building on a 328,715-square-foot lot. Public water and sewer serve the site.

Location: Along the southern side of John Fries Highway (PA 663) at its intersection with Old Bethlehem Pike.

Zoning: The OB Office/Business District permits office uses, commercial services, personal services, and institutional uses on a minimum lot area of 15,000 square feet with a minimum lot width of 100 feet and a maximum impervious coverage of 40 percent.

The LR Low Density Residential District permits single-family detached dwellings on a minimum lot area of 10,000 square feet and institutional uses on a minimum lot area 43,560 square feet.

On January 14, 2025, the Quakertown Borough Zoning Hearing Board granted variances from the following zoning ordinance requirements:

Sections 27-306.2. and 27-312.2.

to permit a mini warehouse use within the LR Low Density Residential District and the OB Office/Business District



Section 27-312.6.

to permit an impervious surface coverage of 44.44 percent instead of a maximum of 40 percent

Section 27-315.8.G.(5)

to allow 5 off-street parking spaces instead of the required 34

The approval of variances is subject to the following conditions:

- the variances granted are permitted only in connection with the mini warehouse use and the related improvements
- the dimensions, size, location, and appearance of the use shall be in accordance with the plans, representations, and credible testimony made at the hearing
- the mini warehouse use shall be operated in accordance with conditions and the description set forth in Exhibit A-1
- the applicant shall work with the neighboring residential property owners in connection with the necessary landscaping and lighting
- all improvements in connection with the mini warehouse use shall be in the OB District, no improvements other than landscaping, fencing, and the stormwater management basin shall be in the LR District

Present Use: Vacant

COMMENTS

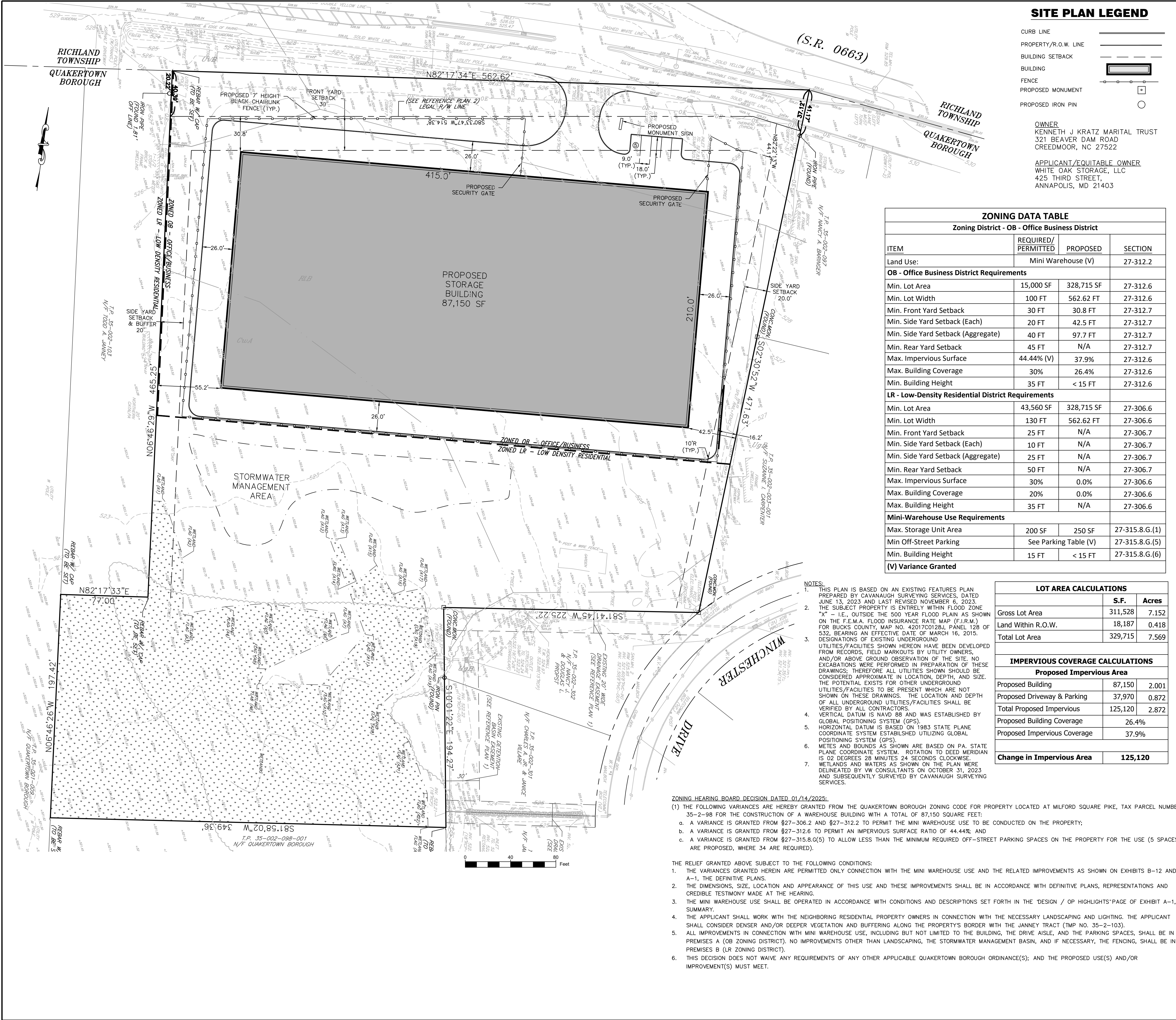
1. **Trail connections**—The *2021 Quakertown Borough Active Transportation Plan* depicts a connection to the proposed Overland Trail running across the site's frontage with PA 663. We recommend that borough officials work with the applicant and require the connection to be installed during the site's development or secure an easement to install the connection within the site at a later time.
2. **PA 663 and Old Bethlehem Pike intersection**—The significant degradation of the level of service from the future without development to future with development condition for the southbound left turn movement from Old Bethlehem Pike onto eastbound John Fries Highway should be addressed.
3. **Driveway access**—Since the proposed driveway will be limited to right-in and right-out movements, we recommend that it should be designed with a raised triangular island to physically enforce these restrictions.
4. **Clear sight triangle**—The plan should indicate compliance with Section 404.3.B.3. of the zoning ordinance, which requires a clear sight triangle of 30 feet where driveways intersect streets.
5. **Lighting impacts**—To help mitigate lighting impacts from the proposed facility, we recommend that the applicant designate the intended hours of operation and that site lighting levels be reduced during off-hours when the facility is closed.
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

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

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

MMW:emh
25-0254

cc: Connor Bell, White Oak Storage, LLC (via email)
Robert Cunningham, PE, Holmes Cunningham Engineering (via email)
Cowan Associates, Inc., Borough Engineer (via email)
Scott C. McElree, Borough Manager (via email)
Kyle McCallister, Fire Marshal and Building Code Official (via email)
Leslie Huhn, Richland Township Manager (via email)
John Gallagher, PE, PennDOT Traffic Services Unit (via email)



SITE PLAN LEGEND

CURB LINE	
PROPERTY/R.O.W. LINE	
BUILDING SETBACK	
BUILDING	
FENCE	
PROPOSED MONUMENT	
PROPOSED IRON PIN	

OWNER
KENNETH J. KRATZ MARITAL TRUST
321 BEAVER DAM ROAD
CREEDMOOR, NC 27522

APPLICANT/EQUITABLE OWNER
WHITE OAK STORAGE, LLC
425 THIRD STREET,
ANNAPOLIS, MD 21403

ZONING DATA TABLE

Zoning District - OB - Office Business District

ITEM	REQUIRED/ PERMITTED	PROPOSED	SECTION
Land Use:	Mini Warehouse (V)		27-312.2
OB - Office Business District Requirements			
Min. Lot Area	15,000 SF	328,715 SF	27-312.6
Min. Lot Width	100 FT	562.62 FT	27-312.6
Min. Front Yard Setback	30 FT	30.8 FT	27-312.7
Min. Side Yard Setback (Each)	20 FT	42.5 FT	27-312.7
Min. Side Yard Setback (Aggregate)	40 FT	97.7 FT	27-312.7
Min. Rear Yard Setback	45 FT	N/A	27-312.7
Max. Impervious Surface	44.44% (V)	37.9%	27-312.6
Max. Building Coverage	30%	26.4%	27-312.6
Min. Building Height	35 FT	< 15 FT	27-312.6
LR - Low-Density Residential District Requirements			
Min. Lot Area	43,560 SF	328,715 SF	27-306.6
Min. Lot Width	130 FT	562.62 FT	27-306.6
Min. Front Yard Setback	25 FT	N/A	27-306.7
Min. Side Yard Setback (Each)	10 FT	N/A	27-306.7
Min. Side Yard Setback (Aggregate)	25 FT	N/A	27-306.7
Min. Rear Yard Setback	50 FT	N/A	27-306.7
Max. Impervious Surface	30%	0.0%	27-306.6
Max. Building Coverage	20%	0.0%	27-306.6
Max. Building Height	35 FT	N/A	27-306.6
Mini-Warehouse Use Requirements			
Max. Storage Unit Area	200 SF	250 SF	27-315.8.G.(1)
Min Off-Street Parking	See Parking Table (V)		27-315.8.G.(5)
Min. Building Height	15 FT	< 15 FT	27-315.8.G.(6)
(V) Variance Granted			

LOT AREA CALCULATIONS		
	S.F.	Acres
Gross Lot Area	311,528	7.152
Land Within R.O.W.	18,187	0.418
Total Lot Area	329,715	7.569

IMPERVIOUS COVERAGE CALCULATIONS		
Proposed Impervious Area		
Proposed Building	87,150	2.001
Proposed Driveway & Parking	37,970	0.872
Total Proposed Impervious	125,120	2.872
Proposed Building Coverage	26.4%	
Proposed Impervious Coverage	37.9%	
Change in Impervious Area	125,120	

NOTES:

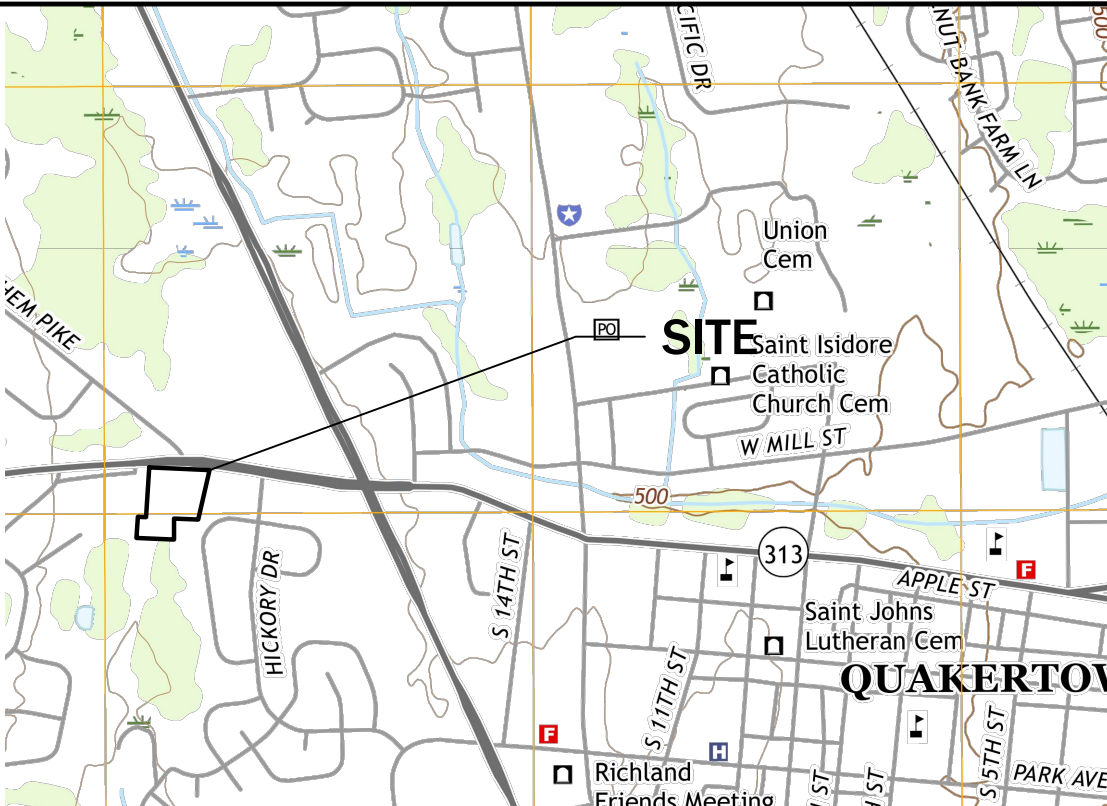
- THIS PLAN IS BASED ON AN EXISTING FEATURES PLAN PREPARED BY CAVANAUGH SURVEYING SERVICES, DATED JUNE 13, 2023 AND LAST REVISED NOVEMBER 6, 2023.
- THE SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X" - I.E., OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BUCKS COUNTY, MAP NO. 42017C0128J, PANEL 128 OF 532, 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 ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES SHALL BE VERIFIED BY ALL CONTRACTORS.
- VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS).
- HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS).
- METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 02 DEGREES 28 MINUTES 24 SECONDS CLOCKWISE.
- WETLANDS AND WATERS AS SHOWN ON THE PLAN WERE DELINEATED BY VW CONSULTANTS ON OCTOBER 31, 2023 AND SUBSEQUENTLY SURVEYED BY CAVANAUGH SURVEYING SERVICES.

ZONING HEARING BOARD DECISION DATED 01/14/2025:

- (1) THE FOLLOWING VARIANCES ARE HEREBY GRANTED FROM THE QUAKERTOWN BOROUGH ZONING CODE FOR PROPERTY LOCATED AT MILFORD SQUARE PIKE, TAX PARCEL NUMBER 35-2-98 FOR THE CONSTRUCTION OF A WAREHOUSE BUILDING WITH A TOTAL OF 87,150 SQUARE FEET:
- A VARIANCE IS GRANTED FROM §27-306.2 AND §27-312.2 TO PERMIT THE MINI WAREHOUSE USE TO BE CONDUCTED ON THE PROPERTY;
 - A VARIANCE IS GRANTED FROM §27-312.6 TO PERMIT AN IMPERVIOUS SURFACE RATIO OF 44.44%; AND
 - A VARIANCE IS GRANTED FROM §27-315.8.G.(5) TO ALLOW LESS THAN THE MINIMUM REQUIRED OFF-STREET PARKING SPACES ON THE PROPERTY FOR THE USE (5 SPACES ARE PROPOSED, WHERE 34 ARE REQUIRED).

THE RELIEF GRANTED ABOVE SUBJECT TO THE FOLLOWING CONDITIONS:

- THE VARIANCES GRANTED HEREIN ARE PERMITTED ONLY CONNECTION WITH THE MINI WAREHOUSE USE AND THE RELATED IMPROVEMENTS AS SHOWN ON EXHIBITS B-12 AND A-1, THE DEFINITIVE PLANS.
- THE DIMENSIONS, SIZE, LOCATION AND APPEARANCE OF THIS USE AND THESE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH DEFINITIVE PLANS, REPRESENTATIONS AND CREDIBLE TESTIMONY MADE AT THE HEARING.
- THE MINI WAREHOUSE USE SHALL BE OPERATED IN ACCORDANCE WITH CONDITIONS AND DESCRIPTIONS SET FORTH IN THE 'DESIGN / OP HIGHLIGHTS' PAGE OF EXHIBIT A-1, SUMMARY.
- THE APPLICANT SHALL WORK WITH THE NEIGHBORING RESIDENTIAL PROPERTY OWNERS IN CONNECTION WITH THE NECESSARY LANDSCAPING AND LIGHTING. THE APPLICANT SHALL CONSIDER DENSER AND/OR DEEPER VEGETATION AND BUFFERING ALONG THE PROPERTY'S BORDER WITH THE JANNEY TRACT (TMP NO. 35-2-103).
- ALL IMPROVEMENTS IN CONNECTION WITH MINI WAREHOUSE USE, INCLUDING BUT NOT LIMITED TO THE BUILDING, THE DRIVE AISLE, AND THE PARKING SPACES, SHALL BE IN PREMISES A (OB ZONING DISTRICT). NO IMPROVEMENTS OTHER THAN LANDSCAPING, THE STORMWATER MANAGEMENT BASIN, AND IF NECESSARY, THE FENCING, SHALL BE IN PREMISES B (LR ZONING DISTRICT).
- THIS DECISION DOES NOT WAIVE ANY REQUIREMENTS OF ANY OTHER APPLICABLE QUAKERTOWN BOROUGH ORDINANCE(S); AND THE PROPOSED USE(S) AND/OR IMPROVEMENT(S) MUST MEET.



SITE LOCATION MAP

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

REGISTERED ENGINEER'S CERTIFICATION

I, ROBERT CUNNINGHAM, ON THIS DATE _____, HEREBY CERTIFY THAT THE PLAN OF IMPROVEMENTS MEETS ALL DESIGN STANDARDS AND CRITERIA OF QUAKERTOWN BOROUGH.

ROBERT CUNNINGHAM, P.E.
LICENSE NO. PA PE076424

REGISTERED SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT ALL MONUMENTS SHOWN THEREON EXISTS AS LOCATED AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

PATRICK CAVANAUGH
LICENSE NO. SU-051056-E

QUAKERTOWN PLANNING COMMISSION APPROVAL

THIS PLAN WAS APPROVED BY THE BOROUGH OF QUAKERTOWN PLANNING COMMISSION BOROUGH IN CONSULTATION TO THE BOROUGH ENGINEER, COWAN ASSOCIATES LLC.

COMMISSION CHAIRMAN _____ DATE _____

QUAKERTOWN BOROUGH COUNCIL APPROVAL

THIS PLAN WAS APPROVED BY THE BOROUGH COUNCIL OF QUAKERTOWN AT A DULY ADVERTISED PUBLIC MEETING HELD ON _____, 20____, SUBJECT TO CERTAIN CONDITIONS REQUIRED TO BE COMPLETED PRIOR TO PLAN RECORDING AND SAID CONDITIONS IMPOSED FOR SUCH APPROVAL HAVE BEEN FULLY COMPLETED AND SATISFIED AND THE SAID PLAN APPROVAL MADE EFFECTIVE THIS _____ DAY OF _____, 20____.

COUNCIL PRESIDENT _____ DATE _____

BOROUGH ENGINEER _____ DATE _____

REVIEWED BY THE BOROUGH ENGINEER:

BOROUGH ENGINEER _____ DATE _____

OWNER CERTIFICATION

_____, UNDERSIGNED, HAS LAID OUT UPON HIS/HER/ITS LAND SITUATE IN QUAKERTOWN BOROUGH, BUCKS COUNTY, PENNSYLVANIA CERTAIN LOTS AND STREET ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

BY: _____ NAME _____ TITLE _____ DATE: _____

(OWNER) _____

(TITLE) _____

(CORPORATION) _____

COMMONWEALTH OF PENNSYLVANIA

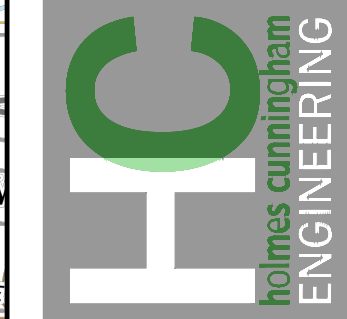
COUNTY OF _____

ON THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIM/HERSELF TO BE THE _____ OF _____ A CORPORATION, AND THAT HE/SHE AS SUCH _____ BEING AUTHORIZED TO SO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIM/HERSELF AS _____

IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND SEAL.

NOTARY PRINT NAME AND SIGNATURE: _____

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



REVISIONS

Description

Date

CALL BEFORE YOU DIG: IT'S THE LAW! PENNSYLVANIA ONE STOP & CALL 800-441-2345

COMMISSION CHAIRMAN

DATE

QUAKERTOWN BOROUGH COUNCIL APPROVAL

DATE

COUNCIL PRESIDENT

DATE

BOROUGH ENGINEER

DATE

OWNER CERTIFICATION

DATE

RECORD SITE PLAN

DATE

COMMISSION CHAIRMAN

DATE

QUAKERTOWN BOROUGH COUNCIL APPROVAL

DATE

COUNCIL PRESIDENT

DATE

BOROUGH ENGINEER

DATE

OWNER CERTIFICATION

DATE

RECORD SITE PLAN

DATE

COMMISSION CHAIRMAN

DATE

QUAKERTOWN BOROUGH COUNCIL APPROVAL

DATE

COUNCIL PRESIDENT

DATE

BOROUGH ENGINEER

DATE

OWNER CERTIFICATION

DATE

RECORD SITE PLAN

DATE

COMMISSION CHAIRMAN

DATE

QUAKERTOWN BOROUGH COUNCIL APPROVAL

DATE

COUNCIL PRESIDENT

DATE

BOROUGH ENGINEER

DATE

OWNER CERTIFICATION

DATE

RECORD SITE PLAN

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COMMISSION CHAIRMAN

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COUNCIL PRESIDENT

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BOROUGH ENGINEER

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COUNCIL PRESIDENT

DATE

BOROUGH ENGINEER

DATE

OWNER CERTIFICATION

DATE

RECORD SITE PLAN

DATE

COMMISSION CHAIRMAN

DATE

QUAKERTOWN BOROUGH COUNCIL APPROVAL

DATE

COUNCIL PRESIDENT

DATE

MEMORANDUM

To: Silverdale Borough Council
Silverdale Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: October 22, 2025

Subject: BCPC #13135
Sketch Plan for Moser Tract Lot Line Change
TMPs #40-3-46 and 40-3-48
Applicant: Silverdale Holdings, LLC c/o Joshua Moser
Owner: Same
Plan Dated: August 28, 2025
Date Received: September 15, 2025

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

GENERAL INFORMATION

Proposal: The lot lines of TMP #40-3-46 (Lot 1) and TMP #40-3-48 (Lot 2) are both owned by Silverdale Holdings, LLC, which are to be adjusted to increase the size of Lot 2 and decrease the size of Lot 1, as indicated in the following chart. An existing metal building and garage are located within the conveyance area. Both lots are served by public water and sewer.

TMP #	Existing Lot Area (Gross)	Conveyance	Proposed Lot Area (Gross)
#40-3-46 (Lot 1)	.4947 acres	-.2231 acres (to Lot 2)	.2716 acres
#40-3-48 (Lot 2)	.7137 acres	+.2231 acres (from Lot 1)	.9368 acres

Location: On the west side of Main Street (SR 113), between Baringer Avenue and E. Walnut Street.

Zoning: The R-C Residential-Commercial District and the Mixed-Use Overlay District (MUO) both permit Use A1 Single-family detached dwellings with a minimum lot area of 2,000 square feet and a maximum impervious surface ratio of 30 percent.

The plan notes existing nonconformities with respect to impervious surface coverage, minimum lot width at setback line, and minimum front and side yard setbacks

Present Use: Single-family dwelling

COMMENT

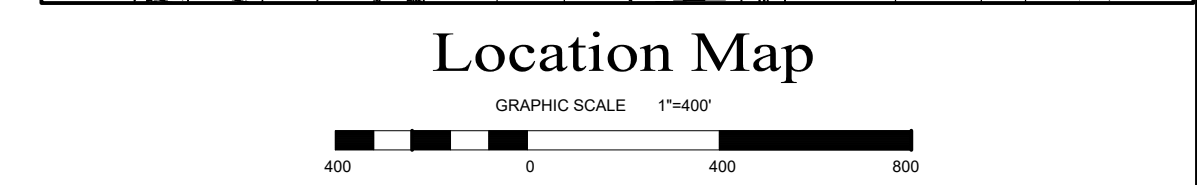
Expansion of existing non-conformity—The proposed conveyance of land from Lot 1 to Lot 2 would increase the existing nonconformity related to impervious surface coverage. Within the MUO District, a maximum impervious surface ratio of 30 percent is permitted. Following the conveyance, the impervious surface ratio would increase from 32.58 percent to 48.45 percent, thereby expanding the existing nonconforming condition. Pursuant to Section 340-81.A. of the zoning ordinance, any modification that increases a nonconformity must comply with the requirements of that section. The Borough should review these provisions and confirm compliance prior to plan approval.

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

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

DM:emh
25-0251

cc: Joshua Moser, Silverdale Holdings, LLC (via email)
Crews Surveying, LLC (via email)
Steven Baluh, PE, Wynn Associates, Inc., Borough Engineer (via email)
Lisa Herrmann, Borough Secretary (via email)




Crews Surveying, LLC
 1806 DEEP RUN ROAD, SUITE B (215) 766-2477 (215) 493-1610 P.O. BOX 360
 P.O. BOX 289 www.CrewsSurveying.com NEW HOPE, PA 18938


SOIL INFORMATION										
SOIL SURVEY OF BUCKS COUNTY, PENNSYLVANIA - SEPTEMBER 2002										
CERTIFIED BY NATURAL RESOURCES CONSERVATION SERVICE										
SOIL SYMBOL	NAME AND TEXTURE	SLOPE	HYDROLOGIC SOILS GROUP	HYDRIC SOIL	DEPTH TO SEASONAL HIGH WATER TABLE	DRAINAGE CLASS	RESTRICTIVE FEATURES AND DEPTH	LAND CAPABILITY CLASSIFICATION	FARMLAND CLASSIFICATION	RESOLUTION TO SOIL LIMITATIONS
A8B	ABBOTTSTOWN SILT LOAM	3 TO 8%	C	NO	0.5' TO 1.5'	SOMEWHAT POORLY DRAINED	FRAGIPAN: 15' TO 30" BEDROCK (PARALITHIC): 40" TO 60"	3W	FARMLAND OF STATEWIDE IMPORTANCE	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
UgB	URBAN LAND-ABBOTTSTOWN OWN COMPLEX	0 TO 8%	C	NO	0.5' TO 1.5'	SOMEWHAT POORLY DRAINED	FRAGIPAN: 15' TO 30" BEDROCK (PARALITHIC): 60" TO 90"	3W	NOT PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.

Proposed Lot Layout



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

From: Staff of the Bucks County Planning Commission

Date: October 1, 2025

Subject: BCPC #13126
Final Plan of Subdivision for Staging Hill, LLC Tract
TMPs #47-9-49
Applicant: Staging Hill, LLC
Owner: Same
Plan Dated: July 9, 2025
Date Received: August 29, 2025

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

GENERAL INFORMATION

Proposal: Subdivide an existing lot of 10.98 acres into two lots of 4.08 acres (Lot 1) and 6.90 acres (Lot 2). Lot 2 contains two existing single-family dwelling structures which are proposed to remain. No improvements are proposed for Lot 1 at this time. Each of the two lots will be served by individual on-lot water and sewerage.

Location: Along the west side of Taylorsville Road, approximately 800 feet north of its intersection with Washington Crossing Road.

Zoning: The CR-2 Country Residential/Medium Density District permits Single-family Detached Dwellings (Use B-1) on lots of at least 20,000 square feet with minimum yards of 50, 20, and 40 feet for front, side, and rear yards, respectively.

The VC-1 Village Commercial District permits Single-family Detached Dwellings (Use B-1) on lots of at least 1 acre with minimum yards of 50, 30, and 50 feet for front, side, and rear yards, respectively.

Present Use: Residential



COMMENTS

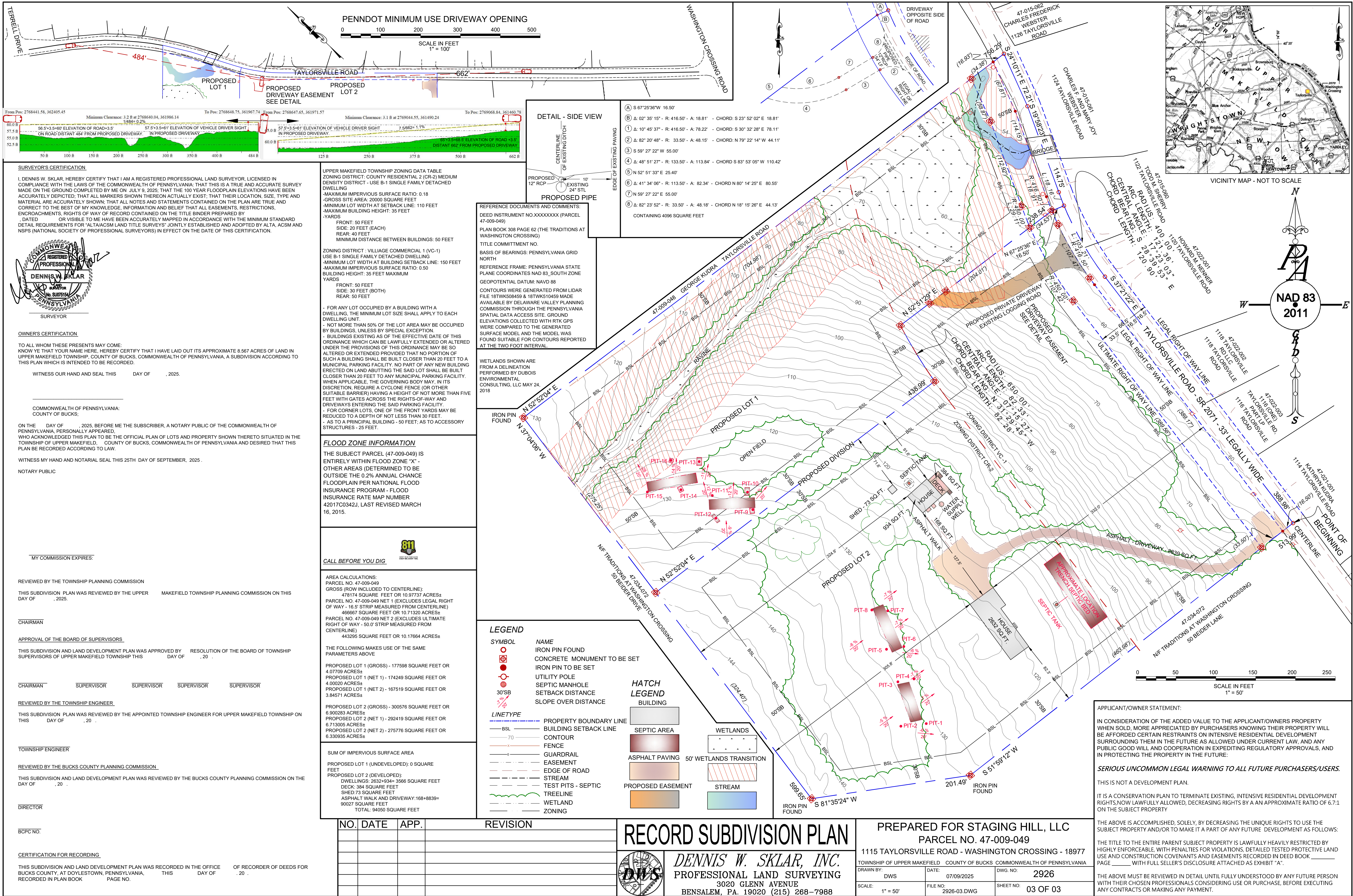
1. **Driveway easement**—The plan proposes a new private driveway and corresponding easement. We recommend the access easement outline maintenance responsibilities and should be incorporated in the deeds for both lots.
2. **Split-zoning**—The proposed subdivision spans two zoning districts, CR-2 Country Residential/Medium Density and VC-1 Village Commercial, resulting in two split-zoned lots. Such sites can be challenging to develop due to overlapping and sometimes conflicting regulations. If the subdivision is approved, the applicant and township may wish to consider rezoning the parcels to align with the overall site use and help avoid potential future complications associated with split-zoned lots.
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

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

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

JWS:emh
25-0234

Staging Hill, LLC (via email)
Dennis W. Sklar (via email)
Justin A. Geonnotti, PE, Dynamic Engineering Consultants PC (via email)
Gregg Schuster, Township Manager (via email)
Larry Young, PE, Tri-State Engineers & Land Surveyors, Inc., Township Engineer (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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Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: October 16, 2025

Subject: BCPC #13137
Sketch Plan of Subdivision for Pineville Road
TMP #47-4-3-1
Applicant: 348 Pineville Road LLC
Owner: Same
Plan Dated: September 11, 2025
Date Received: September 19, 2025

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

GENERAL INFORMATION

Proposal: Subdivide an existing lot of 14.35 acres into two lots of 9.06 acres (Lot 1) and 5.29 acres (Lot 2). Lot 1 contains an existing single-family dwelling which is proposed to remain. A 3,500-square-foot single-family dwelling is proposed for Lot 2. Each of the two lots will be served by individual on-lot water and sewerage.

Location: Along the south side of Pineville Road, approximately 2,000 feet east of its intersection with Buckmanville Road.

Zoning: The CM Conservation Management District permits Use B1 – Single-Family Detached use on lots of at least 1 acre with minimum yard setbacks of 100, 50, and 60 for front, side, and rear yards, respectively.

Present Use: Residential

COMMENTS

1. **Driveway sight distance**—The existing driveway appears to have limited sight distance to the right. The applicant should confirm that the existing sight distance is suitable; if it is not, the township should require the applicant to shift the location of the existing driveway to a more favorable location.



2. **Riparian buffer**—The plan shows the required Zone 1 and Zone 2 riparian buffer areas but does not indicate compliance with the buffer planting requirements as specified by zoning ordinance Section 903.B.13.g. Buffer plantings in the area where the driveway passes over the watercourse will prevent runoff from more quickly entering the stream, which exacerbates streambank erosion and increases floodwaters during the flood cycle. In addition, absent a vegetative buffer, pesticides and herbicides will be able to flow directly into the stream's surface waters when it rains. Overall, this riparian buffer area would help maintain the future integrity of the stream channel and shoreline and reduce the impact of upland sources of pollution. The plan should be revised to provide the required revegetation plantings.
3. **Removal of existing trees**—Section 903.B.6.c. of the zoning ordinance states that no tree larger than 10 inches measured at a point 4 feet above grade shall be removed unless a zoning permit is obtained. The development will cause the removal of existing trees on the site. A tree inventory noting tree species and sizes should be provided to the township to help ensure compliance with this zoning ordinance requirement.
4. **Shared driveway easement**—The plan proposes a shared driveway and corresponding easement. We recommend the access easement outline maintenance responsibilities and be incorporated in the deeds for both lots.
5. **Stormwater management**
 - a. **Stormwater management plan**—Upper Makefield Township adopted Ordinance 264, the *Delaware River South Watershed Act 167 Stormwater Management Ordinance* for Upper Makefield Township on March 16, 2005. The purpose of this ordinance is to promote the public health, safety, and welfare within this watershed by maintaining the natural hydrologic regime and minimizing the impact of development by implementing the measures outlined within the ordinance, including mandatory groundwater recharge, water quality, and streambank erosion requirements.

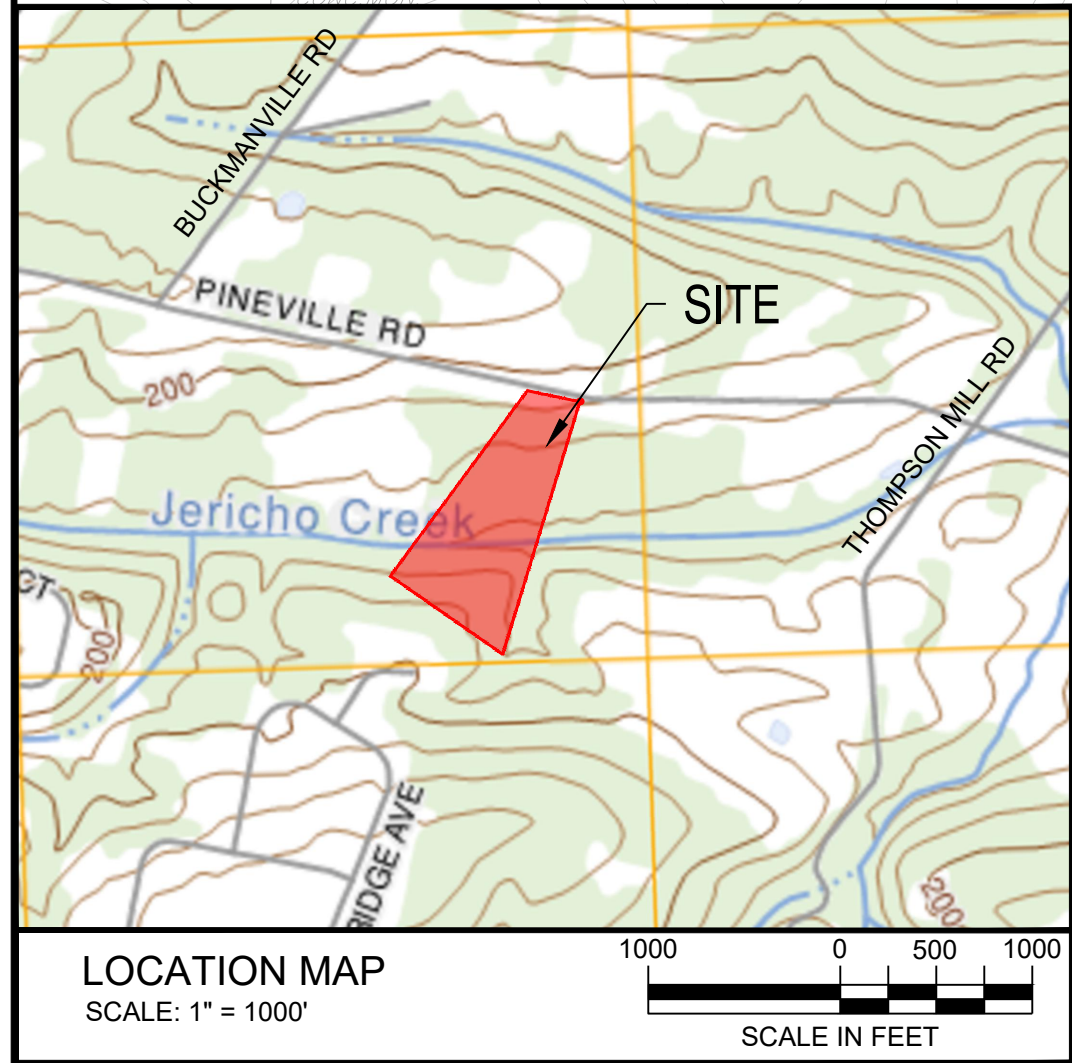
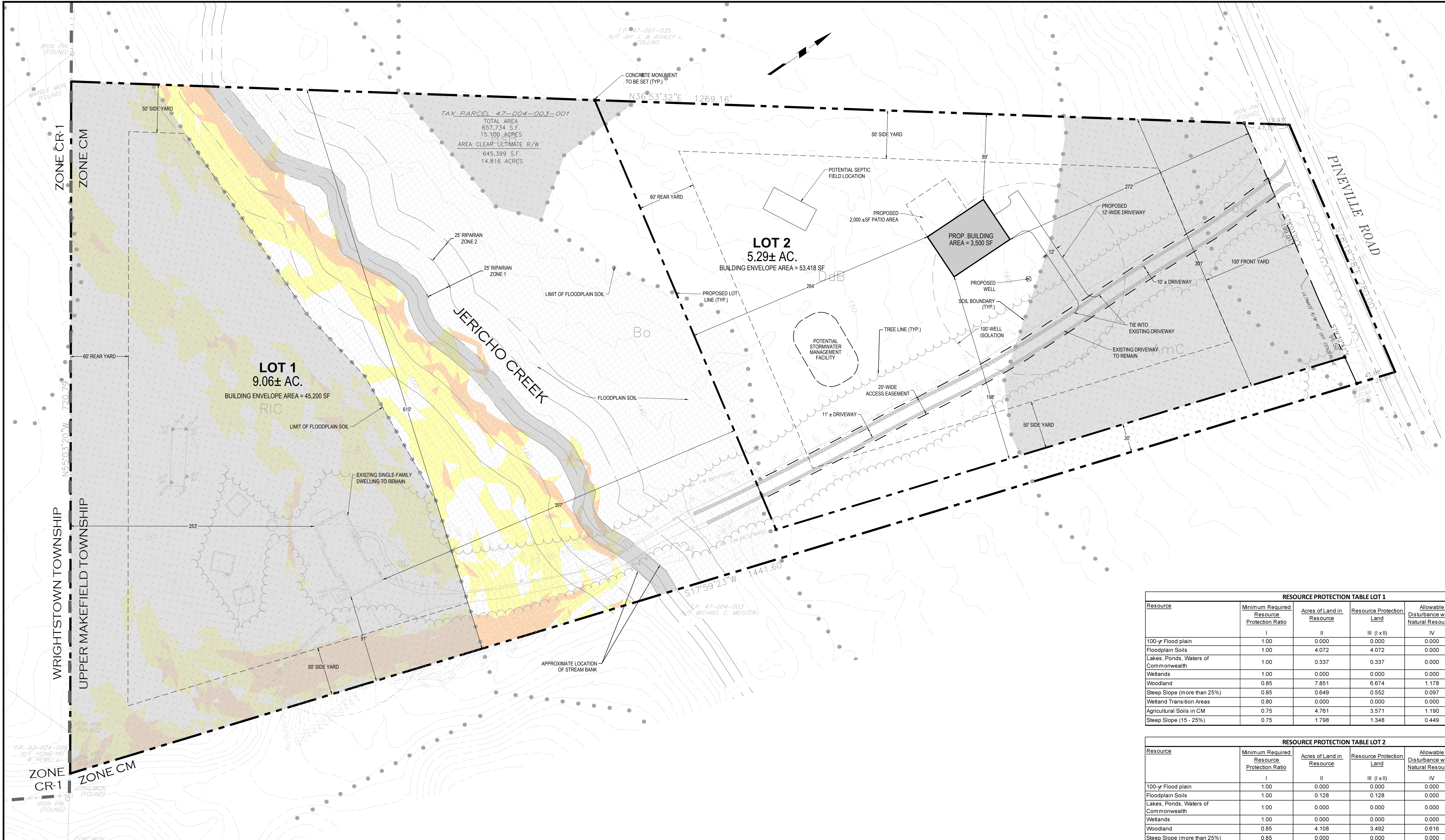
The applicant has indicated a possible stormwater management facility on Lot 2. Once the details of that facility become available, the township engineer should be satisfied that the plan addresses the requirements of Ordinance 264.
 - b. **Maintenance of BMPs**—The applicant should include operation and maintenance procedures for the possible stormwater facility. Once included, the township should ensure that these procedures address both the long- and short-term operational and maintenance procedures needed to continue the healthy performance of the facilities, and to avoid long-term failure. The township should also ensure that all requirements of Section 327 of the subdivision and land development ordinance (SALDO) for detention basins are met.
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

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

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

JWS:emh
25-0255

cc: 348 Pineville Road LLC (via email)
Anand A. Bhatt, PE, ARNA Engineering Inc. (via email)
Amanda Fuller, PE, Gilmore & Associates, Township Engineer (via email)
Gregg Schuster, Township Manager (via email)



- NOTES:**
- THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
 - EXISTING FEATURES SHOWN ON THIS PLAN ARE BASED ON 'EXISTING FEATURES' PLAN PREPARED BY CAVANAUGH'S SURVEYING SERVICES, DATED JANUARY 10, 2023.
 - THE SUBJECT SITE IS LOCATED AT 348 PINEVILLE ROAD.
 - THE SUBJECT SITE CONSISTS OF TMP # 47-004-003-001, LOCATED IN THE CM ZONING DISTRICT OF UPPER MAKEFIELD TOWNSHIP.
 - PORTION OF EXISTING CONTOUR DATA IS BASED ON AVAILABLE GIS INFORMATION.
 - SOILS INFORMATION IS BASED ON NRCS WEBSOIL SURVEY FOR BUCKS COUNTY, PA.
 - CENTERLINE FOR ON-SITE STREAM IS BASED ON BUCKS COUNTY GIS DATA PORTAL AND LIDAR INFORMATION.
 - TOP OF BANK FOR OFF-SITE STREAM IS ASSUMED TO BE 10-FT ON EITHER SIDE OF THE CENTERLINE OF THE STREAM.
 - RIPARIAN BUFFER WIDTHS ARE BASED ON THE TOP OF BANK OF THE STREAM.
 - PORTION OF THE SITE IS WITHIN THE 500-YR FLOODPLAIN BASED ON THE MAP ENTITLED 'NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BUCKS COUNTY, PENNSYLVANIA, MAP NUMBER 42077C038L, REVISED MARCH 15, 2015.
 - THERE ARE NO WETLANDS ON-SITE BASED ON THE NATIONAL WETLANDS INVENTORY (NWI) MAPPING.
 - THE PROPOSED LOT SHALL BE SERVICED BY ON-LOT WATER AND SEWER.
 - STEEP SLOPE ANALYSIS HAS BEEN PERFORMED BASED ON LIDAR CONTOURS.

UPPER MAKEFIELD TOWNSHIP (JOINT MUNICIPAL ZONING) - ZONING DATA TABLE				
ZONING DISTRICT-CM: CONSERVATION MANAGEMENT				
ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
Zoning District:	CM: CONSERVATION MANAGEMENT	CM: CONSERVATION MANAGEMENT	CM: CONSERVATION MANAGEMENT	CM: CONSERVATION MANAGEMENT
Use:	B1: Single-Family Detached Dwelling	Single-Family Detached Dwelling	B1: Single-Family Detached Dwelling	B1: Single-Family Detached Dwelling
Area and Dimensional Requirements:				
Minimum Gross Site Area	3 AC	15.30 AC	N/A	N/A
Maximum Gross Density	0.33/AC (4 DU)	1 DU	1 DU	1 DU
Minimum Open Space Ratio	N/A	N/A	N/A	N/A
Maximum Impervious Surface Ratio (per site)	0.15	< 15%	N/A	N/A
Minimum Lot Area	1 AC	15.10 AC	9.06 AC	5.29 AC
Minimum Lot Width at Building Setback	200 FT	322 FT	610 FT	301 FT
Maximum Building Height	35 FT	≤ 35 FT	≤ 35 FT	≤ 35 FT
Minimum Yards				
Front	100 FT	1,011 FT	397 FT	272 FT
Side	50 FT	91 FT	91 FT	49 FT
Rear	60 FT	253 FT	253 FT	254 FT
Minimum Distance between Buildings	100 FT	N/A	≥ 100 FT	≥ 100 FT
Maximum Building Coverage	10% per Lot	0.5%	0.8%	1.5%
Maximum per lot Impervious surface (Lots > 3 AC)	0.645 AC plus 0.15 of lot area in excess of 3 AC	N/A	0.246 AC (1.443 AC allowed)	≤ 1.999 AC (1.098 AC allowed)
Building Envelope				
Minimum Building Envelope per Lot	20,000 SF	> 20,000 SF	45,200 SF	53,418 SF
Min. Parking Space	2 per Dwelling	≥ 2 per Dwelling	≥ 2 per Dwelling	≥ 2 per Dwelling
Lane Lot Requirements				
Minimum Lot Size (excluding lane area)	5 AC	N/A	9.06 AC	N/A
Minimum Lane Width (restricted from further subdivision)	30 FT	N/A	30 FT	N/A
Notes:				
1. Lot Width is measured at the setback lines from the end of the lane.				

ON-SITE SOIL TYPE DESCRIPTION				
Map Symbol	Soil	Hydrological Soil Group	Hydric	Agricultural Soil*
AmC*	Amwell silt loam 8% to 15% slopes	D	No	Yes
Bo**	Bowmansville-Knaurs silt loams	C/D	Yes	No
BsB*	Brownsburg silt loam 3% to 8% slopes	B	No	Yes
DdB	Doylestown silt loam 3% to 8% slopes	C/D	Yes	No
FoC*	Fountainville silt loam 8% to 15% slopes	C	No	Yes
PnB*	Penn-Landsdale complex 3% to 8% slopes	B	No	Yes
RIA*	Reaville channery silt loam 8% to 15% slopes	D	No	Yes

Soil Information based on NRCS Websoil Survey for Bucks County, PA
* Agricultural Soils as defined on JMZO Section 27-205.
** Floodplain Soil

NATURAL RESOURCE LEGEND	
	FLOODPLAIN SOILS
	STREAM
	RIPARIAN BUFFER ZONE 1
	RIPARIAN BUFFER ZONE 2
	STEEP SLOPES 15-25%
	STEEP SLOPES 25%+
	WOODLANDS
	AGRICULTURAL SOILS
	SOIL BOUNDARY
	SOIL TYPE

LEGEND	
EXISTING SYMBOLS & LINES	
	STORM DRAIN
	GUIDERAIL
	ELECTRIC LINE
	OVERHEAD WIRE
	FENCE
	TREE LINE
	PROPERTY LINE
	DRIVEWAY
	WELL
	UTILITY POLE
	GAS VALVE
	RIP-RAP
	SPOT ELEVATION
	EXISTING CONTOUR
	CLEAN OUT
	EXISTING MONUMENT
PROPOSED SYMBOLS & LINES	
	PROPOSED LOT LINE
	BUILDING
	EDGE OF PAVEMENT
	SETBACK LINE
	ZONING BOUNDARY
	PROPOSED MONUMENT

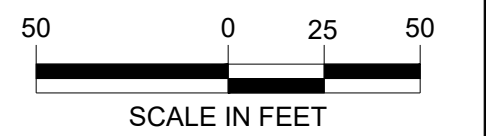
RESOURCE PROTECTION TABLE LOT 1					
Resource	Minimum Required Resource Protection Ratio	Acres of Land in Resource	Resource Protection Land	Allowable Disturbance within Natural Resources	Total Proposed Disturbance within Natural Resources
	I	II	III (I x II)	IV	V
100-yr Flood plain	1.00	0.000	0.000	0.000	0.000
Floodplain Soils	1.00	4.072	4.072	0.000	0.000
Lakes, Ponds, Waters of Commonwealth	1.00	0.337	0.337	0.000	0.000
Wetlands	1.00	0.000	0.000	0.000	0.000
Woodland	0.85	7.851	6.674	1.178	≤ 1.178
Steep Slope (more than 25%)	0.85	0.649	0.552	0.097	≤ 0.097
Wetland Transition Areas	0.80	0.000	0.000	0.000	0.000
Agricultural Soils in CM	0.75	4.761	3.571	1.190	≤ 1.190
Steep Slope (15 - 25%)	0.75	1.798	1.348	0.449	≤ 0.449

RESOURCE PROTECTION TABLE LOT 2					
Resource	Minimum Required Resource Protection Ratio	Acres of Land in Resource	Resource Protection Land	Allowable Disturbance within Natural Resources	Total Proposed Disturbance within Natural Resources
	I	II	III (I x II)	IV	V
100-yr Flood plain	1.00	0.000	0.000	0.000	0.000
Floodplain Soils	1.00	0.128	0.128	0.000	0.000
Lakes, Ponds, Waters of Commonwealth	1.00	0.000	0.000	0.000	0.000
Wetlands	1.00	0.000	0.000	0.000	0.000
Woodland	0.85	4.108	3.492	0.616	≤ 0.616
Steep Slope (more than 25%)	0.85	0.000	0.000	0.000	0.000
Wetland Transition Areas	0.80	0.000	0.000	0.000	0.000
Agricultural Soils in CM	0.75	1.897	1.423	0.474	≤ 0.474
Steep Slope (15 - 25%)	0.75	0.000	0.000	0.000	0.000

arnA Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280

APPLICANT/OWNER

348 PINEVILLE RD LLC
950 Meeting House Road
Rydal, PA 18046

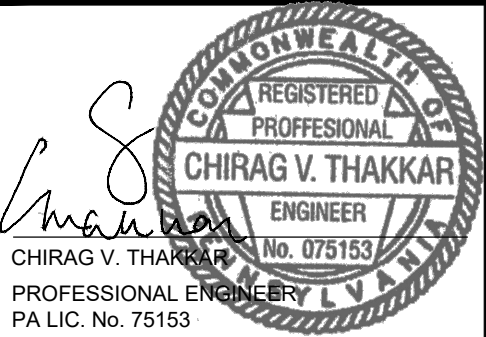


Project
**PINEVILLE ROAD
SUBDIVISION**
TMP # 47-004-003-001

UPPER MAKEFIELD TOWNSHIP
BUCKS COUNTY PENNSYLVANIA

Drawing Title

**SKETCH
PLAN**



CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER, P.E.
PA LIC. No. 75153

DATE COMMENTS NO.

REVISIONS

Project No. 230026301

Date 09-11-2025

Scale 1" = 50'

Drawn By KGP

Checked By AB

Drawing No.

SK-102



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

PLANNING COMMISSION:

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Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: October 17, 2025

Subject: BCPC #13134
Sketch Plan of Land Development for Almont Properties
TMPs #52-11-6, 52-11-4, 52-11-3, 52-11-2-1, 52-11-10, 52-12-8-1, 52-12-9-1 and 52-12-10-1
Applicant: Select Properties, Inc.
Owner: Trolley Line Enterprises, LP; Real Pro Enterprises, LP
Plan Dated: September 5, 2025
Date Received: September 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: Construct 44 single-family townhouses with three open space areas totaling 2.38 acres on a 9.42-acre site. Four existing structures, including two dwellings, one barn, and one repair shop will remain on the site. Public water and sewer serve the site.

Location: Along the east side of Ridge Road, south of Lawn Avenue, north of Almont Road, and west of Route 309.

Zoning: The VC Village Center District permits Use B4 Townhouse Dwelling on a minimum site area of 3 acres with a minimum lot area of 1,800 square feet per dwelling. A maximum net density of eight dwellings per acre is permitted and a minimum open space ratio of 25 percent is required. A maximum impervious surface ratio of 50 percent is permitted.

Present Use: Vacant

COMMENTS

1. **Trails and greenway**—The township's trails and greenways network map depicts an on-road connection for the site's frontage along Lawn Street. The township may wish to coordinate the



installation of an on-road connection along this stretch of Lawn Avenue to advance the township's trail and greenway network.

2. Open space

- a. **Minimum setbacks and open space**—Section 450-1703.A.(5) of the zoning ordinance states that open space shall not include any area which is required for minimum yards or setbacks. All three areas of open space are shown extending to the lot lines and appear to include the required setbacks.
- b. **Minimum open space width requirements**—Section 450-1703.A.(6) of the zoning ordinance states that narrow or irregular pieces of land which serve no public open space function or which are remnants left over after the lots, streets, and parking areas have been laid out shall not be considered to meet the ordinance requirements for open space and shall not be counted in the calculation of minimum required open space. Further, Section 450-1703.A.(1) states that long thin strips of open space, less than 100 feet wide, should be prohibited unless necessary to connect or protect significant areas. The plan delineates the open space areas around the perimeter of the development which, in some areas, measure only 15 feet wide.

3. Buffer requirements

- a. **Buffer along arterial roadway**—A 25-foot-wide buffer is shown along the southern boundary and a portion of the western boundary of the site which border residential uses. Township officials should determine if a buffer yard is required along the eastern boundary of the site which borders entrance ramps to Route 309, an arterial roadway.
- b. **Buffers as open space**—Section 450-1704.A.(7) of the zoning ordinance states that minimum width buffer yards do not count as open space. The proposed Open Space B borders the property and overlaps the delineated buffer in some areas of the site.
- c. **Buffers in the VC District**—Section 450-1704.C.(6) of the zoning ordinance provides regulations on buffers for development in the VC District. The proposal should ensure that all buffer requirements in this section are met.

4. Transportation considerations

- a. **Traffic impact study (TIS)**—Section 365-22.C.(1) of the subdivision and land development ordinance (SALDO) requires a traffic impact study to be submitted for all subdivisions and land developments of 25 or more residential lots or dwelling units. We recommend the TIS include a turn lane warrant analysis, a level of service (LOS) analysis at the proposed local road, and an analysis of the queues at the adjacent signal to determine if they block the proposed access in the A.M. or P.M. peak hour. The township should ensure a TIS is submitted and reviewed during the plan approval process.
- b. **Turning templates**—Turning templates should be provided for the largest vehicle anticipated to access the development.
- c. **Driveway access for adjacent parcel**—It should be determined how the existing dwelling to the south of the proposed local road will access Ridge Road in the post-development condition. If this dwelling will have its own driveway, it must be distinct and separate from the proposed local road.

If not, then this property can gain access to Ridge Road via an internal connection to the local road.

- d. **Lawn Avenue access**—The existing driveway accessing Lawn Avenue is a proposed emergency access drive for the development. We recommend that the emergency access be gated. Road access for the surrounding properties currently using the driveway to Lawn Avenue should be ensured.
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

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

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

DM:emh
25-0249

cc: Select Properties, Inc. (via email)
 Trolley Line Enterprises, LP (via email)
 Real Pro Enterprises, LP (via email)
 Elliot Leomporra, C2C Design Group (via email)
 Kevin Reilly, PE, PP, LEED-AP, Renaissance Land Company (via email)
 Brian S. Focht, PE, C2C Design Group (via email)
 Dan Bartolo, RLA, C2C Design Group (via email)
 Steve Baluh, PE, Wynn Associates, Inc., Township Engineer (via email)
 Greg Lippincott, Township Manager (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:

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Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Wrightstown Township Board of Supervisors
Wrightstown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: October 7, 2025

Subject: BCPC #13132
Final Plan for Hipple Lot Line Adjustment
TMPs #53-12-46-4 and 53-12-46-7
Applicant: Anthony and Giuseppina Hipple
Owner: Same
Plan Dated: August 11, 2025
Date Received: September 5, 2025

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

GENERAL INFORMATION

Proposal: Convey 8.36 acres of unimproved land from TMP #53-12-46-4 (Lot 1) to TMP #53-12-46-7 (Lot 2). With the proposed lot line adjustment, Lot 1 will total 11.25 acres and Lot 2 will total 23.90 acres. Along with the lot line adjustment, the applicant proposes the relocation of the existing driveway, a new pool house/cabana, and a new garage. Individual on-lot water and sewer disposal serve the site.

Location: Along the east side of Ridge Avenue, approximately 750 feet north of its intersection with Williams Avenue.

Zoning: The Conservation Management (CM) District permits single-family detached dwellings on lots of at least one acre, having minimum yard setbacks of 100, 50, and 60 feet for front, side, and rear yards, respectively.

The plan indicates that while the site is situated in both the CR-1 and the CM Zoning Districts, the properties are subject to the requirements of the CM Zoning District only.

Present Use: Residential



COMMENTS

1. **Anticipated zoning ordinance relief**—The plan indicates that variance relief is anticipated from the following sections of the zoning ordinance:

Section 903.B.1.

to permit disturbance of 0.30 acres of land in an area designated as having floodplain soils

We recommend that no formal action be taken on this application until all zoning issues have been resolved.

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

Section 22-407.5.A., 407.5.B. & 407.5.C.

to waive the requirement for an erosion and sedimentation control plan, a stormwater management plan, and a grading plan

Section 22-503.1., 507, 520 & 520.6.I.

to waive the requirement for improvements along the existing street on which the subdivision abuts (curbs, sidewalks, bicycle paths, etc.)

Section 22-525.B.

to waive the requirement for street trees to be planted along all proposed and existing streets

Section 22-525.C.

to waive the requirement to provide a Type 1 – 30-foot wide buffer

Section 22-531.3.B.(1)(a)

to waive the requirement to dedicate a minimum of 2,500 square feet per dwelling unit for park and recreation use

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

3. **Split-zoning**—The plan notes that although the site lies within two zoning districts, only the standards of the CM District will apply. It is unclear under what authority the standards of the second district are being excluded. Regardless, each parcel remains situated within two zoning districts, classifying them as split-zoned lots. Such situations can be difficult to develop given overlapping or conflicting regulations. If the proposed lot line adjustment is approved, the applicant and the Township may wish to consider a formal rezoning to better align each parcel with its intended use and to avoid potential future complications associated with split-zoned lots.
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

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

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

JS:emh
25-0245

cc: Anthony and Giuseppina Hipple (via email)
Kathia Garcia Perez, arna Engineering Inc. (via email)
Cindy VanHise, PE, CKS Engineers, Inc., Township Engineer (via email)
Stacy Crandell, Township Manager (via email)

Bucks County Planning Commission
Planning Module Reviews
September 27, 2025 to October 24, 2025

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
Bensalem Township	Byberry Woods	2-33-109	25-0261	2-33-109	1-09004-341-3J
Bensalem Township	1977 Byberry Road Subdivision	11405	25-0269	2-45-2	1-09004-48-3J
Dublin Borough	Moyer Tract	13030	25-0253	10-2-33, -35, -39-1	1-09920-048-3J
Newtown Township	413 Durham Road	13006	25-0246	29-3-17	1-09935-264-3J
Newtown Township	211 Upper Silver Lake Road	13088	25-0231	29-10-50	1-09935-258-3J



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

PLANNING COMMISSION:

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

Evan J. Stone
Executive Director

October 9, 2025

David DiCecco, Director of Environmental Services
Howell Engineering
1250 Wrights Lane
West Chester, PA 19380

RE: Byberry Woods Planning Module
PaDEP Code #1-09004-341-3J
BCPC #2-33-109
TMP #2-33-109
Bensalem Township, Bucks County, PA

Dear Mr. DiCecco:

We have received a copy of the planning module¹ regarding the construction of 39 single-family attached dwelling units on a 10.5-acre site. The site is located on Byberry Road south of its intersection with Amwell Street. An existing single-family detached dwelling on the site is served by public sewer and will remain. The new dwellings will be served by public sewer through an extension to the existing collection system.

New wastewater flows, totaling 9,750 gallons per day (39 EDUs), will be conveyed to the existing Bucks County Water and Sewer Authority (BCWSA) sanitary sewer system. From there, the flows will discharge to the Neshaminy Interceptor, and ultimately to the Philadelphia Water Department's (PWD) Northeast Water Pollution Control Plant for treatment.

The *Act 537 Sewage Facilities Plan for the Neshaminy Interceptor Service Area of Bensalem Township* is the official Act 537 Plan for this portion of Bensalem Township. The proposal is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by PWD's Northeast Water Pollution Control Plant.

We note that Component 3, Sewage Collection and Treatment Facilities has sections that are incomplete and do not contain the requisite signatures or flow information. These include Section G. Proposed Wastewater Disposal Facilities and Section J. Chapter 94 Consistency Determination.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage

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



David DiCecco
October 9, 2025
Page 2

facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

A handwritten signature in black ink that reads "David C. Zipf". The signature is written in a cursive, slightly slanted style.

David C. Zipf, AICP
Planner

DCZ:emh
25-0261
Attachment

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



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

1-09004-341-3J

BCPC #:

2-33-109

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

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name

Byberry Woods

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

1. Date plan received by county planning agency September 25, 2025
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency October 9, 2025

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met _____
- ☒ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: David C. Zipf, AICP
Title: Planner
Signature: David C. Zipf
Date: October 9, 2025
Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

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

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



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

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

Evan J. Stone
Executive Director

October 21, 2025

Vincent Fioravanti, PE
Fioravanti, Inc.
618 B Street Road
Southampton, PA 18966

RE: 1977 Byberry Road Subdivision Planning Module
PaDEP Code #1-09004-488-3J
BCPC #11405
TMP #2-45-2
Bensalem Township, Bucks County, PA

Dear Mr. Fioravanti:

We have received a copy of the planning module¹ regarding the construction of five single-family detached dwellings on a 3.53-acre lot. The site is located on the north side of Byberry Road near its intersection with Justin Circle and approximately 900 feet east of its intersection with Hulmeville Road. The new dwellings will connect to a new force main sewer extension that transitions to standard gravity flow before connecting to the existing BCWSA public sewer main in Byberry Road. The sewer main flows into the Bensalem Township Sanitary Sewer collection system for treatment at the Philadelphia Water Department's (PWD) Northeast Water Pollution Control Plant for treatment.

The *Act 537 Sewage Facility Plan Update for the Neshaminy Interceptor Service Area* is the official Act 537 Plan for this portion of Bensalem Township. The proposal is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by Philadelphia Water Department's (PWD) Northeast Water Pollution Control Plant for treatment.

We note that Component 3. Sewage Collection and Treatment Facilities has several sections that are incomplete and do not contain the requisite signatures. These include Section J. Chapter 94 Consistency Determination. Additionally, Section G.6. indicates that documentation has been included to confirm project consistency with the Historic Preservation Act; however, the packet does not include the completed Cultural Resources notice, a return receipt for its submission to the PHMC, or the PHMC review letter or PNDI Environmental Review. We note that the applicant has indicated that the site is exempt.

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



Vincent Fioravanti, PE

October 21, 2025

Page 2

Finally, the Neshaminy Interceptor is under a Connection Management Plan (CMP). The planning module submission should include correspondence indicating this project has been allocated capacity under the CMP.

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

Sincerely,

A handwritten signature in black ink, appearing to read "David C. Zipf".

David C Zipf, AICP
Planner

DCZ:emh
25-0269

Attachment

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



SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name

1977 Byberry Road

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

1. Date plan received by county planning agency. October 10, 2025

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

Agency name _____

3. Date review completed by agency October 21, 2025

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

Yes No

☒ ☐ 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq.*)?

☒ ☐ 2. Is this proposal consistent with the comprehensive plan for land use?

☒ ☐ 3. Does this proposal meet the goals and objectives of the plan?

If no, describe goals and objectives that are not met _____

☒ ☐ 4. Is this proposal consistent with the use, development, and protection of water resources?

If no, describe inconsistency _____

☒ ☐ 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?

If no, describe inconsistencies: _____

☒ ☐ 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?

If yes, describe impact Box culvert will be constructed where Creekview Cir intersects unnamed tributary to Neshaminy Creek

☐ ☐ 7. Will any known historical or archeological resources be impacted by this project?

If yes, describe impacts See attached letter

☐ ☐ 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? See attached letter

☐ ☒ 9. Is there a county or areawide zoning ordinance?

☐ ☐ 10. Does this proposal meet the zoning requirements of the ordinance? N/A

If no, describe inconsistencies _____

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	11. Have all applicable zoning approvals been obtained? <u>N/A</u>
☐	☒	12. Is there a county or areawide subdivision and land development ordinance?
☐	☐	13. Does this proposal meet the requirements of the ordinance? <u>N/A</u> If no, describe which requirements are not met _____
☒	☐	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
☐	☒	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances. _____ If no, describe the inconsistencies <u>N/A</u>
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐	If yes, will this project plan require the implementation of storm water management measures? _____
		18. Name, Title and signature of person completing this section: Name: <u>David C Zipf, AICP</u> Title: <u>Planner</u> Signature: <u>David C. Zipf</u> Date: <u>October 21, 2025</u> Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u> Address: <u>The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901</u> Telephone Number: <u>215 345-3400</u>
SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)		
This Component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.		
The county planning agency must complete this Component within 60 days. This Component and any additional comments are to be returned to the applicant.		



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

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

Evan J. Stone
Executive Director

October 9, 2025

Ronald G. Monkres, PE
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901

RE: Moyer Tract Planning Module
PaDEP Code #1-09920-048-3J
BCPC #13030
TMPs #10-2-33, -35, -39-1
Dublin Borough, Bucks County, PA

Dear Mr. Monkres:

We have received a copy of the planning module¹ regarding the construction of 53 single-family detached dwelling units, 14 single-family attached dwelling units, 40 multifamily units, the conversion of an existing single-family dwelling to 2 live/work units, and the adaptive reuse of a barn for up to 7,160 square feet of commercial space. The existing single-family dwelling is served by public sewer. The 33.16-acre site is located on the northeast side of the intersection of Rickert Road and North Main Street.

Wastewater flows, totaling 31,433 gallons per day (92 EDUs) will flow to two existing sanitary sewer mains, one in Main Street and the other in Rickert Road, then to the Kern Drive Interceptor. From there, the flows will be directed to the Dublin Borough Wastewater Treatment Plant (WWTP) for treatment.

The *Dublin 201 Wastewater Management Facility Plan* is the official Act 537 Plan for this portion of Dublin Borough. The proposal to connect to the existing sewer system is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by the Dublin Borough WWTP.

The Dublin Borough sanitary sewer system is under a Connection Management Plan (CMP). The planning module submission should include correspondence indicating this project has been allocated capacity under the CMP. We also note that a May 1, 2025, letter from PaDEP suggests that the project sponsor revise the sewage facility planning to address higher intensity land uses and that the borough not complete Section J of the Component 3 planning module or adopt the planning module prior to approval of the revised CMP.

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



Ronald G. Monkres, PE

October 9, 2025

Page 2

We note that Component 3, Sewage Collection and Treatment Facilities, has several sections that are incomplete and do not contain the requisite signatures. These include Section G. Proposed Wastewater Disposal Facilities and Section J. Chapter 94 Consistency Determination. We further note that Section G.6 indicates that documentation has been included to confirm project consistency with the Historic Preservation Act. However, the packet does not include the completed cultural Resources notice, a return receipt for its submission to the PHMC, or the PHMC review letter.

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

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

Sincerely,

A handwritten signature in black ink that reads "David C. Zipf". The signature is written in a cursive, slightly slanted style.

David C Zipf, AICP
Planner

DCZ:emh
25-0253

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Colleen M. Pursell, Borough Manager (via email)
Act 537 file (via email)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

1-09920-048-3J

BCPC #:

13030

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

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name

Moyer Tract

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

1. Date plan received by county planning agency September 18, 2025
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency October 9, 2025

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met _____
- ☒ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: David C. Zipf, AICP
Title: Planner
Signature: David C. Zipf
Date: October 9, 2025
Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

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

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



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E-mail: planningcommission@buckscounty.org

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

Evan J. Stone
Executive Director

October 2, 2025

Robert Cunningham, PE, Partner
Holmes Cunningham Engineering
409 East Butler Avenue, Unit 5
Doylestown, PA 18901

RE: 413 Durham Road Planning Module
PaDEP Code #1-09935-264-3J
BCPC #13006
TMP #29-3-17
Newtown Township, Bucks County, PA

Dear Mr. Cunningham:

We have received a copy of the planning module¹ regarding the proposal to connect a new 10,000-square-foot daycare and a 6,600-square-foot medical office building to public sewer. Sewage from the development is proposed to be conveyed through the collector system owned by the Newtown Bucks County Joint Municipal Authority (NBCJMA) to the Bucks County Water and Sewer Authority's (BCWSA) Neshaminy Interceptor. The flows will then be conveyed to the Northeast Philadelphia Water Pollution Control Plant for treatment. Proposed project flows from the development are 2,904 gallons per day (gpd), based on 12 EDUs (1 EDU equals 250 gpd).

The *Township of Newtown, Bucks County Act 537 Sewage Facilities Plan Update* (dated September 2015, with the last revision date of August 2020) is the official Act 537 Plan for this portion of Newtown Township. The proposal to connect to the public sanitary sewer system is consistent with the official Act 537 Plan since this plan indicates that the site is within a public sewer service area.

The Neshaminy Interceptor is currently under a Connection Management Plan (CMP). The planning module includes correspondence from BCWSA certifying that there is conveyance capacity to receive the maximum daily flow of 2,904 gpd for the project and that the 12 EDUs will be added to the Neshaminy Interceptor CMP Extended Schedule EDUs (Released) column in BCWSA's next quarterly update to PaDEP.

Further, we note that documentation from the water company stating that it will serve the project, as required in Component 3.E., has not been provided. Documentation confirming that this project is

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



Robert Cunningham, PE

October 2, 2025

Page 2

consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (Component 3.G.6.) and the "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" (Component 3.G.7.) were not included with the submission sent to our office. This information, along with all required signatures and dates, should be included in the completed planning module package submitted to PaDEP.

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

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

Sincerely,



Lisa M. Wolff
Senior Planner

LMW:emh
25-0246

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Kevin Reilly, PE, County Builders, Inc. (via email)
Micah S. Lewis, Township Manager (via email)
Leanna Colubriale, PE, Remington & Vernick Engineers, Township Engineer (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Planner (via email)
Katherine McGovern, Assistant Township Manager (via email)
Kristie Kaznicki, Township Administrative Assistant (via email)
Michael T. Italia, Barry Isett & Associates, Zoning Officer (via email)
Act 537 file (via email)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09935-264-3J

BCPC #:
13006

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

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name

413 Durham Road

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

1. Date plan received by county planning agency September 5, 2025
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency October 2, 2025

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met _____
- ☒ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
- ☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
- ☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: Lisa M. Wolff
Title: Senior Planner
Signature: 
Date: October 2, 2025
Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

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

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



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

PLANNING COMMISSION:

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

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

Evan J. Stone
Executive Director

October 2, 2025

Chris Puzinas, PE
Bohler Engineering PA, LLC
1600 Manor Drive, Suite 200
Chalfont, PA 18914-2278

RE: 211 Upper Silver Lake Road Planning Module
PaDEP Code #1-09935-258-3J
BCPC #13088
TMP #29-10-50
Newtown Township, Bucks County, PA

Dear Mr. Puzinas:

We have received a copy of the planning module¹ regarding the proposal to connect three single-family detached lots to public sewer. Sewage from the new dwellings will be conveyed through the collector system owned by the Newtown Bucks County Joint Municipal Authority (NBCJMA), to the Bucks County Water and Sewer Authority's (BCWSA) Core Creek and Neshaminy Interceptors. The flows will then be conveyed to the Northeast Philadelphia Water Pollution Control Plant for treatment. Proposed project flows from the three dwellings are 750 gallons per day (gpd), based on 3 proposed EDUs (1 EDU equals 250 gpd).

The *Township of Newtown, Bucks County Act 537 Sewage Facilities Plan Update* (dated September 2015, with the last revision date of August 2020) is the official Act 537 Plan for this portion of Newtown Township. The proposal to connect to the public sanitary sewage system is consistent with the official Act 537 Plan since this plan indicates that the site is within a public sewer service area.

The Neshaminy Interceptor is currently under a Connection Management Plan (CMP). The planning module submission indicates that 3 EDUs (750 GPD) have been added to the reserved capacity in the Neshaminy Interceptor Connection Management Plan (NICMP) and allocated to the site.

Further, we note that documentation from the water company stating that it will serve the project, as required in Component 3.E., has not been provided. Documentation confirming that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code*

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



Chris Puzinas, PE

October 2, 2025

Page 2

(Component 3.G.6.) and the "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" (Component 3.G.7.) were not included with the submission sent to our office. Also, the sewage flow and capacity information for the collection and treatment systems should be provided in Component 3., Sections J.2, J.3.a., and J.4. This information, along with all required signatures and dates, should be included in the completed planning module package submitted to PaDEP.

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

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

Sincerely,



Lisa M. Wolff
Senior Planner

LMW:emh
25-0231

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Micah S. Lewis, Township Manager (via email)
Leanna Colubriale, PE, Remington & Vernick Engineers, Township Engineer (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Planner (via email)
Katherine McGovern, Assistant Township Manager (via email)
Kristie Kaznicki, Township Administrative Assistant (via email)
Michael T. Italia, Barry Isett & Associates, Zoning Officer (via email)
Act 537 file (via email)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

1-09935-258-3J

BCPC #:

13088

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

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name

211 Upper Silver Lake Road

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

1. Date plan received by county planning agency August 13, 2025
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency October 2, 2025

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met _____
- ☒ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: Lisa M. Wolff
Title: Senior Planner
Signature: 
Date: October 2, 2025
Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

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

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