

BOARD MEETING

AGENDA

WEDNESDAY, DECEMBER 3, 2025

2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from November 5, 2025
5. Executive Director's Report
6. Act 247 Reviews for December 3, 2025
7. Old Business
8. New Business
Chairperson appoints the Nominating Committee for the 2026 Officers
9. Adjournment

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

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING

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

MINUTES OF MEETING

WEDNESDAY, NOVEMBER 5, 2025

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

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

MEMBERS ABSENT: Harold Hayes

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

SOLICITOR: Dan Grieser, Esq.

IT SUPPORT: Shawn Loughlin, Bucks County IT Department

- **CALL TO ORDER**

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

- **PLEDGE OF ALLEGIANCE**

All rose for the pledge of allegiance, followed by a moment of silence for the three students who were tragically killed and the one student who was critically injured in a recent automobile accident in Warrington Township.

- **PUBLIC COMMENT (AGENDA ITEMS)**

There were no public comments.

- **APPROVAL OF MINUTES FOR THE MEETING, OCTOBER 8, 2025**

Upon motion of Mr. Tosti, seconded by Mr. Nyman, the motion carried to approve the minutes of the October 8, 2025, meeting as presented.

- **EXECUTIVE DIRECTOR'S REPORT**

Mr. Stone introduced and welcomed our new planner, Samantha Niven.

Mr. Stone shared that House Bill 529, which focuses on creating special districts for attainable housing, has passed. The goal is to set up a fund to help participating municipalities with planning these districts. The idea behind the bill isn't to force anyone's hand, but to give municipalities the choice to participate if they want to.

Mr. Stone congratulated Neale Dougherty, Director of Sustainability, on his election win. Mr. Dougherty will return to the county's Controllors office in January. Mr. Stone also congratulated Mr. Tokmajian on his win in Bensalem Township.

Mr. Stone announced his retirement scheduled for February 2, 2026.

- **BUCKS COUNTY HOUSING DASHBOARD**

- BY LYNN LAI, PLANNER**

- Ms. Lai presented the newly developed Bucks County Housing Dashboard. The Bucks County Housing Dashboard is an interactive tool for decision-makers, municipal partners, and residents, helping to provide a clear and accessible snapshot of Bucks County's demographic and housing landscape. The dashboard shows data and trends on workforce housing, housing diversity, and housing affordability, offering meaningful context on current housing conditions and emerging challenges. Users can identify local and countywide trends and compare key metrics, such as median household income, housing supply, and market demand. A drop-down menu, located in the upper right-hand corner of the dashboard, allows users to explore detailed data for each municipality. See Attachment A for presentation.

The board thanked Ms. Lai for the presentation.

- **ACT 247 REVIEWS**

- The reviews of November 5, 2025, were emailed to the board for their review prior to the meeting; there was a motion made to approve the reviews, by Mr. Tosti and seconded by Mr. Nyman.

There were no comments on the reviews.

- **OLD BUSINESS**

- There was no old business.

- **NEW BUSINESS**

- The 2026 BCPC Board Meeting Dates were emailed to the board for their review prior to the meeting. Upon motion of Mr. Tosti, seconded by Mr. Tokmajian, the motion carried to approve the 2026 BCPC Board Meeting Dates as presented. See Attachment B for the 2026 BCPC Board Meeting Dates.

- Mr. Tosti congratulated Mr. Tokmajian on his election win and Mr. Stone on his retirement. Mr. Tosti announced that his labor council is doing a food drive to help support the local food banks. If you are interested in participating, please contact him for more information.

- **ADJOURNMENT**

- Upon the motion of Mr. Nyman, seconded by Mr. Miller, Ms. Breslin adjourned the meeting at 2:21 PM.

Submitted by:

Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **Staffing** – Neale Dougherty, Director of Sustainability, has been elected to serve as the County Controller starting in January 2026. We anticipate his position will be refilled. I am retiring as Executive Director, and my last day will be Monday, February 2, 2026.
- **Perkiomen Flood Mitigation Project** – The draft study has been released and is available [here](#).
- **Hazard Mitigation Plan (HMP)** – Staff and I continue to coordinate with the Michael Baker team, led by Jessica Jahre, on our ongoing HMP update. The annual HMP meeting was held on Friday, November 7, 2025. The HMP grant must be completed by the end of April 2026 to remain within the grant's period of performance. A draft of the plan is scheduled for delivery on January 12, 2026, followed by a public meeting on January 13, 2026, to initiate the public review process.
- **ACT 167** – Our work on the Act 167 Plan can be found [here](#). 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. A draft of the plan is slated for release in early 2026.
- **Business of Housing Symposium** – On Thursday, November 13, 2026, Mike Roedig, Luke Rosanova, and I attended a symposium facilitated by the HealthSpark Foundation. The event brought together business leaders, planning professionals, and housing specialists to discuss the ongoing housing affordability crisis. The keynote speaker was Chuck Mahron, founder of Strong Towns.
- **Economic & Workforce Development** – I attended the monthly meeting of the Economic and Workforce Development Committee and provided an overview of recent BCPC work and notable land development projects.
- **County Recreation Parks and Open Space Plan – Parks and Rec Master Plan** – I attended the steering committee meeting to discuss the draft County Recreation, Parks, and Open Space Plan. A draft has been circulated to committee members for their review.
- **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.

Langhorne Borough Planning Commission – Continued working on a second traditional neighborhood development overlay district and amendments to the zoning ordinance and zoning map. Continued assisting with an update to the 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 working on updating the sign regulations in the joint municipal zoning ordinance.

Nockamixon Comprehensive Plan – Continued working on the township’s comprehensive plan and provided the Nockamixon Planning Commission with the first full draft of the document.

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 Comprehensive Plan – Staff met with the Riegelsville Borough Planning Commission to review draft material for the comprehensive plan. Staff is working toward putting together a full first draft for review.

Solebury Township Comprehensive Plan – Continued gathering background information and preparing draft material for the plan focus area on the future of Route 202. Developed and discussed the graphic outline/mockup of the plan structure. Discussed the focus area for environmental stewardship and sustainability 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**

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
0	Sketch Plans
6	Municipal Plans and Ordinances
2	Sewage Facility Planning Modules
0	Traffic Impact Studies

Geographic Information Systems (GIS)

The GIS staff attended the following:

- Central Pennsylvania GIS Day

Staff worked with Lindsey Troyer to develop a [Food Access Map](#) which is designed to be an interactive tool, combining food resources in Bucks County, including 'low produce' food stores (ex. Wawa), SNAP retailers, farms and farmers markets, food pantries and charitable food distributions alongside available public transportation.

Staff met with the Commissioner's office staff and the America250 Bucks County committee to discuss developing a web mapping experience that will include Revolutionary War sites, Bucks County's Abolitionist Trail, Indigenous history, and additional Bucks County historic attractions.

Sustainability

The sustainability staff attended the following meetings:

- PECO Environmental Justice Committee Meeting
- PA DEP & Penn State Local Climate Action Program Past Participant Meeting
- Get Solar – Site review and Funding Proposal for Bucks Locations
- Jingoli/DCO Energy Review of Neshaminy Manor Building Energy Audit
- Sustainable Energy Partnership Information Session
- EECBG onsite walk through of Public Safety Training Center grant funded renovations

Transportation and Trails

The transportation and trails staff attended the following meetings:

- BCCD NRT-2 Test Pit Meeting
- Bike Facilities on State Street in Doylestown Coordination Meeting
- Bristol Road Extension Meeting
- Core Creek Trail Progress Meeting
- D&L Canal / Ringing Rocks Trail Connection Meeting
- DVRPC Coffee Hour
- DVRPC Congestion Management Process (CMP) Sub Committee Meeting
- DVRPC FY27&28 TDM Work Program Meeting
- DVRPC Regional Technical Committee (RTC) Meeting
- Levittown Trail Coordination Meeting
- Neshaminy Greenway Trail (NGT) Status Meeting
- NGT / Point Plaza Coordination Meeting
- PA TIP Subcommittee Meeting
- PennDOT Local Bridge Coordination Meeting
- Regional Freight Plan Steering Committee Meeting

Transportation staff worked with DVRPC to add funding for Phase III and IV of the Newtown Rail Trail to the 2027 TIP under the circuit trail line item.

Transportation staff attended the DVRPC Regional Technical Committee (RTC) meeting on Wednesday, November 12, 2025. At this meeting, the committee recommended allowing SEPTA to shift \$394 million from its capital budget to operating expenses. As a result, numerous critical capital projects will be postponed, including the deferral of \$46.3 million allocated for the Bristol Train Station project.

Bucks County Housing Dashboard 2025

Introduction



Our Mission

A Snapshot of Bucks County and Municipal
Demographic and Housing Data for:



Decision-Makers



Municipal
Partners



Residents

Dashboard Provides:

Workforce Housing • • • • •

Asset Limited, Income Constrained, Employed

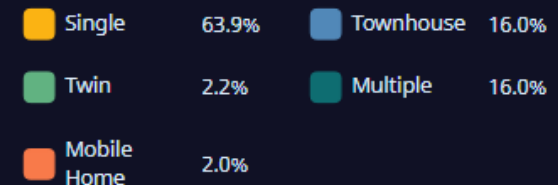
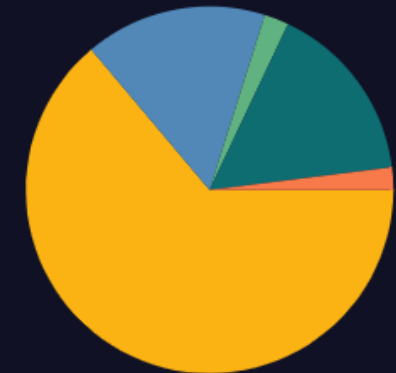
ALICE Households 2022



Households that earn above the Federal Poverty Level (FPL) but cannot afford the basic cost of living in their county. Click [HERE](#) for more information.

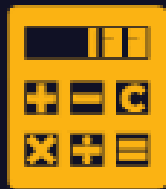
Housing Diversity • • • • •

Housing Diversity 2023



Dashboard Provides:

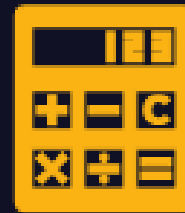
Median Monthly Housing Costs 2023



19%

(as a percentage of household income)

Cost-Burdened Units 2023



27%

(housing units costing >30% of household income)

Housing Attainability



Dashboard Provides:

Existing Housing Conditions



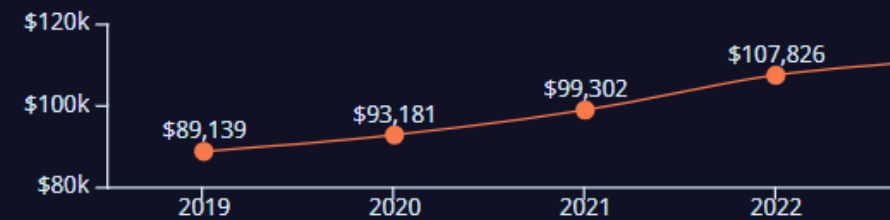
Total Housing Units 2023

 **256.4k**

Single-Family-Only Zoned Land

 **64%**

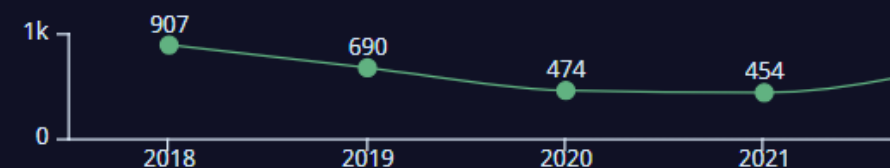
Median Household Income



K-12 Enrollment



Housing Permits

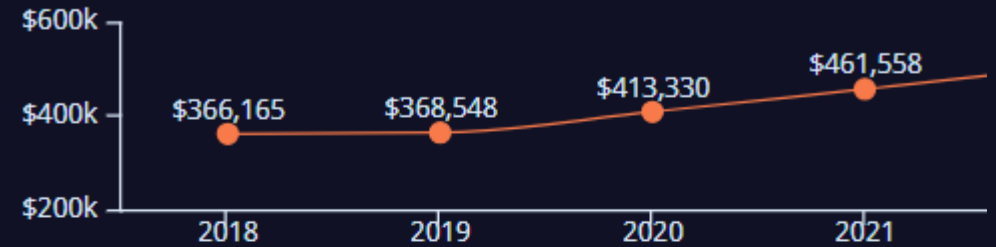


Dashboard Provides:

Market Trends



Mean Housing Price



Total Housing Sales



Median Gross Rent



An Interactive Tool

Our 1st step in helping to frame the conversation around housing attainability in Bucks County and to inspire future action toward sustainable solutions.



Thank you!

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

Bucks County Planning Commission

Municipal Reviews

December 3, 2025

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Bensalem Township	<u>2-25-1(P)</u>	25-0281	Walter Lesvenec	2-41-22-2	Private Zoning Map Change: G-C to R-1
Bensalem Township	<u>2-25-2(P)</u>	25-0283	BSI Provco Bensalem, LLC	2-70-1	Private Zoning Map Change: BP to R-44
Bensalem Township	<u>2-25-3</u>	25-0284	Township Council	-	Zoning Ordinance Amendment: R-44 Residential/Commercial District
Bristol Township	<u>5-25-1</u>	25-0285	Township Council	-	Zoning Ordinance Amendment: Accessory Storage Structures
Lower Makefield Township	<u>20-25-5</u>	25-0282	Board of Supervisors	-	Zoning Ordinance Amendment: Renewable Energy Systems
New Britain Borough	<u>25-25-4</u>	25-0289	Borough Council	-	Zoning Ordinance Amendment: Mixed-Use Overlay District



BCPC

Bucks County Planning Commission

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

PLANNING COMMISSION:

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

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

Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: December 3, 2025

Subject: BCPC #2-25-1(P)
Private Request for Zoning Map Change
TMP #2-41-22-2
Applicant: Walter Lesnevec
Date Received: November 14, 2025
Hearing Date: December 22, 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 December 3, 2025.

GENERAL INFORMATION

Requested Action: Rezone TMP #2-41-22-2 from G-C General Commercial to R-1 Residential.

Location and Size of Tract: The site contains 37,625 square feet and is located at the northeast corner of the intersection of Hulmeville and Galloway roads.

Proposed Zoning Provisions: The R-1 Residential District permits single-family detached dwellings on lots of 12,000 square feet or more. No more than 30 percent of the lot may be occupied by building area and a maximum of 40 percent of impervious cover is permitted. Front, side, and rear yard setbacks are 35, 12 (30 feet aggregate), and 30 feet, respectively.

Existing Zoning Provisions: The G-C General Commercial District permits retail stores on lots with a minimum area of 7,200 square feet and a minimum lot width of 60 feet. The maximum impervious surface and building coverage are 60 percent and 35 percent, respectively.



COMMENTS

The parcel requested for rezoning is part of a preliminary plan of subdivision reviewed by our office on November 24, 2025 (BCPC #13146). The proposal entails subdividing the site into three single-family detached dwelling lots. We offer the following comments for the township council when considering this proposal:

1. **Comprehensive plan**—The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) does not have a specific recommendation for this parcel.
2. **Compatibility with surrounding land use and zoning**—The site abuts the Bensalem High School to the north and east, which is zoned R-11 Residential. Parcels to the south are zoned R-1 and R-AA Residential and contain a single-family dwelling. To the east adjacent parcels are zoned R-1 Residential and contain a single-family dwelling. To the west parcels are commercial and zoned GC General Commercial.
3. **Zoning boundary**—The plan shows the proposed zoning boundary along the east side of the Hulmeville Road right-of-way. The proposed zoning boundary does not extend to the centerline of the road. As required under Section 232-32 of the zoning ordinance the zoning district boundary should extend to the centerline of the road.

Summary—The proposed district and permitted uses would be consistent with adjacent zoning district and land uses.

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

DCZ:emh
25-0281

cc: Walter Lesnevec (via email)
Larry Young, PE, Tri-State Engineers & Land Surveyors, Inc. (via email)
Michael Meginniss, Esq., Begley, Carlin & Mandio, LLP (via email)
Phil Wursta, PE, WK2, Township Engineer (via email)
Nicole Khan, PE, WK2, Township Engineer (via email)
Ken Farrall, BCO, PLS, APA, Township Director of Building and Planning/Zoning Officer (via email)
John Chaykowski, Director of Administration (via email)
Loretta Alston, Township Department of Building and Planning (via email)
Joseph Pizzo, Esq., Pizzo Rudolph, LLC, Township Solicitor (via email)

PERTINENT INFORMATION

Site Characteristics, Natural Features: The site is flat with turfgrass

Existing Land Use: Vacant

Surrounding Land Use:

North:	Bensalem High School
East:	Residential
South:	Residential
West:	Commercial strip center

Surrounding Zoning:

North:	R-11 Residential
East:	R-1 Residential
South:	R-1 Residential, R-AA Residential
West:	G-C General Commercial

Municipal Comprehensive Plan: The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) does not have a specific recommendation for this parcel.



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

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: December 3, 2025

Subject: BCPC #2-25-2(P)
Private Request for Zoning Map Change
TMP #2-70-1
Applicant: BSI Provco Bensalem, LLC
Owner: Same
Date Received: November 14, 2025
Hearing Date: December 8, 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 December 3, 2025.

GENERAL INFORMATION

Requested Action: Rezone TMP #2-70-1 from the BP Business and Professional District to the R-44 Residential/Commercial District. Bensalem Township has concurrently submitted a text amendment to the R-44 Residential/Commercial District that would permit single-family non-detached residential dwellings (townhouses) on lots of 2,000 square feet or more (BCPC #2-25-3; December 3, 2025).

Location and Size of Tract: The tract contains 10 acres and is located at the southeast corner of the intersection of Street Road and Essex Drive.

Proposed Zoning Provisions: The R-44 Residential/Commercial District permits single-family detached dwellings on a minimum lot size of 12,000 square feet. Nonresidential development, including banks, schools, restaurants, retail stores, offices, and convenience stores, is permitted subject to the limitation that the total area of nonresidential use is less than 20 percent of the gross site area. The minimum lot area for nonresidential uses is 1 acre.



A proposed zoning text amendment (BCPC #2-25-3) would permit single-family non-detached residential dwellings (townhouses) on lots of 2,000 square feet or more.

Existing Zoning Provisions: The BP Business and Professional District permits professional services, business services, business professional and trade schools, and college and university uses on lots of 12,000 square feet or more. Building area maximum is 25 percent and impervious surface is 60 percent. At least 20 percent of a tract shall be preserved as open space to be dedicated to the township.

COMMENTS

A. Zoning Map Change

1. **Comprehensive Plan**—The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) makes no recommendations as to the parcel's future use. The plan states commercial growth along Street Road should be at a similar scale to surrounding land uses and that the township should address potential inconsistencies to allow for streamlined development along this critical commercial corridor.
2. **Compatibility with surrounding land uses and zoning**¹—The site is adjacent to a single-family detached dwellings to the northeast and southeast within the R-44 District. To the south and west of the site is the G-C General Commercial District, which contains commercial uses. Developing the site with residential uses would be compatible with the existing residential uses to the east and south, while also providing a buffer between the neighborhood and commercial uses to the west and north.

The adjacent R-44 and R-2 districts permit densities of 2.5 and 2.8 dwelling units per acre, respectively. In contrast, the proposed R-44 District density of 7 dwelling units per acre is nearly three times higher than the surrounding districts and significantly exceeds the existing R-44 standard of 2.5 dwelling units per acre.
3. **Summary**—The site is vacant and adjacent to a large residential development with commercial uses to the north and west. The site may be used as an extension of adjacent residential or commercial uses. Residential development may serve as a buffer from the adjacent commercial and Street Road corridor uses. However, the density permitted by the proposed text amendment is almost three times higher than the existing R-44 District density.

B. Concept Plan

The proposed map change amendment includes a Concept Plan, dated January 17, 2025, illustrating a subdivision plan of 70 townhouse dwellings, a dog park area, a children's play area, and 245 off-street parking spaces. The plan also designates 33.7 percent of the site as common open space. This Concept Plan review was conducted under the proposed requirements of the R-44 District text amendment that was submitted to the BCPC concurrently with this application (BCPC #2-25-3).

We note that there is no guarantee that possible future development proposals for the site would be consistent with this concept plan, as this plan is meant to illustrate a potential development scenario under the proposed zoning map change and zoning ordinance amendment. We offer the following

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

comments on the layout shown on the Concept Plan dated January 17, 2025. This is not meant as an endorsement or recommendation for the proposed ordinance amendment, but as an opportunity to highlight planning issues.

1. **Woodland Protection**—Section 232-260.(e)(3) of the zoning ordinance requires that at least 50 percent of woodlands be preserved. The plan shows 100 percent removal.
2. **Traffic study**—The 70 dwelling units will generate a total of approximately 560 trips per day (8 trips per dwelling unit). We recommend that a traffic impact study be conducted to evaluate the level of service and queue analysis for the intersection of Street Road and Essex Drive.
3. **Parking area design**
 - a. **Northwestern parking area**—The northwestern parking area between the perimeter circulation drive and units 46 through 56 includes pull-through spaces with driveways on both sides. We are concerned that this design will create problems with access to the dwelling units and allow vehicles to cut through undefined areas, creating potentially unsafe traffic movements.
 - b. **Planting areas**—Section 232-182.(2)i. of the zoning ordinance requires parking spaces to be arranged in such a manner that not more than 10 spaces adjoin each other and that each group shall be separated by a 20-foot-wide planting area. The plan shows parking areas that do not meet these requirements. The parking area in the southwestern portion of the site contains 46 spaces in two rows of 23 without the required planting areas. In the northwestern side of the site are adjoining rows of 11 and 15 spaces. Along the northern drive is a row of 23 spaces without the required planting areas.
5. **Crosswalk**—The plan should show a crosswalk across Essex Drive between the site and adjacent commercial uses on the western side of the site.
6. **Mail delivery**—The plan does not show mailboxes for the development. We recommend that a community mailbox and accompanying parking be provided.
7. **Emergency access**—The plan shows a single access to the site. The townhouses will generate approximately 8 trips per unit with a total of 560 trips per day. We recommend that an emergency access driveway be provided in case the main driveway is blocked.
8. **Open space design**—The open spaces and recreation areas are located on the periphery of the site which necessitates travel by residents along the length of the site to the play area and dog park. We recommend that the plan be revised to provide open space in the central area between units 46-56 and 57-70. Such a design would provide common open space accessible to residents nearby and provide a stronger focal point for the neighborhood.
9. **Unidentified structure**—An unidentified structure is shown in the open space in the northern corner of the site.
10. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

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

DCZ:emh
25-0283

cc: Michael Cooley, Provco Group, Applicant (via email)
C.D. Puzinas, PE, Bohler Engineering (via email)
Michael J. Meginniss, Esq., Begley, Carlin, and Mandio, LLP (via email)
Phil Wursta, PE, WK2, Township Engineer (via email)
Nicole Khan, PE, WK2, Township Engineer (via email)
Ken Farrall, BCO, PLS, APA, Township Director of Building and Planning/Zoning Officer (via email)
John Chaykowski, Director of Administration (via email)
Loretta Alston, Township Department of Building and Planning (via email)
Joseph Pizzo, Esq., Pizzo Rudolph, LLC, Township Solicitor (via email)

PERTINENT INFORMATION

Site Characteristics, Natural Features: The site contains woodlands and an existing building and paved areas

Existing Land Use: Vacant school

Surrounding Land Use:

North:	Commercial
East:	Single-family detached residential
South:	Single-family detached residential and commercial
West:	Commercial

Surrounding Zoning:

North:	R-44 Residential/Commercial
East:	R-44 Residential/Commercial
South:	R-44 Residential/Commercial District, G-C General Commercial
West:	G-C General Commercial

Municipal Comprehensive Plan—The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) makes no recommendations as to the parcel's future use. The plan states commercial growth along Street Road should be at a similar scale to surrounding land uses and that the township should address potential inconsistencies to allow for streamlined development along this critical commercial corridor.



BCPC

Bucks County Planning Commission

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

PLANNING COMMISSION:

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James J. Keenan
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Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: December 3, 2025

Subject: BCPC #2-25-3
Proposal to Amend the Zoning Ordinance—R-44 Residential/Commercial District
Applicant: Township Council
Date Received: November 14, 2025
Hearing Date: December 8, 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 December 3, 2025.

GENERAL INFORMATION

Proposed Action: Amend the R-44 Residential/Commercial District to permit and provide standards for single-family non-detached residential dwellings (townhouses). A private request to amend the zoning ordinance (#2-25-2(P); December 3, 2025) that would expand the R-44 Residential/Commercial District to adjacent TMP #2-70-1 has been submitted concurrently with this proposal.

Proposed Zoning Provisions:

Amend Section 232-258.(2) to allow single-family non-detached residential dwellings limited to townhouse dwelling units, townhouse developments, and townhouse dwelling structures as defined in Section 232-254(2)a.1. through 3. of the zoning ordinance. The total area of permitted non-detached residential dwellings within the tract shall not exceed 10 percent of the total gross site area of the tract or 10 acres within the total gross site area of the tract, whichever is less.

Amend Section 232-258.(4) to add the requirement that accessory uses for non-detached residential dwelling uses are defined in Section 232-254.(2)b.

Amend Section 232-259.(b) to require that the minimum lot area for any single family non-detached residential dwelling is to be not less than 2,000 square feet.



Amend Section 232-259.(e) to reduce the required buffer yard and planting strip from 15 feet to 10 feet.

Amend Section 232-259.(h) to set the maximum density for single-family non-detached residential uses at a maximum of 7 dwelling units per gross acre of the site.

Add Section 232-260.(b)(2) to require all single-family non-detached residential uses to comply with the off-street parking requirements of Section 232-182. A minimum of 3.5 off-street parking spaces for each townhouse unit are to be provided. Two spaces are to be provided on each lot and the spillover spaces are to be provided in community-owned parking areas.

Amend Section 232-260.(e)(1) to set the building setback from a street classified as a minor arterial street or higher at 60 feet for all townhouse dwelling units, townhouse structures, and townhouse developments.

COMMENTS

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

1. **Density**—The proposed R-44 Residential/Commercial District density of 7 dwelling units per acre significantly exceeds the existing R-44 standard of 2.5 dwelling units per acre.
2. **Parking requirements**—Section 232-182.(2)(b) of the zoning ordinance requires 3.5 parking spaces for each townhouse, two spaces per unit plus 1.5 spaces for spillover parking. The required spillover amount is 75 percent greater than the base requirement per unit. This standard will require an excessive amount of parking, limiting open space and development opportunities on the site. In our review of the Concept Plan submitted with the private request for a zoning map change (BCPC #2-25-2(P)), we note the circulation issues caused by the high spillover requirement. We recommend that township officials consider reducing the spillover parking requirement for the proposed amendment.

The Bucks County Planning Commission (BCPC) recently conducted a countywide inventory and analysis of parking standards for major land uses across all 54 municipalities. The *Bucks County Parking Study*¹ distills residential and other parking requirements into simple, comparable standards, allowing municipalities to benchmark their ordinances against countywide norms. Including spillover requirements, the study found that municipalities in Bucks County most commonly require two parking spaces per dwelling for townhouses (attached dwellings). The *Bucks County Parking Study* concludes with key takeaways for public officials and municipal scorecards showing how each community's parking requirements compare to others in Bucks County.

3. **Area and dimensional requirements**—Section 232-259 does not include standards for the townhouse use related to minimum lot width, minimum front yard from right-of-way, minimum side yard, minimum rear yard, building coverage ratio, impervious coverage per lot ratio, or minimum distance between buildings. We recommend Section 232-259 and the accompanying table (Exhibit A) be revised to include such standards.

¹ <https://connects.buckscounty.gov/parkingstudy>

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

DCZ:emh
25-0284

cc: Phil Wursta, PE, WK2, Township Engineer (via email)
Nicole Khan, PE, WK2, Township Engineer (via email)
Ken Farrall, BCO, PLS, APA, Township Director of Building and Planning/Zoning Officer (via email)
John Chaykowski, Director of Administration (via email)
Loretta Alston, Township Department of Building and Planning (via email)
Joseph Pizzo, Esq., Pizzo Rudolph, LLC, Township Solicitor (via email)



BCPC

Bucks County Planning Commission

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PLANNING COMMISSION:

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Tom Tosti

Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Bristol Township Council
Bristol Township Planning Commission

From: Bucks County Planning Commission

Date: December 3, 2025

Subject: BCPC #5-25-1
Proposal to Amend the Zoning Ordinance—Accessory Storage Structures
Applicant: Township Council
Date Received: November 17, 2025
Hearing Date: December 18, 2025

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

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to clarify regulations for accessory storage structures for residential and nonresidential uses.

Proposed Zoning Provisions:

Amend Section 205-16.(G)(2), Residential Accessory Building, Structure, or Use as follows:

Renumber and revise provisions under Section 205-16.(G)(2)(d), which regulates residential accessory buildings and structures, such as storage sheds, bathhouses, and private greenhouses, and include non-permanent or collapsible storage tents.

Revise Section 205-16.(G)(2)(d) to state that all residential accessory buildings and structures must be located in the required side or rear yard, not less than 3 feet from any property line.

Add the following provisions under Section 205-16.(G)(2)(d):

[2] Structures that are collapsible, not constructed in a permanent nature, that do not fall under building code regulations, are permitted subject to the following requirements:

[a] They do not exceed 250 square feet in size;



[b] They are on top of stone or other foundation, they cannot be placed on top of grass or dirt; and

[c] They are securely anchored into the ground.

[3] Metal cargo containers are not permitted as accessory buildings and structures.

[4] Portable storage containers are not permitted as accessory buildings and structures except as provided in subpart G.8.

Amend Section 205-16.(G)(6), Nonresidential Accessory Building or Structure, to add "Metal cargo/shipping containers are not permitted."

Amend Section 205-16.(G)(8), Temporary Structure or Use, to add "Metal cargo/shipping containers are not permitted to be used as temporary storage."

Existing Zoning Provisions:

Section 205-16.(G)(2)(d) regulates residential accessory buildings and structures, such as storage sheds, bathhouses, and private greenhouses. These structures may be located in the required side and/or rear yard but not less than 3 feet from any property line. These structures do not require building permits, provided that they meet the following criteria:

[1] The size of the structure is not more than 100 feet.

[2] The structure is not on a permanent foundation.

[3] The structure is provided with neither electric or plumbing.

[4] There shall be no windows on any side of the structure which is located within the required side or rear yard.

Section 205-16.(G)(6), Nonresidential Accessory Building or Structure, regulates accessory buildings, structures, or uses customarily incidental to nonresidential uses except outside storage or display. This section does not currently address metal cargo/shipping containers.

Section 205-16.(G)(8), Temporary Structure, Building, or Use, includes regulations for temporary structures, buildings, or uses, necessary during construction or other special circumstances of a nonrecurring nature. This section does not currently address metal cargo/shipping containers.

COMMENTS

We recommend that the township 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 township 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.

LMW:emh
25-0285

cc: Scott Holbert, Esq, Flager Law, Township Solicitor (via email)
Ranee J. Mazur, Township Manager (via email)
Dawn Ragan, Township Department of Building, Planning & Development (via email)
Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)



BCPC

Bucks County Planning Commission

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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: December 3, 2025

Subject: BCPC # 20-25-5
Proposal to Amend the Zoning Ordinance—Renewable Energy Systems
Applicant: Board of Supervisors
Date Received: November 14, 2025
Hearing Date: Not indicated

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

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to add energy saving requirements, add bonuses for saving energy or enabling the use of renewable energy sources, and regulate renewable energy systems.

Proposed Zoning Ordinance Provisions:

Section 200-61 is added to provide energy saving requirements. The energy saving requirements include standards for building orientation, building placement, shading, landscaping, cool/green roofs, and thermal mass walls.

Section 200-62 is added to provide energy saving bonuses. The bonuses may be used for a reduction in permit and escrow fees, increases in the base density, and increases in building coverage. Increases are cumulative and may be combined for a maximum of 75 percent reduction in permit and escrow fees, 30 percent increase in building coverage, and a maximum density increase of 2.5 dwelling units per acre. The bonus features include providing energy efficient buildings and construction, renewable energy for residential units, a green roof, and a cool roof.

Amend Section 200-69.(A)(6) to add provisions for geothermal energy systems, including definitions, permitting requirements, and standards for installation. The amendment permits closed-loop systems by right and prohibits open-loop systems.



Amend Section 200-69.(A)(14) to add provisions for solar energy systems, including standards for installation, requirements for systems in historic districts, location and mounting requirements, and requirements for removal of abandoned or unsafe systems. Solar energy systems are permitted as a conditional use.

Amend Section 200-69.(A)(19) to add provisions for wind energy systems, including site plan requirements, permitting and installation requirements, design and location requirements, signage, operational requirements, and requirements for removal of abandoned or unsafe systems. Wind energy systems are permitted as a conditional use.

Amend Section 200-69.(A)(20) to add provisions for outdoor furnaces, including location requirements, site plan requirements, design requirements, and installation and operational requirements. Outdoor furnaces are permitted as a special exception.

COMMENT

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

Energy savings requirements—Given the unique nature of each development site and the difficulty orienting buildings to meet certain proposed criteria, the requirements of Section 200-61 of the zoning ordinance may be more appropriate in the subdivision and land development ordinance, where an applicant may request a waiver (or partial waiver) rather than need to appear before the zoning hearing board.

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

LR:emh
25-0282

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

UNOFFICIAL

MEMORANDUM

To: New Britain Borough Council
New Britain Borough Planning Commission

From: Bucks County Planning Commission

Date: December 3, 2025

Subject: BCPC #25-25-4
Proposal to Amend the Zoning Ordinance—Mixed-Use Overlay District
Applicant: Borough Council
Date Received: November 20, 2025
Hearing Date: January 14, 2026

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 December 3, 2025.

GENERAL INFORMATION

Proposed Action: Merge the MUO Mixed-Use Overlay District (existing MUO) and the West Butler Avenue MUO — Mixed Use Overlay District (West Butler MUO) into a single, unified MUO Mixed-Use Overlay District (proposed MUO) and propose new ordinance provisions for proposed uses; area and dimensional requirements; design standards; and parking and access.

Proposed Zoning Provisions: The amendment consolidates the two existing mixed-use overlay districts into a single, unified MUO district and proposes the following modifications to the provisions found in the two existing overlay districts:

Permitted Uses	
Use Category	Proposed vs. Existing
Single-family detached dwellings	Permitted by right. Previously not permitted in West Butler MUO
Brewery/brewpub/micro-winery/distillery	Permitted by right. Previously not permitted in existing MUO
Trade/commercial school	Newly permitted use

Drive-through / drive-up facilities	Permitted as a conditional use with side/rear location and streetscape compatibility, plus mandatory traffic study. Previously permitted by conditional use in existing MUO and by special exception in West Butler MUO
Area & Dimensional Requirements	
Use Category	Proposed vs. Existing
Minimum tract area	1.0 acre. Previously permitted at 0.5 acres with certain conditions in both existing MUO and West Butler MUO.
Building height	A height incentive provision that allows buildings to increase from 35 feet/3 stories up to 50 feet/4 stories in exchange for providing specified public benefits. Qualifying benefits include: • Additional public outdoor space • 100 percent nonresidential ground floor uses • 10 percent attainable housing units at 80 – 120 percent of AMI • Green building and renewable energy measures
Setbacks	5 feet minimum setback from residential lots within the district and a minimum setback of 1.5x the building height from residential lots outside the district.
Minimum public outdoor space	A mandatory public outdoor open space requirement of 2,000 square feet per acre applies to all MUO developments. Standards now also require visibility from Butler Avenue and establish required amenities and maintenance responsibilities.

The proposed ordinance also modernizes the district's design standards. Notable updates include specifications for minimum sidewalk widths, screening of mechanical equipment, façade articulation, street tree installation, limitations on long building frontages, enhanced transparency, and orientation of primary entrances toward the street. The ordinance further discourages franchise-style architecture and establishes a formal architectural design review process applicable to all development within the MUO district.

In addition, the proposal consolidates and updates parking requirements, introducing a shared parking methodology and a comprehensive parking management plan. The ordinance strengthens prohibitions on front-yard parking, emphasizes landscaping standards, and mandates electric vehicle (EV) readiness for larger developments, as well as for all garages in one- and two-family and townhouse units.

COMMENTS

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

1. **Zoning map amendment**—The proposed text amendments will require a corresponding zoning map amendment. We recommend that the borough follow the requirements and procedures of Section 609 of the PaMPC to amend the zoning map to ensure consistency between the zoning map and the zoning ordinance.
2. **Single-family detached dwellings**—The proposed ordinance allows single-family detached dwellings as a permitted use by right. We recommend reconsidering this, as it does not align with the stated intent of the MUO district. The overlay is intended to encourage development along Butler Avenue, promote adaptive reuse and redevelopment of underutilized sites, and foster a mix of commercial and residential uses that support walkability and a vibrant community. Permitting single-family detached dwellings by right may undermine these objectives by encouraging lower-density development that is inconsistent with the mixed-use, walkable character envisioned for the corridor.
3. **Electric vehicle charging stations and EV-ready equipment**—We commend the borough for including provisions related to electric vehicle (EV) parking. The borough should also consider requiring EV-ready equipment. Requiring EV-ready infrastructure during construction is cost-effective, as it eliminates the need for retrofitting a site to accommodate future EV charging stations. EV-ready equipment includes service panels, junction boxes, conduit, wiring, and other components necessary to enable future installation of EV charging stations.

The Bucks County Planning Commission recently completed the *EV Charging Station Model Ordinance*¹, which provides model zoning standards for EV charging stations. This ordinance builds on the *EV Charging Station Best Practices and Standards*², which offers guidance and technical standards for the planning, design, and installation of EV charging infrastructure. We encourage the Borough to reference these resources to ensure that the proposed provisions align with best practices and effectively support EV adoption.

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
25-0289

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

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

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

Bucks County Planning Commission
Subdivision and Land Development Reviews
October 25, 2025 to November 21, 2025

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bensalem Township	<u>13146</u>	25-0278	2-41-22-2	Walter Lesnevec	P	3 Single-family lots
Hilltown Township	<u>13138</u>	25-0263	15-22-53-2 & 15-22-53-3	RL Showalter & Associates	F	Lot Line Adjustment
Ivyland Borough	<u>13139</u>	25-0268	17-3-27	Bowman Residential, LLC	P	4 Multifamily units
Middletown Township	<u>13127</u>	25-0235	22-8-169	Michael Alexander	F	2 Single-family lots
Upper Southampton Township	<u>13141</u>	25-0273	48-21-53	VF Property Group	P	2 Single-family lots
Wrightstown Township	<u>13073</u>	25-0262	53-12-48	Steven Tilsner	F	2 Single-family lots
Yardley Borough	<u>12786</u>	25-0267	54-5-62	TYI Holdings, LLC	RF	Commercial Land Development: 7,943-square-foot addition



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Evan J. Stone
Executive Director

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: November 24, 2025

Subject: BCPC# 13146
Preliminary Plan of Subdivision for Galloway Road
TMP #2-41-22-2
Applicant: Walter Lesnevec
Owner: Same
Plan Dated: March 26, 2025
Date Received: November 12, 2025

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

GENERAL INFORMATION

Proposal: Subdivide a 36,620-square-foot parcel into three single-family detached lots of 12,001.90, 12,004.30, and 13,619 square feet. Public water and sewer will serve the lots.

Location: Eastern side of Galloway Road and Hulmeville Road.

Zoning:

Existing zoning—The G-C General Commercial District permits retail stores on lots with a minimum area of 7,200 square feet and a minimum lot width of 60 feet. The maximum impervious surface and building coverage ratios are 60 and 35 percent, respectively.

Proposed zoning—The R-1 Residential District permits single-family detached dwellings on lots of 12,000 square feet and a minimum lot width of 80 feet. The maximum building area and impervious cover ratios are 30 and 40 percent, respectively.

Present Use: Vacant



COMMENTS

We note that the existing G-C General Commercial District does not permit residential uses. The proposed subdivision, as shown on the preliminary plan submission, would not be permitted based on the existing zoning.

However, the applicant has submitted a separate private request to rezone TMP #2-41-22-2 from GC Commercial to R-1 Residential. The Bucks County Planning Commission will review the private request for rezoning at their December 3, 2025, meeting (BCPC #2-25-1(P)). Since a private request for rezoning has been officially submitted for the township's consideration, we are reviewing this proposed subdivision based on the regulations of the proposed district.

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

Section 201-43.C.5.

to permit submission of a combined preliminary and final plan

Section 201.82.B.

from showing existing infrastructure; the application indicates that an aerial plan is provided in lieu of the requirement

Section 201-106.(a)(2)(6)

to permit grading within 3 feet of the property line; the application indicates this is to ensure stormwater runoff is directed to the BMP

Section 201-106.(c)(2)

to permit fewer than the required number of street trees; the application indicates this is due to existing trees and utility poles

The final plan should note all granted waivers.

2. **Street trees**—The applicant is requesting a waiver from providing the required number of street trees, noting that existing utilities and trees limit how many trees can be planted. There do not appear to be any existing trees on the site. The Landscape Compliance Chart on Sheet 4 indicates that 22 trees are required, but only 12 are provided. Per Section 201-106.(c)(2) of the SALDO, street trees shall be planted at intervals of no more than 20 feet and informal arrangements of tree plantings are permitted. Based on the ordinance standard, it appears the site may have room for more than the 12 proposed trees. We recommend that street trees be provided, wherever feasible, along the street frontage.
3. **Rain garden**—The plan proposes a dry extended detention basin on Lot 1. We recommend that a rain garden be considered as an alternative stormwater management practice for areas limited in size and impacted by high seasonal water tables. Rain gardens are shallow, landscaped areas that manage stormwater through bioretention. The bioretention area stores water, provides for evaporation, and allows particulate matter, not filtered by grass buffers, to settle to the bottom.
4. **Property line marking**—The plan shows monuments in the corner of the existing parcel delineating the parcel boundary between the subject site and the adjacent school district property. We

recommend that the applicant consider providing fencing or landscaping to define the northern property line to avoid trespass and encroachment.

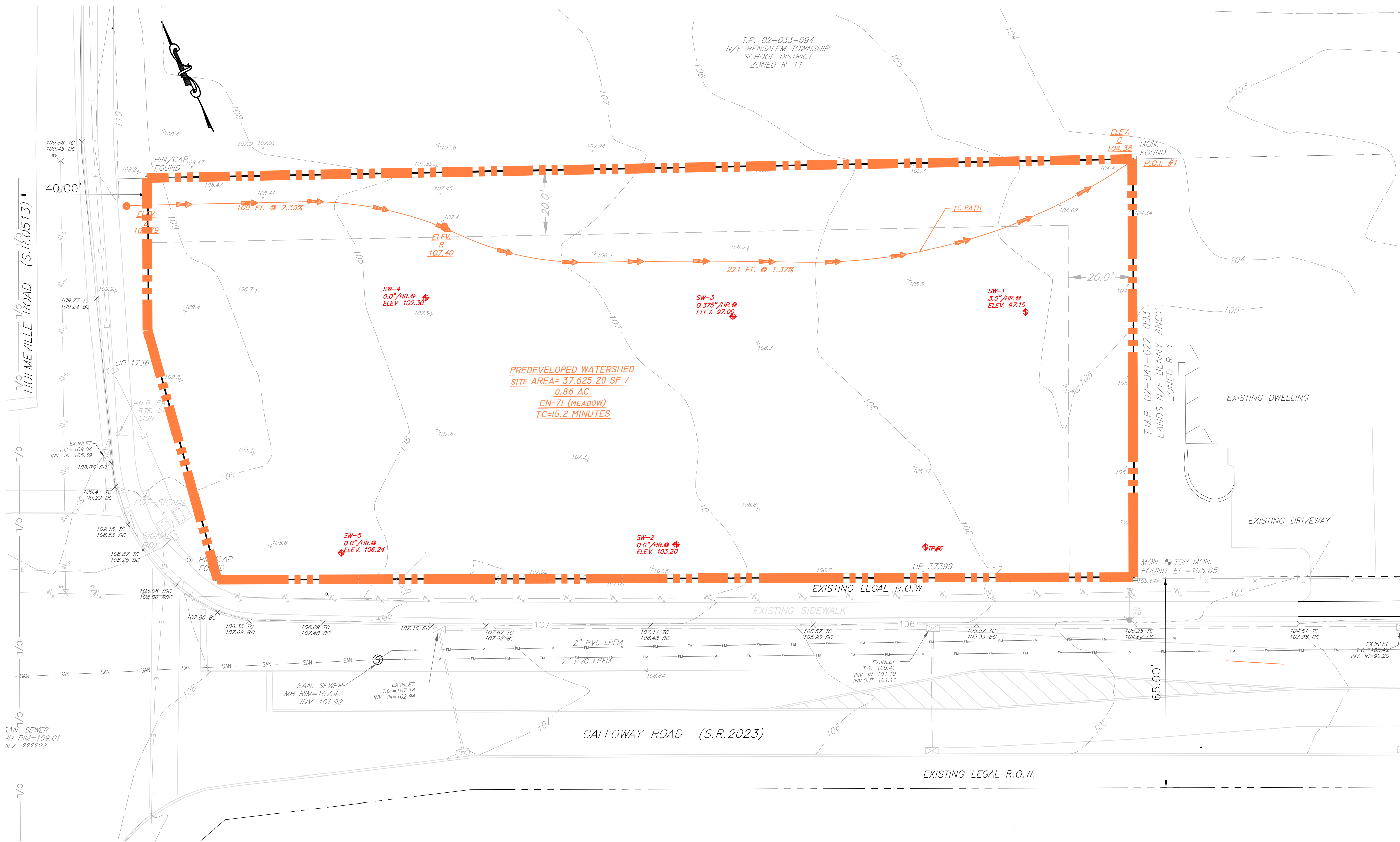
5. **Driveway easement**—The plan shows a shared driveway between Lots 1 and 2. Because the driveway is shared, we recommend that an access easement be provided at the entry to the lots to permit use of the common section by both lot owners. An ownership and maintenance agreement should also be provided.
6. **Landscape architect**—Landscaping information is shown on the Grading Plan (Sheet 4). We recommend submission of a landscape plan that is prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.
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 subdivision.

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

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

DCZ:emh
25-0278

cc: Walter Lesnevec (via email)
Larry Young, PE, Tri-State Engineers and Land Surveyors, Inc. (via email)
Phil Wursta, PE, WK2, Township Engineer (via email)
Nicole Khan, PE, WK2, Senior Township Engineer (via email)
Michael Meginniss, Esq., Begley, Carlin & Mandio, LLP (via email)
John Chaykowski, Township Manager (via email)
Ken Farrall, Township Director of Building and Planning/Zoning Officer (via email)



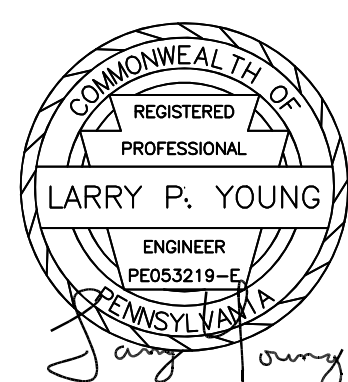
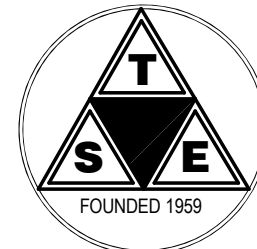
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Pennsylvania One Call System, Inc.
SERIAL #2023-3173155
Call Before You Dig
in Pennsylvania
1-800-242-1776
State Law Requires
Construction Phase: Three working Days Notice
Design Phase: Ten working Days Notice
Facility Owners: Member of One Call System

OWNER OF RECORD:
WALTER LESNEVEC
1018 CORNWELLS AVENUE
BENSALEM, PA 19020
APPLICANT:
WALTER LESNEVEC
1018 CORNWELLS AVENUE
BENSALEM, PA 19020

Job No.	Date:	Scale:
23-11004	3-26-2025	1"= 20'
Acreage	No. of Lots	
Designed By:	Drawn By:	Checked By:
STAFF	STAFF	L.Y.
REVISION		
DESCRIPTION		
DATE		
DRAWN BY		
SCALE IN FEET		
20 10 0 20 40 80		

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PHONE: 215-357-5950



PRELIMINARY/FINAL
PREDEVELOPMENT DRAINAGE AREA PLAN
FOR
T.M.P. 02-041-022-002
GALLOWAY ROAD
BENSALEM TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SHEET
1 OF 2

MEMORANDUM

To: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: October 28, 2025

Subject: BCPC #13138
Final Plan of Lot Line Adjustment for McColgan Tract
TMP #15-22-53-2 & 15-22-53-3
Applicant: RL Showalter & Associates
Owner: Andrew S. & Jennifer S. McColgan and H. Peter Helm
Plan Dated: September 29, 2025
Date Received: October 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: The lot lines of TMP#s 15-22-53-2 (Lot 5) and 15-22-53-3 (Lot 6) are to be adjusted to increase the size of Lot 6 and decrease the size of Lot 5, as indicated in the following chart. Both lots are served by on-lot water and sewage systems.

TMP #	Existing Lot Area (Net)	Proposed Lot Area (Net)	Conveyance
15-22-53-2 (Lot 5)	7.03 acres	5.71 acres	-1.32 acres
15-22-53-3 (Lot 6)	9.86 acres	11.18 acres	+1.32 acres

Location: On the south side of Fairhill School Road, approximately 1,800 feet east of Maron Road.

Zoning: The RR – Rural Residential District permits use B1 – Single-Family Dwellings by right with a minimum lot area of 50,000 square feet and a maximum impervious surface ratio of 15 percent.

Present Use: Residential

COMMENTS

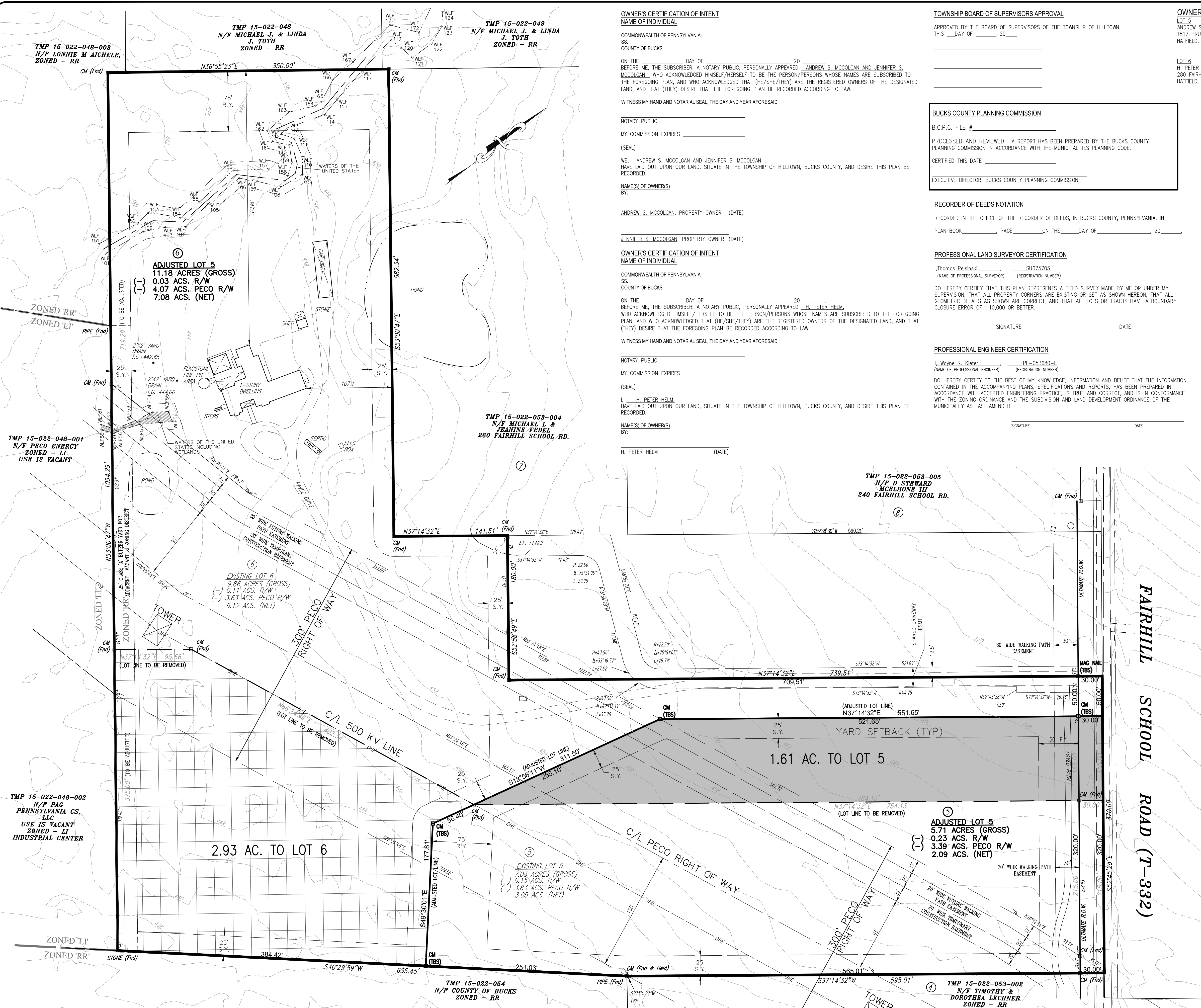
1. **Plan error**—In the upper-left portion of the plan, a notation reads “Adjusted Lot 5” where it should read “Adjusted Lot 6.” The plan should be revised to correct this error.
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania 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 December 3, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

PF:emh
25-0263

cc: Andrew S. & Jennifer S. McColgan (via email)
H. Peter Helm (via email)
Wayne Kiefer, R.L. Showalter & Associates (via email)
Timothy A. Fulmer, P.E., Wynn Associates (via email)
Jack D. Wuerstle, Law Office of Jack D. Wuerstle, Township Solicitor (via email)
Deanna Ferry, DPA, Township Manager (via email)



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

PLAN NOTATION - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. OR THEIR USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THIS PROJECT OR OTHER THAN FOR THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS) ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.
R. L. SHOWALTER & ASSOCIATES, INC. ALL RIGHTS RESERVED.

NO.	DATE	COMMENT
REVISIONS		

LOT LINE ADJUSTMENT PLAN

R. L. Showalter & Associates, Inc.

116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2990
FAX (215) 822-5684
EMAIL: admin@rlshowalter.com
• Engineering • Planning • Surveying •



SCALE: 1"=60'
DATE: 9/29/2025
JOB NO.: 2024-059
DRAWN BY: TP/LAZ
CHECKED BY: WK

SITUATE: HILLTOWN TOWNSHIP
BUCKS COUNTY, PA
PREPARED FOR:
ANDREW MCCOLGAN
1517 BRUSH HOLLOW ROAD
HATFIELD, PA 19440

SHEET
1 of 1

TOWNSHIP BOARD OF SUPERVISORS APPROVAL

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

BUCKS COUNTY PLANNING COMMISSION

B.C.P.C. FILE # _____

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

CERTIFIED THIS DATE _____

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

RECORDER OF DEEDS NOTATION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN BUCKS COUNTY, PENNSYLVANIA, IN

PLAN BOOK _____, PAGE _____ ON THE ____ DAY OF _____, 20__

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, Thomas Pelsinski, SU075703
(NAME OF PROFESSIONAL SURVEYOR) (REGISTRATION NUMBER)

DO HEREBY CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE EXISTING OR SET AS SHOWN HEREON, THAT ALL GEOMETRIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

SIGNATURE _____

DATE _____

PROFESSIONAL ENGINEER CERTIFICATION

I, Wayne R. Kiefer, PE-053680-E
(NAME OF PROFESSIONAL ENGINEER) (REGISTRATION NUMBER)

DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS AND REPORTS, HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE MUNICIPALITY AS LAST AMENDED.

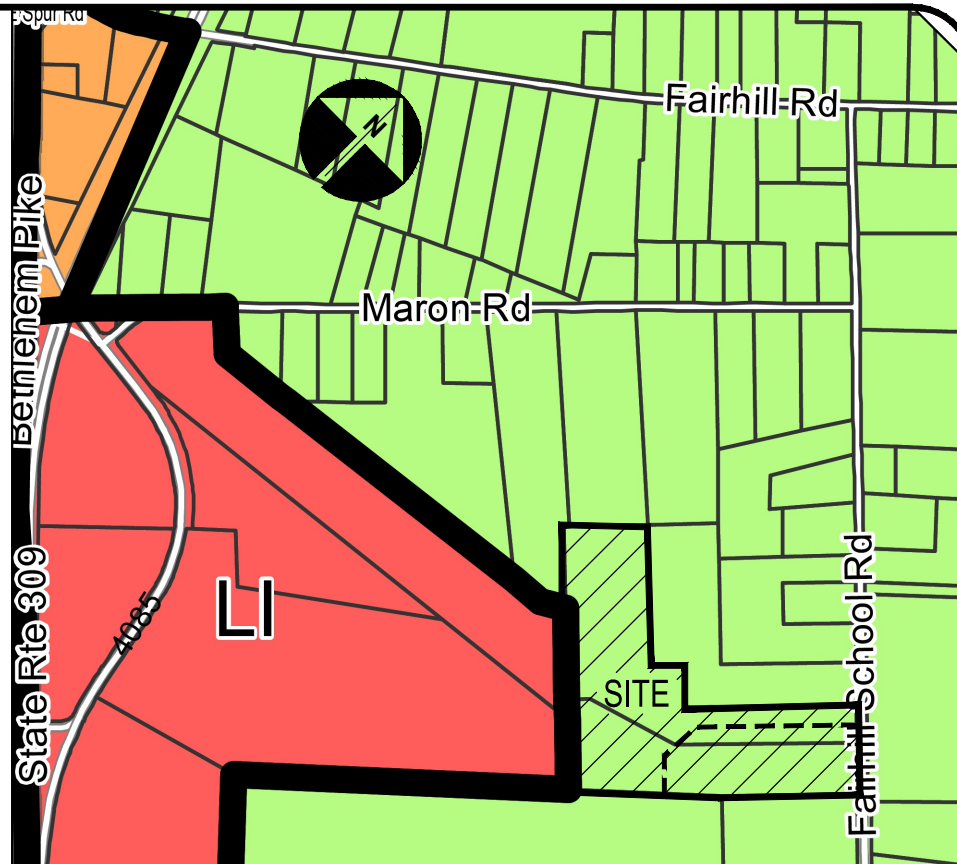
SIGNATURE _____

DATE _____

SITE DATA

300 FAIRHILL SCHOOL ROAD
TMP 15-022-053-002
INSTRUMENT NO.: 2023044930
HILLTOWN TOWNSHIP
BUCKS COUNTY

280 FAIRHILL SCHOOL ROAD
TMP 15-022-053-003
DEED BOOK 5954, PAGE 543
HILLTOWN TOWNSHIP
BUCKS COUNTY



LOCATION MAP
SCALE: 1"=800'

ZONING DATA

Zone: RR - RURAL RESIDENTIAL
Use: B1 - SINGLE FAMILY DWELLING

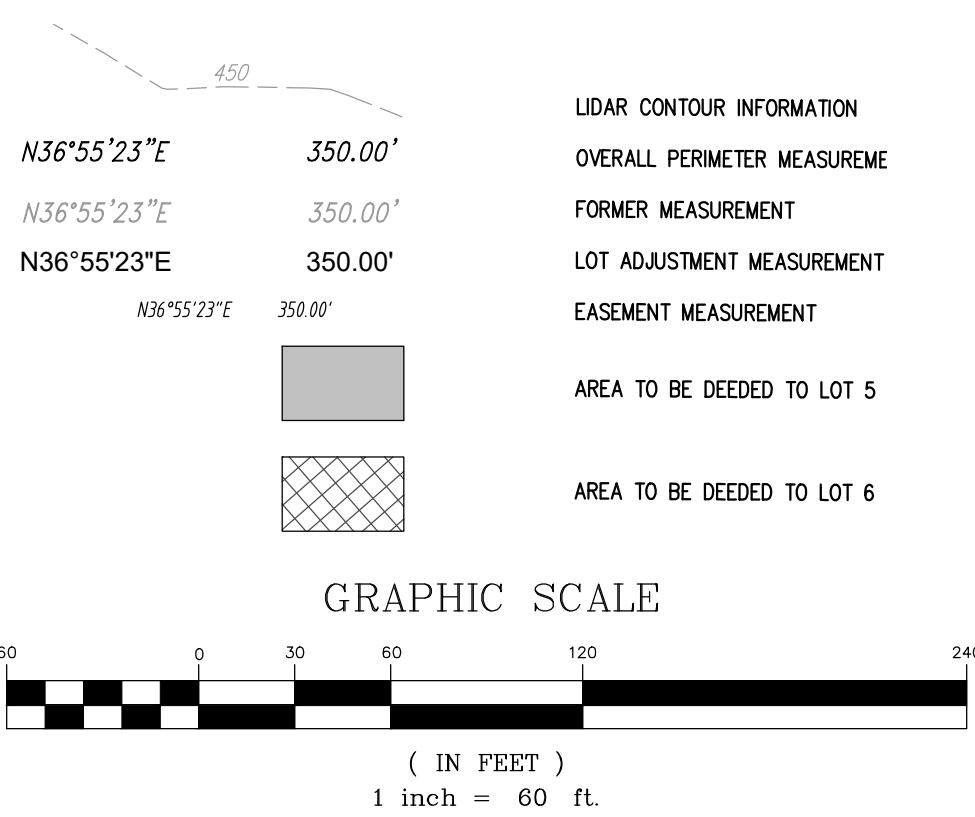
	REQUIRED	EXISTING	PROPOSED
		LOT 5	LOT 6
NET LOT AREA (SF)	50,000	132,858	266,587
(AC)	1.15	3.05	6.12
MIN. LOT WIDTH @BLDG. LINE(FT)	150	215	155
MIN. LOT WIDTH @ROW(FT)	50	215	155
YARDS (FT)			
FRONT	50	N/A	N/A
SIDE	25	N/A	107.1 FT.
REAR	75	N/A	341.1 FT.
IMPERVIOUS COVERAGE	15%	(SEE CHART BELOW)	
BUILDING HEIGHT (FT)	35	N/A	≤35 FT

IMPERVIOUS AREA	EXISTING	PROPOSED
	LOT 5 (SF)	LOT 6 (SF)
LOT AREA	132,858	266,587
DWELLING	0	3,895
SHED/CAR PORT	0	1,386
DRIVEWAY	0	22,580
WALKS	1,683	1,364
MISC.	0	1,856
TOTAL IMPERVIOUS AREA:	1683	31081
IMPERVIOUS COVERAGE	1.3%	11.7%

NOTES:

- THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAN PREPARED FOR MIKE FEDELE BY R.L. SHOWALTER & ASSOCIATES, JOB NO.: 21070, DATED JULY 5, 2002, LAST REVISED 10/13/2003, RECORDED AS PLAN BOOK 318, PAGE 81 IN THE OFFICE OF THE BUCKS COUNTY RECORDER OF DEEDS.
- THE MEASUREMENTS AS SHOWN HEREON ARE TO UNITED STATES STANDARDS AND ARE IN U.S. SURVEY FEET.
- NO TITLE SEARCH OR COMMITMENT HAS BEEN PROVIDED TO, NOR OBTAINED BY THE UNDERSIGNED FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, GOVERNMENTAL JURISDICTIONAL AREAS, PLATS, MAPS, OR OTHER INSTRUMENTS WHICH MAY AFFECT THE BOUNDARY(S) AND/OR USE OF THE SUBJECT PROPERTY.
- THE BUILDING(S) AS SHOWN HEREON ARE THAT OF THE STRUCTURE'S PERIMETER AT GROUND LEVEL AND DO NOT INCLUDE UNDERGROUND FOOTINGS, FOUNDATIONS, OR ANY ADDITIONAL STORY OUTCROPPINGS OR EAVE OVERHANGS.
- THE VISIBLE, ABOVEGROUND ENCROACHMENTS ARE AS SHOWN.
- REFERENCES:
A. INSTRUMENT NO.: 2023044930 (TMP. #15-022-053-002) (MCCOLGAN, PROPERTY)
B. DEED BOOK 5954, PAGE 543 (TMP. #15-022-053-003) (HELM, PROPERTY)
C. THE SUBDIVISION PLAN PREPARED FOR MIKE FEDELE BY R.L. SHOWALTER & ASSOCIATES, JOB NO.: 21070, DATED JULY 5, 2002, LAST REVISED 10/13/2003, RECORDED AS PLAN BOOK 318, PAGE 81 IN THE OFFICE OF THE BUCKS COUNTY RECORDER OF DEEDS.
D. EXISTING FIELD MONUMENTATION.
- THE CONTOURS AS SHOWN HEREON ARE LIDAR DATA OBTAINED FROM THE PASDA WEBSITE.
- THE EASEMENTS, BUFFERS AND WATERS OF THE UNITED STATES AS SHOWN HEREON ARE DEPICTED PER INFORMATION PROVIDED ON THE SUBDIVISION PLAN PREPARED FOR MIKE FEDELE (REFERENCE 6(C) ABOVE).

LEGEND:





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: Ivyland Borough Council
Ivyland Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: November 17, 2025

Subject: BCPC #13139
Preliminary Plan of Land Development for 1061 Greeley Avenue
TMP #17-3-27
Applicant: Bowman Residential, LLC
Owner: Same
Plan Dated: October 9, 2025
Date Received: October 22, 2025

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

GENERAL INFORMATION

Proposal: Convert an existing two-story commercial building into four multifamily dwelling units on a 7,011-square-foot lot. Eight off-street parking spaces will be provided within the existing building. Public water and sewer serve the site.

Location: The northeast corner of Greeley Avenue and Wilson Avenue.

Zoning: The B-C Borough-Commercial District allows for small-scale retail activities in areas of the borough traditionally devoted to nonresidential uses on a lot area of 5,000 square feet.

The site is also within the Ivyland Borough Historic Overlay District.

On July 24, 2025, the Ivyland Borough Zoning Hearing Board granted variances from the following zoning ordinance requirements:

Sections 27-501 and 27-506

to permit a multifamily dwelling use within the B-C District and from the minimum lot size and dimensional standards associated with the multifamily use

Section 27-506

to permit an impervious surface ratio of 86.6 percent, instead of the permitted 50 percent



Section 27-506

to permit a maximum density of 25 units per acre, instead of the permitted 8 units per acre

Section 27-506

to allow no open space to be provided, instead of the required minimum of 40 percent of the site area

The relief granted is subject to the following conditions:

- Parking vehicles in the driveway associated with the dwellings shall be prohibited
- Applicant shall install buffering or screening around the proposed heating, ventilation, and air conditioning (HVAC) units to address the appearance of said units
- Applicant shall comply with all testimony and exhibits introduced at the zoning hearing board hearing

Present Use: Commercial

COMMENTS

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

Section 22-509.11.1.

from providing street trees along the property frontage; the applicant states that the existing building location, overhead wires, and clear sight triangles for the intersection of Greeley Avenue and Wilson Avenue remove all feasible locations for street trees

The final plan should note all granted waivers.

2. **Curb ramp**—We recommend that the existing non-compliant curb ramp on the northeast corner of Wilson Avenue and Greeley Avenue be replaced with a ramp that complies with the *2010 ADA Standards for Accessible Design*. We also recommend that the line striping for the existing crosswalk be refreshed.
3. **HVAC buffering**—The conditions of the variance approval included a requirement that buffering or screening shall be installed around the heating, ventilation, and air conditioning (HVAC) units. The plans do not show such buffering.
4. **Historic Overlay District regulations**
 - a. **Parking areas**—Section 27-903.1.F.(1) of the zoning ordinance requires that parking areas be located to the side or rear of the principal structure and may not be located within the front yard or in front of the principal structure.
 - b. **Architectural drawings**—Section 27-903.1.F.(2) of the zoning ordinance requires that architectural drawings showing the proposed exterior facades be provided for any new building or addition to an existing historic resource. The new principal use buildings shall be of an external architectural style, as visible from any public street or way, that is reasonably consistent with any existing historic resources within 300 feet from the site. We recommend that the applicant provide architectural drawings early in the plan approval process so that borough officials can provide guidance before significant time and money are invested in plan preparation.

- c. **Maximum floor area**—Section 27-903.1.F.(2) of the zoning ordinance requires that no individual use shall exceed 4,000 square feet of gross floor area (basement not to be included in floor area calculation), which shall be calculated as a total of all floors within any building. The proposed use would occupy 8,981 square feet of gross floor area.
- 5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

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

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

MMW:emh
25-0268

cc: Bowman Residential, LLC (via email)
Kristin Holmes, PE, Holmes Cunningham Engineering (via email)
Christopher Peterson, PE, Carroll Engineering, Borough Engineer (via email)
Janet Pacchioli, Secretary/Treasurer (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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Harold Hayes
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David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: November 20, 2025

Subject: BCPC #13127
Final Plan for Subdivision and Land Development for 164 South Walnut Terrace
TMP #22-8-169
Applicant: Michael Alexander
Owner: Same
Plan Dated: June 17, 2025
Date Received: October 31, 2025

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

GENERAL INFORMATION

Proposal: Subdivide an approximately 15,200 square foot parcel into two lots of 7,600 square feet each. Two new two single-family dwellings with associated stormwater management are proposed for each new lot. Each of the proposed lots will be served by public water and sewage disposal.

Location: Along the west side of South Walnut Terrace, approximately 450 feet southeast of its intersection with Brownsville Road.

Zoning: The R-2 District permits single-family detached dwellings on lots of at least 10,000 sq. ft with minimum front, side, and rear yards of 25, 10 (25 aggregate), and 25 feet, respectively. The maximum building coverage is 20 percent, and the impervious surface ratio is 30 percent.

The plan indicates an existing nonconformity with respect to minimum side yard distances, both individually and as aggregate.

The plan further indicates that the zoning hearing board granted relief from the following zoning ordinance provisions:

Section 500-903A.

to permit a lot area of 7,600 square feet instead of the required 10,000 square feet



Section 500-903D.

to permit Lot 1 to have a building coverage of 22.26 percent instead of the allowable 20 percent

Section 500-903I.

to permit Lot 1 to have an impervious surface ratio of 31.86 percent instead of the allowable 30 percent

Section 500-2601C.(1)

to permit 100 percent disturbance of 8-15 percent steep slopes instead of the allowable 50 percent

Section 500-2601C.(2)

to permit 100 percent disturbance of 15-25 percent steep slopes instead of the allowable 30 percent

Section 500-2601C.(3)

to permit 100 percent disturbance of steep slopes greater than 25 percent instead of the allowable 15 percent

Section 500-2602B.(1)

to permit a building envelope area of 2,475 square feet instead of the required 3,500 square feet

Present Use: Residential

COMMENTS

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

Section 440-202

from the requirement that minor subdivisions have frontage on an improved street

Section 440-301A.

from the requirement that plans to be submitted as a preliminary/final submission instead of separate stages

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

from the requirement that all existing highways, streets, and roads on or adjacent to any part of the tract, including name, right-of-way width (existing and future) and cartway width be shown on the plan

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

from the requirement that all existing buildings and their uses, bodies of water (including lakes, streams, and ponds), wetlands and marsh areas, sewers, culverts, petroleum or petroleum product lines, gas lines, electric and telephone lines, fire hydrants, all other utilities, and other significant man-made features on or immediately adjacent to the tract to be shown on the plan

Section 440-303D.(3)(g) & 440-304D.(3)(g)

from the requirement that contours must be at two- to five-foot intervals

Section 440-405A.

from the requirement that has a minimum width of twenty feet

Section 440-406M.(2)

from the requirement that pipe sizes to be 15 inches

Section 440-407E.(8)

from the requirement that grading may not be within five feet of the property line and right-of-way

Section 440-410B.(1)

from the requirement to widen South Walnut Terrace and make the improvement along South Buckthorne Avenue

Section 440-417C.

from the requirement to provide a ten-foot-wide landscape easement along the right-of-way line

Section 440-415A.(4)

from the requirement that driveways be at least 12 feet from the side yard

Section 440-507

from the requirement to provide streetlights

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

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

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

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

SGN:emh
25-0235

cc: Michael Alexander, Alexander Properties (via email)
Heath Alan Dumack, Dumack Engineering (via email)
Kaitlin Glass, Dumack Engineering (via email)
John Richardson, MS, PE, Dumack Engineering (via email)
Jacqueline Aimino, MS, Dumack Engineering (via email)
Isaac Kessler, PE, Remington & Vernick Engineers, Township Engineer (via email)
Eden Ratliff, Interim Township Manager (via email)

DRAWN BY: HAD	CHECKED BY:
SCALE: 1"=20'	PROJECT No: 7127
PLAN DATE: JUNE 17, 2025	SHEET No: 2 of 10

Executive Director
Bucks County Planning Commission



BCPC

Bucks County Planning Commission

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

PLANNING COMMISSION:

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

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

Evan J. Stone
Executive Director

MEMORANDUM

To: Upper Southampton Township Supervisors
Upper Southampton Planning Commission

From: Staff of the Bucks County Planning Commission

Date: November 10, 2025

Subject: BCPC# 13141
Preliminary Plan for Land Development for VF Property Group
TMPs #48-21-53
Applicant: VF Property Group
Owner: Same
Plan Dated: October 6, 2025
Date Received: October 27, 2025

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

GENERAL INFORMATION

Proposal: Subdivide an approximately 102,441-square-foot parcel into two single-family detached lots of 20,000 square feet and 82,446.46 square feet. The lots will be served by public water and sewer.

Location: Northeastern side of Street Road approximately 80 feet southeast of its intersection with Marigold Avenue.

Zoning: The R-2 Low Density Residential District permits single-family detached dwelling units on lots of at least 20,000 square feet. The maximum permitted impervious surface ratio is 19 percent.

Present Use: Vacant

COMMENTS

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

Section 160-65

from the requirement to provide sidewalks along the site's frontage



Section 160-66

from the requirement to provide curbs along the site's frontage

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

2. **Plan error**—Both waiver requests specify Second Street Pike although the site abuts Street Road. The requests should be corrected to be Street Road
3. **Sidewalks and curbing**—Sidewalks currently exist along both Marigold Avenue and across Street Road from the site. The property is also located southeast of a small strip shopping center, which typically generates pedestrian activity. The plan indicates pavement restoration along Street Road, which could facilitate sidewalk installation. Despite the applicant's waiver requests from the SALDO's sidewalk and curbing requirements, we recommend that the township require sidewalks and curbs at this site for the reasons noted above.
4. **Woodlands**—Section 185-20.B(1) of the zoning ordinance permits no more than 50 percent of woodlands located within environmentally sensitive areas to be altered, regraded, cleared, or built upon. While the zoning ordinance does not define "woodlands," Section 160-7 of the SALDO defines them as one or more acres of wooded land where large trees measure at least six inches in diameter at breast height (4.5 feet above the ground), or as a grove of trees forming a single canopy where 10 or more trees each measure at least 10 inches in diameter at breast height. The plan and available aerial imagery indicate the presence of large trees on the site that appear to form a canopy. Accordingly, the township should determine whether these trees constitute "woodland" as defined above; and if so, the plan should be revised to demonstrate compliance with the required protection standards.
5. **Plan requirements**—Section 160-85.D(4) of the SALDO requires that applicable zoning requirements be provided on preliminary plan submissions. The plan should be revised to show the required information.
6. **Tree protection zone**—Section 160-56.A. of the SALDO prohibits any grading, excavation, or construction activity that would encroach upon the tree protection zone, defined as the area beneath the dripline of trees to be preserved. The plan includes a tree protection detail on Sheet E-2848-6, but does not indicate whether any individual trees will be removed for construction of the dwelling on Lot 1. The plan should be revised to clearly show this information.
7. **Driveway design**—The plan should be revised to include turning templates demonstrating that an SU-40 design vehicle can safely enter and exit the site in all directions. The driveway should accommodate this vehicle without encroaching into opposing traffic lanes. In addition, the design should allow an SU-40 vehicle to enter the site safely while an automobile is stopped and waiting to exit. Achieving this may require increasing the driveway width and/or curb radii.
8. **Driveway easement**—The plan shows a shared driveway serving both proposed lots, with a note indicating that an access easement will be provided. However, the metes and bounds of the easement are not shown. Lot 2 will access the shared driveway across a portion of Lot 1. The plan should be

revised to clearly show the shared driveway easement and its metes and bounds, ensuring legal access for both lot owners.

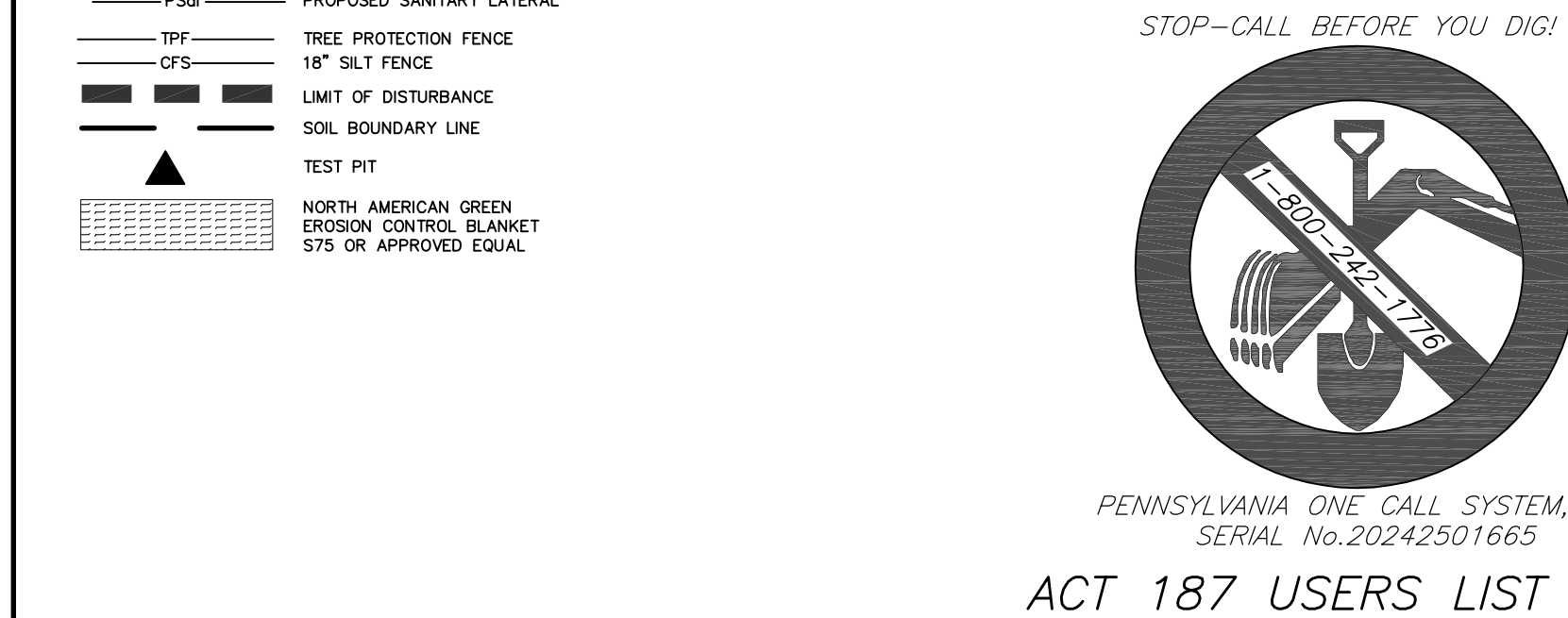
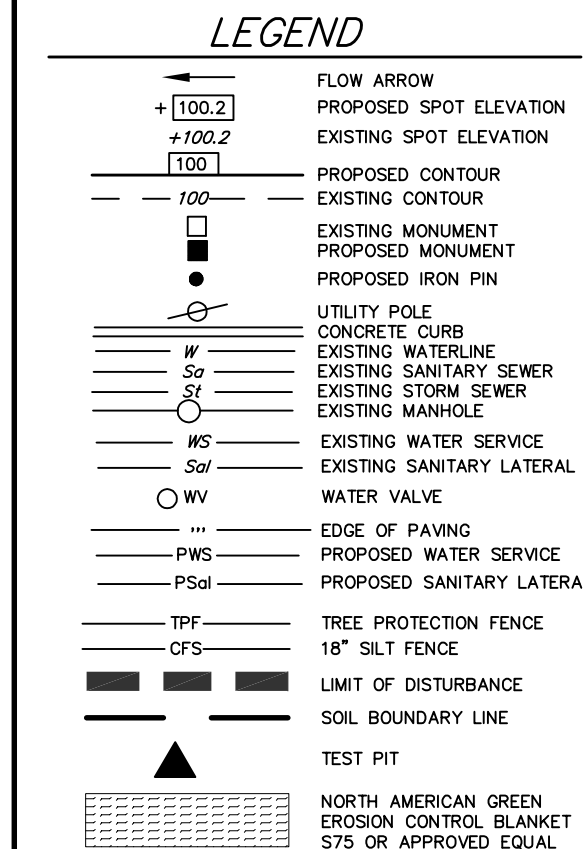
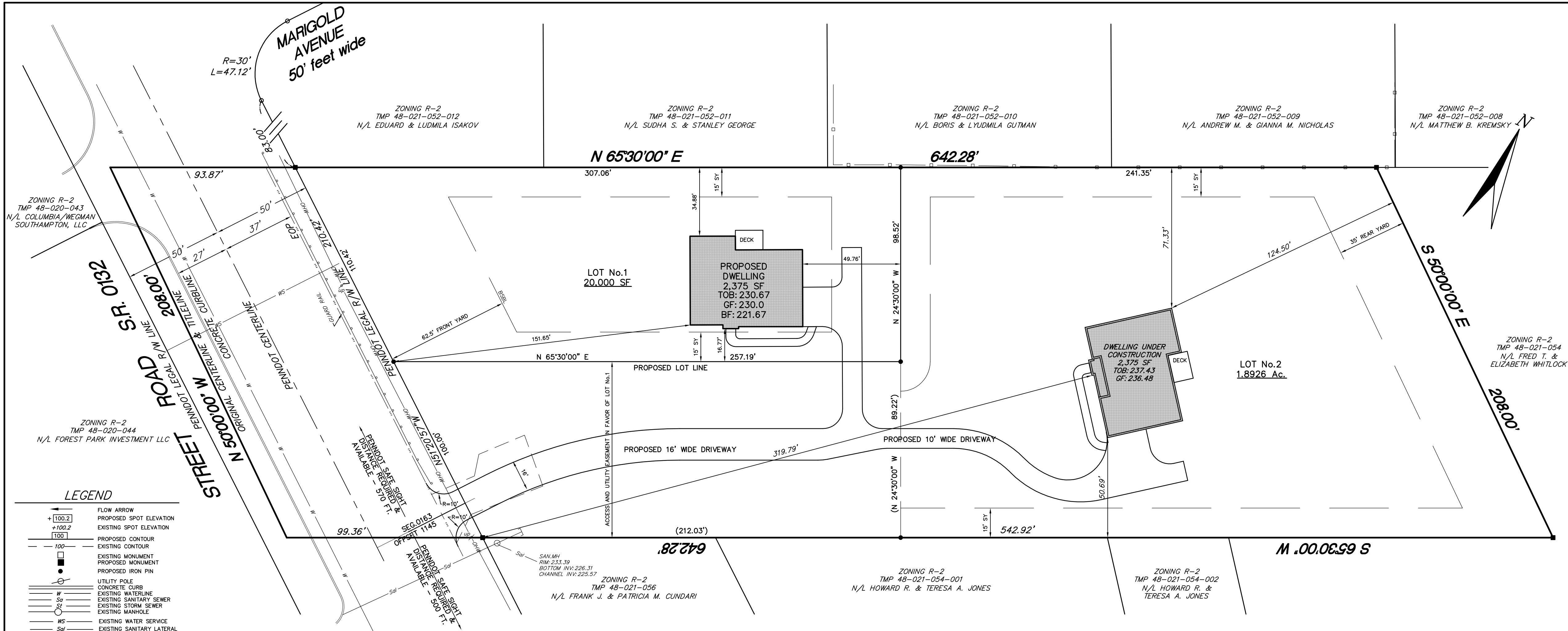
9. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision and land development.

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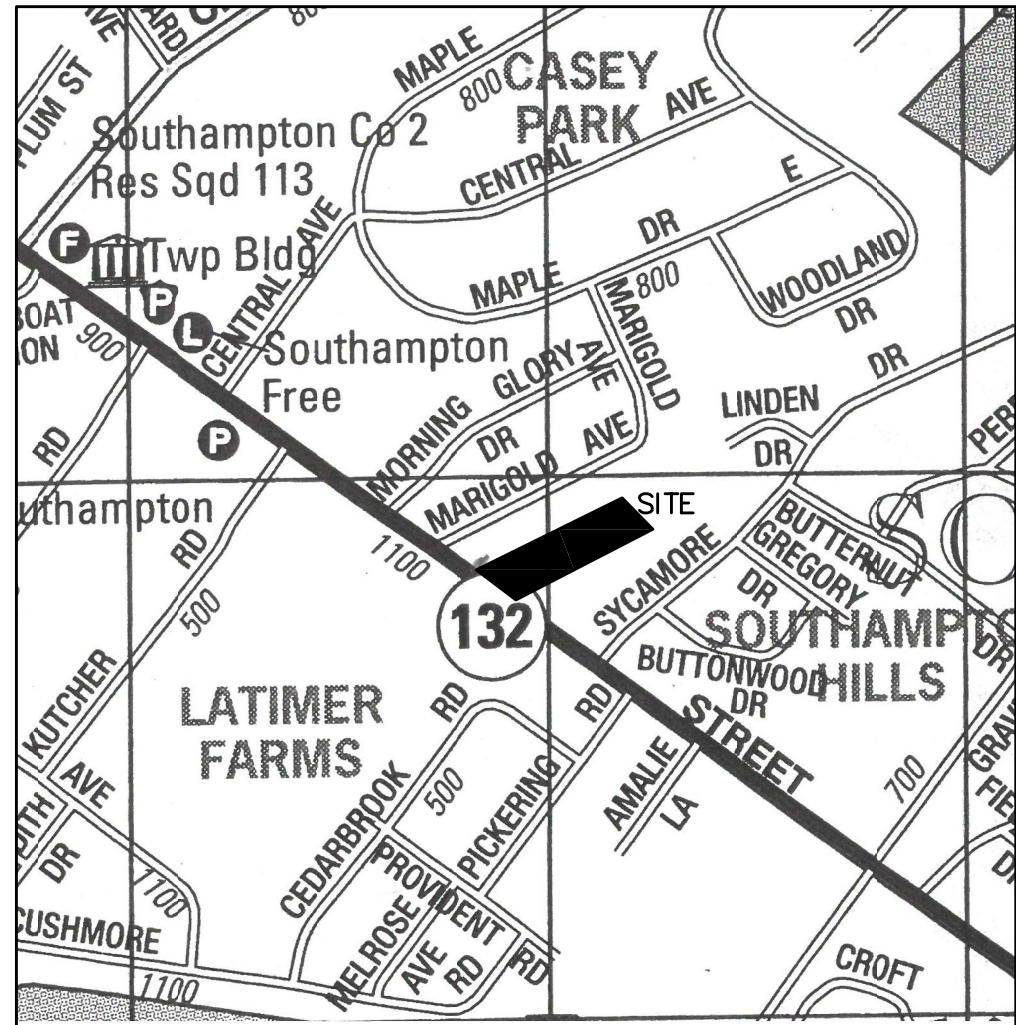
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

DCZ:emh
25-0273

cc: Frank Disandro (via email)
Lawrence Byrne PE, L.J. Byrne Engineering, LLC (via email)
Donald E Williams, Township Manager (via email)
Larry Young, PE, Township Engineer, TriState Engineers & Land Survey (via email)



1. PECO ENERGY C/O USIC	450 S. HENDERSON ROAD, SUITE B KING OF PRUSSIA, PA 19106 CONTACT: NIKKIA SIMPKINS	nikkiasimpkins@usicllc.com 484-681-5720
2. COMCAST	1250 HADDONFIELD-BERLIN ROAD CHERRY HILL, NJ 08034 CONTACT: WYATT PARRISH	wyatt.parrish@able.comcast.com 484-368-4391
3. UPPER SOUTHAMPTON TOWNSHIP MUNICIPAL AUTHORITY	945 STREET ROAD, PO BOX 481 SOUTHAMPTON, PA 18966 CONTACT: OFFICE PERSONNEL	barbarag@usauthorities.org 215-364-1390



Summary and General Notes

- Tax Parcel Number 48-021-053
- Area to original centerline & title line = 2.7681 Acres
Area to PennDOT legal right of way = 2.3517 Acres
- Owner of Record and Applicant: VF Property Group, Inc. c/o Frank DiSandro
240 Elmwood Avenue, Suite 6
Feasterville, PA 19053
267-718-6559
- Zoning: R2 - Residential District
Existing Use - Vacant
Proposed Use - Detached dwelling unit - Permitted by Right

Area and Dimensional Requirements	Lot 1 Provided	Lot 2 Provided
Required/Permitted		
a. Lot Area - 20,000 sf. min.	20,000 sf.	1.8926 Ac.
b. Lot Width - 100 ft. min. @ BSL	110.42 ft.	100.00 ft.
c. Lot Width - 80 ft. min @ Street line	110.42 ft.	100.00 ft.
c. Front Yard - 62.5 ft. min.	151.65 ft.	319.79 ft.
d. Side Yard - 15 ft./30 ft. aggr.	16.77 / 51.65 ft.	50.69 / 122.02 ft.
e. Rear Yard - 35 ft. min.	49.76 ft.	124.50 ft.
f. Height 25 ft. 2 stories max.	25 ft.± 2 stories	25 ft.± 2 stories
g. Impervious Surface Area - 19% max.	18.7 %	10.5%
5. Impervious Area	Lot 1 Provided	Lot 2 Provided
Dwelling	= 2,375 sf.	= 2,375 sf.
Driveway	= 1,006 sf.	= 5,946 sf.
Walkway	= 213 sf.	= 207 sf.
Deck	= 140 sf.	= 140 sf.
Total	= 3,734 sf.	= 8,668 sf.

- Required Parking - Two (2) off street spaces per dwelling unit.
Provided Parking - More than two (2) spaces per dwelling unit.
- The proposed dwelling shall be provided with public sanitary sewer service and public water service provided by Upper Southampton Municipal Authority.
- Property boundary and topographic information was determined from field survey by Eastern/Chadrow Associates, Inc. in April 2024. Various deeds, plans and other information of record were utilized to determine the property boundary. Topographic information was obtained by field survey in April 2024 and represents site conditions at that time. The Datum of Topography is U.S.C. & G.S. Site benchmark is the sanitary manhole rim elevation 233.39.
- There are no floodplains located on the site based on FEMA Flood Insurance Rate Map number 42017C0417K effective date March 21, 2017.
- The site is tributary to Mill Creek, which is located in the Neshaminy Creek watershed management district B. PA Chapter 93 existing and designated use classification is WWF (Warm water fishes) - MF (migratory fishes). Stormwater management facilities shall be provided in accordance with Chapter 153 the Upper Southampton Township Stormwater Management Ordinance. The stormwater management facilities are designed for 16,500 sf of proposed impervious area which includes 1,000 sf/lot of future improvements. Supplemental stormwater calculations and/or facilities shall be required if the impervious area exceeds 16,500 sf.
- These drawings indicate the approximate location of existing subsurface utilities in the vicinity of the project and are not guaranteed for accuracy and/or completeness. Pennsylvania Act 187 as amended requires that contractors determine the location of all utility, sewerage and water lines before commencing construction. PA One Call 1-800-242-1776 was contacted on September 13, 2024 and the project serial number is 20242501665.
- All construction materials and specifications shall be in accordance with Upper Southampton Township, Upper Southampton Municipal Authority, PA DEP, PennDOT, County Conservation District and all other applicable regulatory agency requirements.
- The engineer is not responsible for the construction methods/means for completion of the work depicted on these plans nor any conflicts/scope revisions, which result from same. Contractor is responsible for determining methods/means for completion of the work prior to the commencement of construction and notification of the owner and engineer of record when a conflict is identified.
- The engineer of record herein is not responsible for job site safety or construction supervision, nor has he been retained for such purposes.
- An access easement over lot 2 shall be provided for the benefit of lot 1. A utility easement shall be provided over lot 1 for the benefit of lot 2.
- The applicant shall grant the Township a blanket easement for the inspection of the stormwater management facilities. The BMP is a permanent fixture and shall not be altered or removed. The Township (or designated representative) shall have the right from time to time inspect the functionality of the BMP. The property owner shall be responsible for maintenance and operation of the stormwater management BMP's as provided on the approved plan set. The applicant shall provide an as built plan of all stormwater management BMP's as approved on the subdivision plan set.

List of Waivers

The applicant respectfully requests relief from the following sections of the Subdivision and Land Development Ordinance (SALDO):

- SALDO Section 160-65: Sidewalks - To not be required to provide sidewalks along Second Street Pike.
- SALDO Section 160-66: Curbs - To not be required to provide curbs along Second Street Pike.

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

HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF UPPER SOUTHAMPTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, IMPROVEMENTS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.

WITNESS OUR HAND AND SEAL THIS ____ DAY OF ____ 20__.

SEAL

ON THE ____ DAY OF ____
20__ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED

WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATE IN THE TOWNSHIP OF UPPER SOUTHAMPTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

MY COMMISSION EXPIRES ____ NOTARY PUBLIC (SEAL)

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF UPPER SOUTHAMPTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AT A MEETING HELD ON THE ____ DAY OF ____ 20__.

REVIEWED BY THE UPPER SOUTHAMPTON TOWNSHIP PLANNING COMMISSION THIS ____ DAY OF ____ 20__.

CHAIRMAN

REVIEWED BY THE UPPER SOUTHAMPTON TOWNSHIP ENGINEER DAY OF ____ 20__.

TOWNSHIP ENGINEER

BCPC No. ____
PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE PA MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE ____.

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

RECORDER

Professional engineer's certification.

I, Lawrence J. Byrne, a registered professional engineer of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the metes and bounds, as shown, and the lots, land, streets, highways, easements and utilities as surveyed and plotted by me for the owners or agents. I further certify that this plan meets the requirements of all ordinances affecting this subdivision and land development, including the amended Zoning Ordinance of the Township of Upper Southampton in which this subdivision or land development is located.

Registered professional engineer
No. 40487 - E

Professional land surveyor's certification.

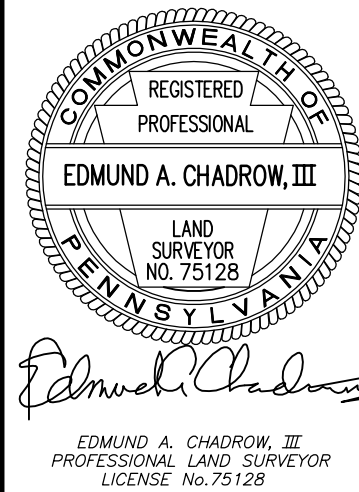
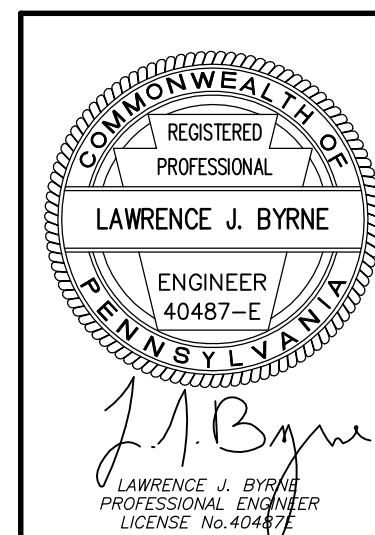
I, Edmund A. Chadrow, III, a registered professional land surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the metes and bounds, as shown, and the lots, land, streets, highways, easements and utilities as surveyed and plotted by me for the owners or agents. I further certify that this plan meets the requirements of all ordinances affecting this subdivision and land development, including the amended Zoning Ordinance of the Township of Upper Southampton in which this subdivision or land development is located.

Registered professional land surveyor
No. 75128

SHEET 1 of 6

SHEET INDEX

- PLAN OF MINOR SUBDIVISION
- EXISTING FEATURES PLAN
- SITE CONSTRUCTION/EROSION & SEDIMENT CONTROL PLAN
- EROSION & SEDIMENT CONTROL PLAN DETAILS
- POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
- SITE CONSTRUCTION DETAILS



PLAN OF MINOR SUBDIVISION
TMP 48-021-053
UPPER SOUTHAMPTON TOWNSHIP, BUCKS COUNTY, PENNA.
MADE FOR
VF PROPERTY GROUP, INC.

SCALE: 1"=30' 0 30 60 90 6 OCTOBER 2025

EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD • WARMINSTER, PA. 18974 • (215) 672-8671 FAX (215) 672-6765
EST. 1967



BCPC

Bucks County Planning Commission

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

PLANNING COMMISSION:

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

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

Evan J. Stone
Executive Director

MEMORANDUM

To: Wrightstown Township Board of Supervisors
Wrightstown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: October 28, 2025

Subject: BCPC #13073
Final Plan of Minor Subdivision for Tilsner
TMP #53-12-48
Applicant: Steven Tilsner
Owner: Same
Plan Dated: January 10, 2025
Last Revised: August 4, 2025
Date Received: October 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 existing lot of 2.80 acres into two lots of 1.01 acres (Lot 1) and 1.80 acres (Lot 2). Lot 1 contains an existing single-family dwelling which is proposed to remain. No improvements are proposed for Lot 2 at this time, though the plan shows standards consistent with a future single-family dwelling. Each of the two lots will be served by individual on-lot water and sewerage.

Location: Along the west side of Brownsburg Road, approximately 300 feet south of its intersection with Matthews Lane.

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

The plan notes an existing nonconformity with respect to the minimum front yard for Lot 1. This subdivision neither reduces nor expands the existing nonconformity.

Present Use: Residential

COMMENTS

We have reviewed a prior preliminary plan proposal submitted for this site (BCPC #13073, dated April 4, 2025). Although several of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered at this plan stage:



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

Sections 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; the application indicates there are currently no earth disturbances for Lot 2 and requests to defer compliance with these requirements until the time development is proposed on Lot 2

Sections 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.); the application is requesting to defer compliance with these requirements until the time development is proposed on Lot 2

Section 22-525.B.

to waive the requirement for street trees to be planted along all proposed and existing streets; the application indicates there is existing vegetation along a portion of the frontage of Lot 2 and the existing building and other features along the frontage of Lot 1 will conflict with street trees

Section 22-525.C.

to waive the requirement to provide a Type 1 – 30-foot-wide buffer; the application indicates there is existing vegetation in and around the site and installation of a landscaped buffer would necessitate the removal of existing mature vegetation

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; the application indicates a waiver from this requirement is requested until a grading permit application is submitted for future development on Lot 2

The final plan should note all granted waivers.

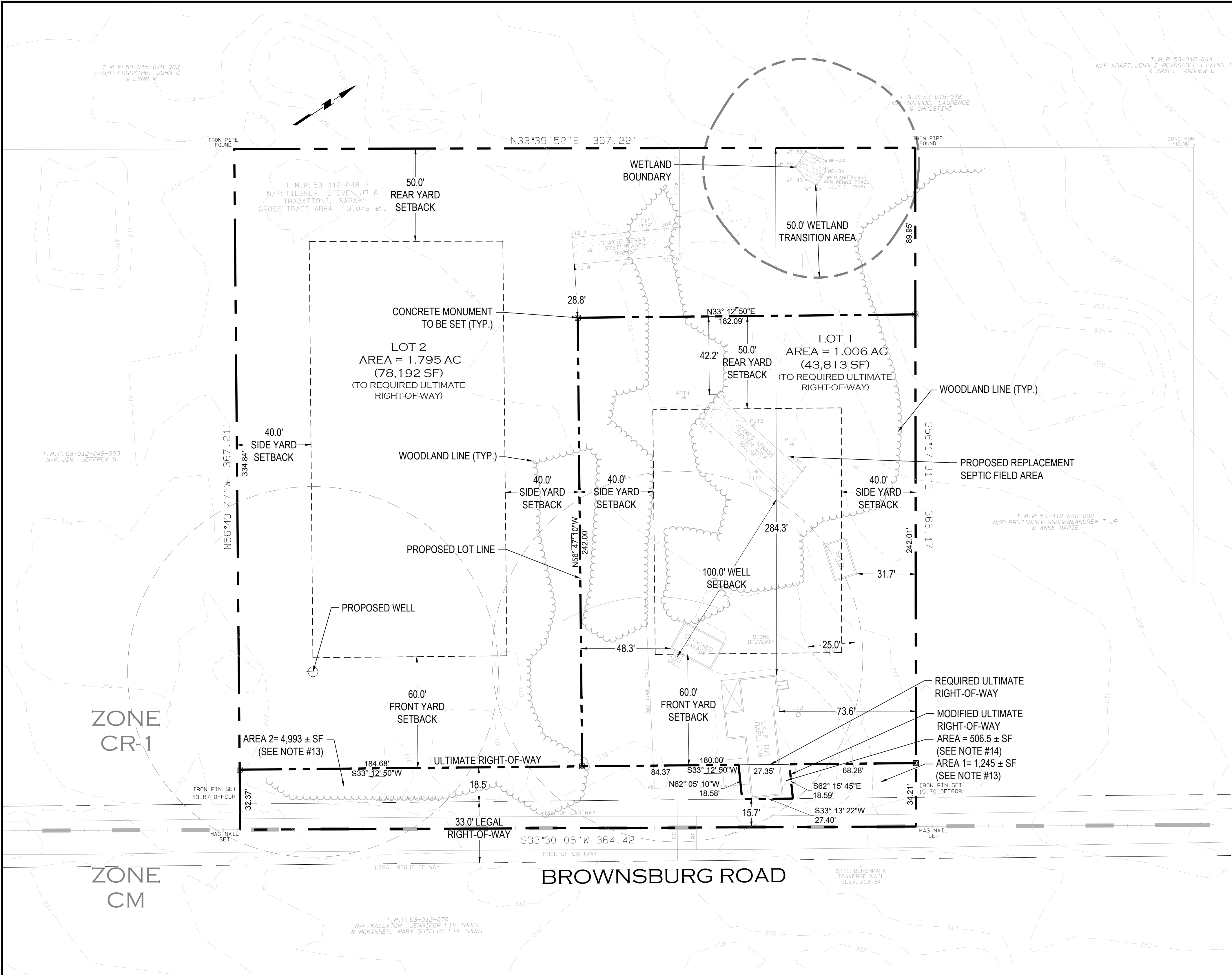
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

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

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

JS:emh
25-0262

cc: Steven Tilsner (via email)
Anand Bhatt, Arna Engineering Inc. (via email)
Cindy VanHise, PE, CKS Engineers, Inc., Township Engineer (via email)
Stacy Crandell, Township Manager (via email)



NOTES:

- THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
- EXISTING FEATURES AND BOUNDARY INFORMATION SHOWN ON THIS PLAN ARE BASED ON PLAN OF BOUNDARY RETRACEMENT SURVEY FOR 194 BROWNSBURG ROAD, PREPARED BY DENNIS M. LITZENBERGER, LAST REVISED JULY 24, 2025.
- ULTIMATE RIGHT-OF-WAY WIDTH FOR BROWNSBURG ROAD IS BASED ON "HIGHWAY CLASSIFICATION MAP" FOR NEWTOWN, UPPER MAKEFIELD, AND WRIGHTSTOWN TOWNSHIP, DATED 2001.
- THE SUBJECT SITE CONSISTS OF TMP #53-012-048 AND IS LOCATED IN THE CR-1 COUNTRY RESIDENTIAL-LOW DENSITY ZONING DISTRICT OF WRIGHTSTOWN TOWNSHIP.
- THE SUBJECT SITE GROSS TRACT AREA IS 3.079 ACRES.
- THE SITE IS OUTSIDE OF THE 100-YR FLOODPLAIN BASED ON THE MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BUCKS COUNTY, PENNSYLVANIA, MAP NUMBER 42017C 0388.1, EFFECTIVE DATE MARCH 16, 2015.
- WOODLAND LINE IS DIGITIZED BASED ON THE GOOGLE EARTH, 2021 AERIAL IMAGE.
- THE PROPOSED LOT IS TO BE SERVICED BY ON-LOT WATER AND SEWER.
- ADADEQUATE PROVISIONS WILL BE MADE TO REDUCE AND MINIMIZE ANY OBJECTIONABLE ELEMENTS TO THE DEGREE NECESSARY TO INSURE THAT THE PROPOSED RESIDENTIAL USE WILL NOT BE NOXIOUS, HAZARDOUS, OR OFFENSIVE AS DEFINED IN SECTION 904.
- THERE ARE NO RESTRICTIONS ON DEEDS OR PRIOR PLANS THAT IMPACT THE CURRENT SUBDIVISION PROPOSAL.
- NO DEVELOPMENT OR EARTHMOVING ON LOT 2 IS PERMITTED WITH THIS APPLICATION.
- THE AREAS BETWEEN THE LEGAL AND MODIFIED ULTIMATE RIGHT-OF-WAY OF BROWNSBURG ROAD IS OFFERED TO THE AGENCY HAVING JURISDICTION AT SUCH TIME OF DEDICATION.
- THE AREA BETWEEN THE MODIFIED ULTIMATE RIGHT-OF-WAY AND REQUIRED ULTIMATE RIGHT-OF-WAY WILL BE OFFERED FOR DEDICATION AT SUCH TIME THAT THE EXISTING DWELLING FOOTPRINT WITHIN THE REQUIRED ULTIMATE RIGHT-OF-WAY IS REMOVED.

REQUESTED WAIVERS:

- SECTIONS 22-407.5.A, 22-407.5.B AND 22-407.5.C - REQUIRE AN EROSION AND SEDIMENTATION CONTROL PLAN, A STORMWATER MANAGEMENT PLAN AND A GRADING PLAN FOR LOT 2 TO BE SUBMITTED. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO NOT PROVIDE EROSION AND SEDIMENTATION CONTROL, STORMWATER MANAGEMENT AND GRADING PLANS WITH THIS APPLICATION.
- SECTIONS 22-503.1, 22-507, 22-520, 22-520.6.I - REQUIRE IMPROVEMENTS ALONG THE EXISTING STREET ON WHICH A SUBDIVISION ABUTS (CURBS, SIDEWALKS, BICYCLE PATHS, ETC.). THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO NOT PROVIDE IMPROVEMENT ALONG THE FRONTAGE OF THE EXISTING STREET.
- SECTION 22-525.B - REQUIRES STREET TREES ALONG ALL PROPOSED AND EXISTING STREETS. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO NOT PROVIDE STREET TREES WITH THIS APPLICATION.
- SECTION 22-525.C - REQUIRES ALL SUBDIVISIONS TO PROVIDE A TYPE 1 - 30-FOOT WIDE BUFFER. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO NOT PROVIDE A BUFFER WITH THIS APPLICATION.
- SECTION 22-531.3.B (1)(a) - REQUIRES DEDICATION OF A MINIMUM OF 2,500 S.F. PER DWELLING UNIT FOR PARK AND RECREATION USE. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO NOT DEDICATE LAND FOR PARK AND RECREATION USE.



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA. THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON SEPTEMBER 8, 2023, THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL, ARE ACCURATELY SHOWN, AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY, OR EASEMENTS EXIST, EXCEPT AS SHOWN HEREIN.

SURVEYOR SIGNATURE DATE LICENSE NUMBER

OWNERS CERTIFICATION
TO ALL WHOM THESE PRESENTS, MAY COME WE, SEND GREETINGS, KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN WRIGHTSTOWN TOWNSHIP, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

WITNESS MY (OUR) HAND SEAL THIS DAY OF 20

OWNER

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF

ON THE DAY OF 20, BEFORE ME, THE SUBSCRIBER, A NOTARY OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATE IN THE TOWNSHIP OF WRIGHTSTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE DAY OF 20

DESIGN ENGINEER CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE WRIGHTSTOWN TOWNSHIP ORDINANCES AND REGULATIONS.

DESIGN ENGINEER SIGNATURE DATE

TOWNSHIP ENGINEER REVIEW

REVIEWED BY THE WRIGHTSTOWN TOWNSHIP ENGINEER THIS DAY OF 20

TOWNSHIP ENGINEER SIGNATURE

BUCKS COUNTY PLANNING COMMISSION BCPC NO.

CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION THIS DAY OF 20

BCPC SIGNATURE

WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION ON THIS DAY OF 20

CHAIR

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS APPROVAL
APPROVED BY THE WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS ON THIS DAY OF 20

LEGEND	
EXISTING SYMBOLS & LINES	
---	PROPERTY RIGHT-OF-WAY LINE
---	TREE LINE
---	CONTOUR LINE
---	STONE DRIVEWAY
---	WELL
---	CLEANDOUT
---	WETLANDS
---	WETLAND BUFFER
PROPOSED SYMBOLS & LINES	
---	PROPERTY RIGHT-OF-WAY LINE
---	ZONING BOUNDARY
---	BUILDING SETBACK LINE
---	MONUMENT
---	WELL
---	SEPTIC FIELD

WRIGHTSTOWN TOWNSHIP-NEWTOWN AREA JOINT MUNICIPAL ZONING				
ZONING DISTRICT: CR-1 COUNTRY RESIDENTIAL-LOW DENSITY DISTRICTS				
ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
Principal Permitted Use:	B-1-Single-Family Detached Dwelling	B-1-Single-Family Detached Dwelling	B-1-Single-Family Detached Dwelling	B-1-Single-Family Detached Dwelling
Bulk Requirements				
Minimum Lot Area	1 AC	2,801 AC	1,006 AC	1,795 AC
Minimum Lot Width at Building Setback Line	150 FT	365.1 FT	180.5 FT	184.6 FT
Maximum Building Height	35 FT	< 35 FT	< 35 FT	< 35 FT
Maximum Impervious Surface Ratio	0.18	0.04	0.11	<0.18
Minimum Yards				
Front	60 FT	0 FT*	0 FT**	> 60 FT
Side (each)	40 FT	73.6 FT	48.3 FT	> 40 FT
Rear	50 FT	284.3 FT	284.3 FT	> 50 FT
Rear or Side (Accessory building other than garage)	12 FT	31.7 FT	31.7 FT	> 12 FT
Parking				
Min. Off-street parking	2 spaces	2 Spaces	2 spaces	2 spaces

* Existing nonconformity

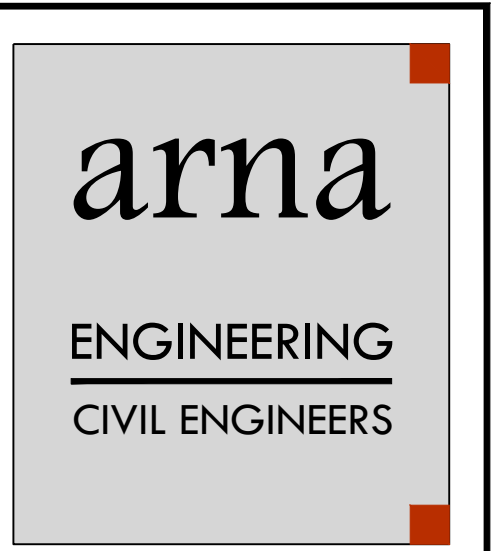
** Existing nonconformity to remain

IMPERVIOUS COVERAGE TABULATION:			
	Existing Conditions	Proposed Conditions (LOT 1)	Proposed Conditions (LOT 2)
	Existing Area	Existing Area to Remain	Proposed Area
Lot Area (Base) (sf)	122,005	43,613	78,192
Change Existent Area (sf)			
Lot Area (sf)	122,005	43,613	78,192
Lot Area (ac)	2.801	1.006	1.795
Building Area (sf)	1,832	1,832	1,832
Driveway and walk area (sf)	2,402	2,402	2,402
Driveway and walk area (ac)	.75	.75	.75
Total Impervious area (sf)	4,780	4,780	4,780
Impervious Surface Ratio	0.04	0.11	0.18

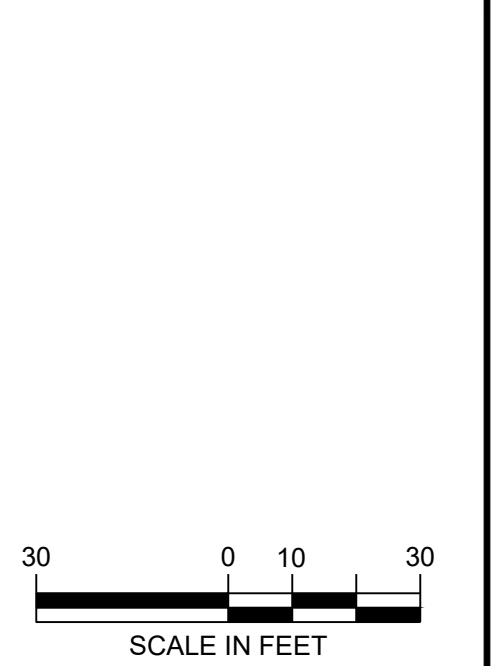
Note: The proposed impervious area for Lot 2 will be confirmed at the time of the grading permit application by the on-site surveyor. The impervious surface ratio will not exceed the maximum permitted impervious ratio (0.18) for Lot 2.

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	0.000	0.000	0.000	0.000
Lakes, Ponds, Waters of Commonwealth	1.00	0.000	0.000	0.000	0.000
Wetlands	1.00	0.000	0.000	0.000	0.000
Woodland	0.85	0.414	0.352	0.062	<0.062
Steep Slope (more than 25%)	0.85	0.000	0.000	0.000	0.000
Wetland Transition Areas	0.80	0.000	0.000	0.000	0.000
Steep Slope (15 - 25%)	0.75	0.000	0.000	0.000	0.000

RESOURCE PROTECTION TABLE (LOT 2)					
Resource	Minimum Required Resource Protection Ratio	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	0.000	0.000	0.000	0.000
Lakes, Ponds, Waters of Commonwealth	1.00	0.000	0.000	0.000	0.000
Wetlands	1.00	0.004	0.004	0.000	0.000
Woodland	1.639	1.363	0.246	<0.246	0.000
Steep Slope (more than 25%)	0.85	0.000	0.000	0.000	0.000
Wetland Transition Areas	0.80	0.145	0.116	0.029	0.000
Steep Slope (15 - 25%)	0.75	0.000	0.000	0.000	0.000



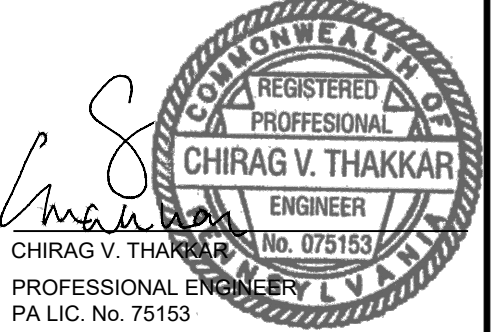
arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280
OWNER OF RECORD TMP 53-12-48
INSTRUMENT: 2021111647
Steven Tilsner, Jr. & Sarah Trabattoni
194 Brownsburg Road
Newtown PA, 18940
APPLICANT
Steven Tilsner, Jr.
194 Brownsburg Road
Newtown PA, 18940



Project
TILSNER MINOR
SUBDIVISON
TMP # 53-012-048

WRIGHTSTOWN TOWNSHIP
BUCKS COUNTY PENNSYLVANIA

Drawing Title
PRELIMINARY/
FINAL
SUBDIVISION
(RECORD) PLAN



DATE	COMMENTS	NO.
08-04-25	REVISED PER UPDATED WETLANDS & TOWNSHIP COMMENTS	1.
REVISIONS		

Project No. 230019701
Date 01-10-2025
Scale 1" = 30'
Drawn By KG
Checked By AB
Drawing No.

CS-100
Sheet 2 of 2



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: Yardley Borough Council
Yardley Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: November 10, 2025

Subject: BCPC #12786
Revised Final Plan of Land Development for Yardley Inn
TMP #54-5-62
Applicant: TYI Holdings, LLC
Owner: Joseph Mutinsky
Plan Dated: October 9, 2025
Date Received: October 16, 2025

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

GENERAL INFORMATION

Proposal: Construct a 7,943-square-foot addition to a 6,986-square-foot restaurant on a 2.32-acre site. An existing apartment and 16 on-site parking spaces are to be removed as part of the site renovation. In total, 84 parking spaces are proposed for the restaurant site, with the remaining 60 parking spaces to be off-site. Public water and sewer facilities serve the site.

Location: At the western corner of the intersection of North Delaware Avenue (Route 32) and East Afton Avenue.

Zoning: The C-1 Pedestrian-Oriented Commercial District permits eating places for the sale and consumption of food and beverages by right on a minimum lot size of 3,000 square feet. The permitted maximum impervious surface ratio in this district is 75 percent. Portions of the site reside in the Floodplain Conservation District and may be subject to additional regulations pertaining to construction and encroachments in the floodplain.

Information listed on the plan indicates variances from the following zoning ordinance requirements were granted by the zoning hearing board on June 27, 2022:

Section 27-313.E.(9)(c)

to provide 144 parking spaces, 60 of which are off-site, instead of the required 149 off-street parking spaces



Section 27-1006.A.

to not require the 60 off-site spaces to be within 300 feet of the front entrance of the restaurant and joined by sidewalks and curbs to the use

Sections 27-1031 & 27-1032

to permit loading facilities less than 14 feet wide, 50 feet long, and 17 feet high, predicated on the applicant's testimony that the loading facilities will be relocated to the north end of the property and will remain entirely on the property

Present Use: Bar, restaurant, and apartment

COMMENTS

We reviewed a preliminary plan submission for this site in October of 2022 (BCPC #12786, dated October 13, 2022). Although several of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

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

Section 22-422

to forego the submission of the preliminary plan; the application indicates that submitting separate preliminary and final plans would be a cost burden

Section 22-702.C.(2)

from showing sanitary sewers within 400 feet of the site; the application indicates this information was not readily available from the sewer authority, and a field survey was not able to confirm inverts and pipe directions due to manholes being bolted shut

Section 22-703.A.(6)

to submit a 36-inch by 24-inch plan size; the application indicates this size is a common standard for civil designs, as well as for the plans to be recorded

Section 22-509.3.

from providing a clear sight triangle; the application indicates the use is an existing nonconformity

Section 22-510.2.

to allow a distance between driveways to be less than the required 200 feet; the application indicates this is to allow for proper circulation into and out of the existing parking lot

Section 22-517.5.

to permit parking stalls that do not conform to the required parking dimensions; the application indicates the existing nonconforming parking stall and aisle dimensions are intended to remain and a variance has been granted for parking requirements based on the existing dimensions

Section 22-517.8.

to permit curvature lines of less than 5 feet for parking radii; the application indicates the existing nonconforming parking dimensions are intended to remain

Section 22-517.9.

to permit parking stalls within the 15-foot setback of future rights-of-way; the application indicates the existing nonconforming parking stall and aisle dimensions are intended to remain and a variance has been granted for parking requirements based on the existing dimensions

Section 22-518.1.

from installing the required parking lot planting strip; the application indicates the existing nonconforming parking dimensions are intended to remain

The final plan should note all granted waivers.

2. **Zoning data**—The post-construction stormwater management narrative, included with the application, indicates the net change in building area is 3,334 square feet. The zoning data table on Sheet 6 indicates the existing restaurant use is proposed to increase by 7,943 square feet. We recommend that this discrepancy be clarified.
3. **Parking**—Notations on Sheet 6 indicate that 60 of the required 144 off-street parking spaces (per variance noted above) are off-site. We recommend the plan be revised to indicate the locations of the noted off-site spaces.
4. **Existing trees**—Sheet 5 indicates four existing street trees located within a planted island along East Afton Avenue are intended to be replaced. According to aerial photos of the site, these are large trees that provide a full, connected tree canopy along this side of the street. Section 22-502.4. of the SALDO states that wherever possible, developers shall preserve existing trees. If the conditions of these trees are determined to be satisfactory, we recommend efforts be taken to preserve the trees, with proposed regrading within the driplines revised, and tree protection standards consistent with the requirements in Section 27-756.3 of the zoning ordinance employed.
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

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

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

CPR:emh
25-0267

cc: Joseph Mutinsky (via email)
Zachary H. Ranstead, PE, T&M Associates (via email)
Charlie Scanzello, RLA, T&M Associates (via email)
Michael J. Meginniss, Esq., Begley, Carlin & Mandio, LLP (via email)
Patrick Foley, PE, Remington, Vernick & Beach Engineers (via email)
Paula Johnson, Borough Manager (via email)

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LEGEND

- AREA SUBJECT TO PERIODIC FLOODING
- PROPOSED 20' FEET UTILITY EASEMENT

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	REMARKS
DECIDUOUS TREES							
ARA 5		ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	B & B	2 1/2" - 3" CAL.	11'-13'	STRAIGHT SINGLE LEADER

OWNER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THEMSELVES TO BE THE _____ OF TYI HOLDINGS, LLC, BEING AUTHORIZED TO DO SO, THEY EXECUTED THE FOREGOING PLAN BY SIGNING THAT SAID ENTITY IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT SAID ENTITY DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

TYI HOLDINGS, LLC

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

NOTARY PUBLIC MY
COMMISSION EXPIRES: _____

STORMWATER REVISION CERTIFICATION

ANY REVISION TO THE APPROVED STORMWATER MANAGEMENT PLAN MUST BE APPROVED BY THE BOROUGH IN WRITING PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.

APPLICANT _____

BUCKS COUNTY PLANNING COMMISSION REVIEW:

BCPC NO. _____

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

EXECUTIVE DIRECTOR _____

BOROUGH ENGINEER CERTIFICATION

APPROVED BY THE YARDLEY BOROUGH ENGINEER THIS _____ DAY OF _____, 20____.

BOROUGH ENGINEER _____

BOROUGH PLANNING COMMISSION CERTIFICATION

APPROVAL RECOMMENDATION BY THE YARDLEY BOROUGH PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIR _____

SECRETARY _____

BOROUGH COUNCIL CERTIFICATION

APPROVED BY RESOLUTION OF THE YARDLEY BOROUGH COUNCIL THIS _____ DAY OF _____, 20____.

PRESIDENT _____

SECRETARY _____

RECORDED

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

(DEPUTY) RECORDER OF DEEDS _____

SITE STATISTICS

- APPLICANT:
TYI HOLDINGS, LLC
2439 KUSER RD.
HAMILTON, NJ 08690
- OWNER OF RECORD:
TYI HOLDINGS, LLC
2439 KUSER RD.
HAMILTON, NJ 08690
- EXISTING PROPERTY IDENTIFICATION:
PROPERTY ADDRESS: 82 E. AFTON AVE.
YARDLEY, PA 19067
TAX MAP PARCEL: # 54-005-062
DEED REFERENCE: D.B. 6663, PG. 1370
- TRACT AREA SUMMARY:
PARCEL AREA: 2.322 AC.
- UTILITY CONNECTIONS:
SEWER SERVICE: EXISTING / PROPOSED - PUBLIC
WATER SERVICE: EXISTING / PROPOSED - PUBLIC

ZONING DATA

- ZONING DISTRICT CLASSIFICATION:
C-1 - PEDESTRIAN-ORIENTED COMMERCIAL DISTRICT
- PROPOSED USE:
RENOVATIONS AND ADDITIONS TO AN EXISTING RESTAURANT USE
NOTE: EXISTING APARTMENT WILL BE ELIMINATED
- ZONING REQUIREMENTS TABLE:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	3,000 SF	2,322 AC.	2,322 AC.
MINIMUM LOT WIDTH	50 FT	195 FT	195 FT
MINIMUM FRONT YARD	15 FT	E. AFTON AVE.: VARIES 15.80'-18.48'	E. AFTON AVE.: VARIES 18.87'-19.23'
MINIMUM SIDE YARD	6 FT	1324 FT	1304 FT
MINIMUM REAR YARD	20 FT	1564 FT	1454 FT
IMPERVIOUS SURFACE RATIO	75 %	61%	61%
MAXIMUM BUILDING HEIGHT	35 FT	28 FT	31 FT (AVG.)

** THE EXISTING BUILDING ENROACHES INTO THE EXISTING RIGHT-OF-WAY (33' TOTAL WIDTH) OF NORTH DELAWARE AVE. BY 1.18 FT-3.66 FT, OR 16.18 FT-18.66 FT BEYOND THE FRONT YARD SETBACK. THE PROPOSED BUILDING WILL ALIGN WITH THE EXISTING RIGHT-OF-WAY, AND BE CLEAR OF SAID RIGHT-OF-WAY (FRONT YARD SETBACK) BY 0.43 FT-0.77 FT.
- PARKING REQUIREMENTS:
RESTAURANT USE: ONE OFF-STREET SPACE PER 50 SF OF TOTAL FLOOR AREA AND OUTDOOR EATING AREA, PLUS ONE ADDITIONAL OFF-STREET SPACE PER EMPLOYEE.
EXISTING CONDITIONS:
RESTAURANT USE: 6,986 SF @ 1 SPACE PER 50 SF = 140 SPACES
18 STAFF @ 1 SPACE PER STAFF = 18 SPACES
APARTMENT USE: 1 UNIT @ 2.5 SPACES PER UNIT = 2 SPACES
TOTAL REQUIRED = 160 SPACES
PROPOSED CONDITIONS:
RESTAURANT USE: 14,929 SF (GROSS AREA)
6,500 SF* @ 1 SPACE PER 50 SF = 130 SPACES
19 STAFF @ 1 SPACE PER STAFF = 19 SPACES
APARTMENT USE WILL BE ELIMINATED
TOTAL REQUIRED = 149 SPACES
* PUBLIC AREAS

CURRENT PARKING SPACES (ON SITE): 100

PROPOSED PARKING SPACES (ON SITE): 84

CURRENT OFF-SITE SPACES: 60

TOTAL SPACES AVAILABLE: 144

PROPOSED PARKING DEFICIT: 5

THE YARDLEY BOROUGH ZONING HEARING BOARD GRANTED "A VARIANCE OF FORTY-SEVEN (47) SPACES FROM THE ORDINANCE'S REQUIREMENT OF 164 OFF-STREET PARKING SPACES IN CONNECTION TO CONSTRUCT AN OUTDOOR DINING AREA ON THE PROPERTY". CASE NO. 062606 DATED 08/09/06. AT THE TIME, 17 OFF-SITE SPACES WERE UNDER AGREEMENT.

THE PROPOSED PARKING CONDITION COMPLIES WITH THE PREVIOUS ZONING RELIEF.

GENERAL NOTES

- THE FIRST FLOOR ELEVATION OF THE PROPOSED BUILDING TO BE A MINIMUM OF 1.50 FT. ABOVE THE BASE FLOOD ELEVATION OF THE DELAWARE RIVER PER FEMA OF 39.3. A WATERTIGHT BASEMENT IS PROPOSED.
- ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE AMERICAN DISABILITY ACT, ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES, AND THE PENNSYLVANIA UNIVERSAL ACCESSIBILITY ACT.
- PENNDOT HOP APPROVAL IS REQUIRED FOR THIS PROJECT.
- THE PROPOSED REPLACEMENT BUILDING WILL BE CONSTRUCTED PER FEMA 100-YEAR FLOODPLAIN GUIDELINES.
- EXISTING AND PROPOSED WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES ARE PUBLIC.
- THE APPLICANT PROPOSES A BLANKET EASEMENT FOR BUCK CREEK AND A BLANKET ACCESS EASEMENT TO THE BOROUGH FOR ACCESS TO BUCK CREEK.
- ALL AREAS OF THE PARKING LOT, EXCLUDING THOSE RECEIVING NEW FULL DEPTH PAVEMENT (LIMITED UTILITY TRENCH RESTORATION AND CURB REMOVAL/INSTALLATION), ARE TO BE MILL AND OVERLAY UPON COMPLETION OF THE SITE ACTIVITIES.
- THE BOROUGH SHALL HAVE THE RIGHT TO ENTER THE PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ALL BMPs INCLUDING BUT NOT LIMITED TO RAIN BARRELS. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN BMP MAINTENANCE AND STREET SWEEPING LOGS AS REQUIRED.
- A BLANKET STORMWATER MANAGEMENT EASEMENT OVER THE ENTIRE SITE IS PROPOSED TO BE GRANTED TO THE BOROUGH TO ALLOW LEGAL ACCESS AND MAINTENANCE VEHICLE ACCESS FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES SHOULD THE NEED ARISE.
- NO MONUMENTS WERE FOUND DURING FIELD SURVEY.

ZONING VARIANCES GRANTED

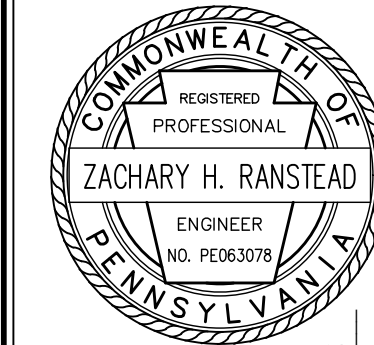
TYI HOLDINGS APPEARED BEFORE THE ZONING HEARING BOARD ON JUNE 27, 2022. THE FOLLOWING VARIANCES WERE GRANTED:

- A VARIANCE FROM §27-313-E(9)(c) WHICH WOULD REQUIRE APPLICANT TO PROVIDE 149 OFF-STREET PARKING SPACES, WITH APPLICANT TO PROVIDE 144 SPACES, 60 OF WHICH ARE OFF-SITE.
- FROM §27-1006A TO THE EXTENT ANY OF THE 60 OFF-SITE SPACES ARE NOT WITHIN 300 FT. OF THE FRONT ENTRANCE OF THE YARDLEY INN AND JOINED TO THE PRINCIPLE USE BY SIDEWALKS AND CURBS.
- FROM §27-1031 AND §27-1032 TO THE EXTENT APPLICANT'S RE-LOCATED LOADING FACILITIES ARE LESS THAN 14 FT. WIDE, 50 FT. LONG AND 17 FT. HIGH EXCLUSIVE OF DRIVES AND MANEUVERING SPACES, PREDICATED ON APPLICANT'S TESTIMONY THAT THE LOADING FACILITIES WILL BE RELOCATED TO THE NORTH END OF THE PROPERTY AND WILL REMAIN ENTIRELY ON THE PROPERTY AS REQUIRED BY THE ORDINANCE.

NOT FOR
CONSTRUCTION

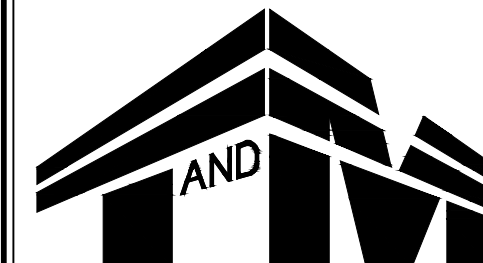
30' 15' 0 30' 60'

1" = 30'



ZACHARY H. RANSTEAD
LICENSED PROFESSIONAL ENGINEER

THE YARDLEY INN RESTAURANT & BAR
TYI HOLDINGS, LLC.



YOUR GOALS. OUR MISSION.
2000 MARKET STREET,
SUITE 800
PHILADELPHIA, PA 19103
TEL 610-625-2999
FAX 610-625-2969
www.landmassociates.com

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OHIO AND PENNSYLVANIA

DESIGNED BY

CHECKED BY

DRAWN BY

DATE

SCALE

PROJ. NO.

SHER0003

DRAWING

STE

SHEET

6

OF 15

15

Bucks County Planning Commission

Planning Module Reviews

October 25, 2025 to November 21, 2025

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
Doylestown Township	Doylestown Hill	13057	25-0173	9-17-42, -44 and -45	1-09919-424-3J
Lower Makefield Township	Dogwood Drive	11186	25-0264	20-8-25	1-09929-273-3J



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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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: Frank Constanzo, PE

FROM: Staff of the Bucks County Planning Commission

DATE: October 27, 2025

SUBJECT: Doylestown Hill Planning Module
PaDEP Code #1-09919-424-3J
TMPs #9-17-42, -44, and -45
Doylestown Township, Bucks County, PA

We have revised the original review after receiving correspondence and documentation from the applicant which indicate that no historical or archeological resources will be impacted by this project. We have also corrected a mistake on the original Component 4B which indicated the proposal is not consistent with county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation. The provided documentation indicates that the proposal is consistent with county and areawide comprehensive land use planning relative to Prime Agricultural Land Presentation. The original planning module review letter and Component 4.B County Planning Agency Review, dated July 16, 2025, should be disregarded.

LR:emh
25-0173

cc: KCMMTJ Holdings, LLC (via email)
Karl Janetka, PE, Van Cleef Engineering Associates, LLC (via email)
Frank Costanzo, PE, Van Cleef Engineering Associates, LLC (via email)
Genevieve Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie J. Mason, Township Manager (via email)
Act 537 file (via email)





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

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Evan J. Stone
Executive Director

October 27, 2025

Frank Costanzo, PE
Van Cleef Engineering Associates, LLC
501 N. Main Street
Doylestown, PA 18901

RE: Doylestown Hill Planning Module
PaDEP Code #1-09919-424-3J
BCPC #13057
TMPs #9-17-42, -44, and -45
Doylestown Township, Bucks County, PA

Dear Mr. Costanzo:

We have received a copy of the planning module¹ regarding the construction of eight townhouses and two twin dwelling units on 1.16 acres. The site will be served by public water and sewer and is located south of the intersection of Turk Road and South Easton Road.

The proposed method of sewage disposal for the 10 dwelling units is the construction of a grinder pump for each dwelling unit. The grinder pumps will connect to a proposed low-pressure force main in Turk Road, which will connect to an existing collection system owned by Bucks County Water and Sewer Authority. Sewage will flow to the Castle Valley Interceptor, which conveys to the Green Street Wastewater Treatment Plant, where the flow will ultimately be treated. The proposed daily sewage flow is 2,000 gallons per day and will require 10 EDUs. The site is currently allotted 2 EDUs, and the project requires an additional 8 EDUs.

The *Act 537 Sewage Facilities Plan for Doylestown Township* is the official Act 537 Plan for this portion of Doylestown Township. The proposal to construct grinder pumps and a low-pressure force main is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewer facilities.

We note that Section G. Proposed Wastewater Disposal Facilities of Component 3 is incomplete and missing signatures and initials.

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



Frank Costanzo, PE

October 27, 2025

Page 2

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Luke Rosanova', is written over a light gray rectangular background.

Luke Rosanova
Planner

LR:emh
22-0173

Attachment

cc: KCMMTJ Holdings, LLC (via email)
Frank Costanzo, PE, Van Cleef Engineering Associates, LLC (via email)
Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie J. Mason, Township Manager (via email)
Act 537 file (via email)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

1-09919-424-3J

BCPC #:

13057

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

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name

Doylestown Hill

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

1. Date plan received by county planning agency October 22, 2025

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

Agency name _____

3. Date review completed by agency October 27, 2025

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

Yes No

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

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

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

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

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

If no, describe inconsistency _____

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

If no, describe inconsistencies: _____

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

If yes, describe impact _____

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

If yes, describe impacts _____

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

If yes, describe impacts _____

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

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

If no, describe inconsistencies _____

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met _____
- ☒ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: Luke Rosanova
Title: Planner
Signature: 
Date: October 27, 2025
Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

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

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



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
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David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

October 27, 2025

Jake Diaz
65 E. Butler Avenue
Suite 100
New Britain, PA 18901

RE: Dogwood Drive Subdivision Planning Module
PaDEP Code #1-09929-273-3J
BCPC #11186
TMP #20-8-25
Lower Makefield Township, Bucks County, PA

Dear Mr. Diaz:

We have received a copy of the planning module¹ regarding the proposed six-lot subdivision on a 14.74-acre site. Single-family detached dwellings are proposed on five of the lots. The residential lots will connect via grinder pump to the proposed sanitary sewer extension. The site is currently served by public water and on-lot sewer and is located about 225 feet southwest of the intersection of Dogwood Drive and Delaware Rim Drive.

The proposed sewage disposal method is a low-pressure force main system. The system will extend to and terminate at a manhole on Dogwood Drive. The system will include nine stubs to the right-of-way for existing homes to connect to in the future. The system will transition and tie into the existing gravity sewer system, owned by Lower Makefield Township. The flow is pumped to the Farmview Pump Station and conveyed by gravity through the existing Core Creek Interceptor, owned by Bucks County Water Sewer Authority, and will ultimately be conveyed to the Northeast Water Pollution Control Plant for treatment. The extension will generate 14 EDUs or 3,500 gallons per day.

The *Lower Makefield Township Act 537 Sewage Facilities Plan Special Study* is the official plan for this portion of Lower Makefield Township. The proposal to construct a sanitary sewer extension via grinder pump is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewer facilities.

¹ Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Lower Makefield 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.



Mr. Jake Diaz
October 27, 2025
Page 2

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'LR', followed by a horizontal line extending to the right.

Luke Rosanova
Planner

LR:emh
25-0264

Attachment

cc: Jake Diaz, Gilmore and Associates, Inc. (via email)
Ronald G. Monkres II, PE, Gilmore & Associates, Inc. (via email)
Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Isaac Kessler, PE, Remington and Vernick Engineers, Township Engineer (via email)
David W. Kratzer, Jr., Township Manager (via email)
James Majewski, PE, PP, CFM, Township Director of Planning and Zoning (via email)
Daniel McLoone, Township Planner (via email)
Act 537 file (via email)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09929-273-3J

BCPC #:
11186

**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

Dogwood Drive Subdivision

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

1. Date plan received by county planning agency October 9, 2025
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency October 27, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <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: Luke Rosanova
Title: Planner
Signature: 
Date: October 27, 2025
Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

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

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