BCPC
Bucks County Planning Commission

BOARD MEETING
AGENDA

WEDNESDAY, JANUARY 7, 2026
2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from December 3, 2025
5. Report from the Nominating Committee and election of officers for 2026
6. Executive Director's Report
7. **Presentation:** Morrisville Redevelopment Area
   by Jeff Darwak, Executive Director, Redevelopment Authority of the County of Bucks

   Presentation: New Bucks County Planning Commission Website
   by Drew Heimark, Director of GIS Services
8. Act 247 Reviews for January 7, 2026
9. Old Business
10. New Business
11. 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 January 7, 2026.

BCPC
Bucks County Planning Commission

MINUTES OF MEETING

WEDNESDAY, DECEMBER 3, 2025

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

MEMBERS PRESENT:	Eleanor M. Breslin; Richard Donovan; Thomas Jennings; James E. Miller Jr.; David R. Nyman; Edward Tokmajian; Tom Tosti
MEMBERS ABSENT:	Harold Hayes; James Keenan
STAFF PRESENT:	Scott Burton; Andrew G. Heimark; Michael A. Roedig; Patricia Rosica; Jeremy Stoff; Evan J. Stone; Matthew M. Walters; Lisa M. Wolff; David Zipf
SOLICITOR:	Trevor L. Gross

- **CALL TO ORDER**
  Ms. Breslin called the meeting to order at 2:00 PM.

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

- **PUBLIC COMMENT (AGENDA ITEMS)**
  Mr. Stone reported that we received an email from a Lower Southampton resident regarding sign enforcement. A response was sent explaining that the Planning Commission does not handle enforcement or regulations, and that they should contact Lower Southampton Township for assistance.

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

- **EXECUTIVE DIRECTOR'S REPORT**
  Mr. Stone thanked the board members who were able to attend the board appreciation luncheon, as well as those who could not. He emphasized that the board's support and volunteerism are essential to the work we do and to our ability to serve the residents of Bucks County.

  Mr. Stone spoke about the Comprehensive Recreation, Parks, and Open Space Plan, noting that he has served on the steering committee and had the opportunity to review the draft report. He shared that Bucks2024 is prominently featured and referenced throughout the document. He said we should feel confident that the plan is functioning as intended—a living document that provides guidance. Mr. Nyman added that this success is due to the staff's hard work, and Mr. Stone noted that it is also thanks to the board for their continued support.

Mr. Stone reported that in November 2025, we received 14 applications, reviewed a total of 16 lots or units and 28,406 square feet of nonresidential land development, collecting $9,770.73 in revenue. Year-to-date we have received 232 applications, reviewed a total of 1,722 lots or units and 1,240,037 square feet of nonresidential development, collecting $201,778.25 in revenue. In comparison to last year, year-to-date in November 2024, we received a total of 207 applications, reviewed a total of 782 lots or units and 1,913,763 square feet of nonresidential development, collecting $148,644.47 in revenue.

- **ACT 247 REVIEWS**

  Before a motion was made to approve the Act 247 Reviews, Mr. Tokmajian informed the board that two Zoning Ordinance Amendment proposals for Bensalem Township were submitted and subsequently rejected at the Bensalem Township Planning Commission meeting on November 19, 2025. These two proposals correspond to the municipal reviews completed this month and included in the board meeting packet: BCPC #2-25-2(P) and BCPC #2-25-3.

  A motion was then made by Mr. Tosti, seconded by Mr. Nyman, to not support BCPC #2-25-2(P) and BCPC #2-25-3 and to reject the proposals to remain consistent with the Bensalem Township Planning Commission's recommendation.

  It was determined that the BCPC would still submit a copy of these municipal reviews to Bensalem Township to satisfy the county review requirements under Section 609 of the Pennsylvania Municipalities Planning Code (PaMPC). A cover letter will accompany the reviews stating the following:

  > *We understand the Bensalem Township Planning Commission, during its meeting on November 19, 2025, voted to recommend that the proposal be rejected by Township Council. Accordingly, at its December 3, 2025, meeting, the Bucks County Planning Commission Board voted to not support this review and to reject the proposal in order to remain consistent with the Bensalem Township Planning Commission's recommendation. The BCPC is submitting a copy of this review to meet the county review requirements of Section 609 of the Pennsylvania Municipalities Planning Code (PaMPC). We also remind Bensalem Township that municipal actions such as zoning amendments require 45 days for the county to provide review and comment on such proposals (Section 304, PaMPC).*

  The remaining reviews of December 3, 2025, that were emailed to the board for their review prior to the meeting were voted on. There was a motion made to approve the reviews, by Mr. Tokmajian and seconded by Mr. Tosti.

  There were no other comments on the reviews.

- **OLD BUSINESS**

  There was no old business.

- **NEW BUSINESS**

  Ms. Breslin made a motion to appoint Mr. Miller, Mr. Nyman, and Mr. Tosti as the nominating committee for the 2026 officers of the BCPC. The motion was seconded by Mr. Jennings. The committee will present their nominations at the January 7, 2026, meeting.

Ms. Breslin thanked the Planning Commission for all the work completed this year on behalf of the board and wished everyone a happy, restful holiday season and a healthy, happy new year.

- **ADJOURNMENT**
  Upon the motion of Mr. Tosti, seconded by Mr. Nyman, Ms. Breslin adjourned the meeting at 2:20 PM.

Submitted by:
Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **Staffing** – Abigail Thomas and Janelle McGlasson will be starting with us on Monday, January 12, 2026. Abigail is filling our vacant planner position and Janelle is filling the Senior Planner (Housing) position and will serve as our housing specialist. The Executive Director position has been advertised.

- **Perkiomen Flood Mitigation Project** – The final study has been released and is available here. This work is being utilized in the development of our countywide Act 167 project.

- **Hazard Mitigation Plan (HMP)** – Staff and I continue to coordinate with the Michael Baker team led by Jessica Jahre, to continue our HMP update work. The HMP Grant must be completed by the end of April 2026 to ensure compliance with the grant period of performance. A draft of the plan is slated for January 12, 2026, delivery with a public meeting to initiate the public review of the plan, scheduled for January 13, 2026.

- **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 stormwater ordinance as well as the new Post Construction Stormwater Manual. The development of the Act 167 model ordinance is delayed, but other portions of the plan are proceeding. A draft of the plan is slated for release in mid-2026.

- **Economic & Workforce Development** – Attended the monthly meeting of the Economic and Workforce Development committee. I provided an overview of recent BCPC work and land development projects of note.

- **County Recreation Parks and Open Space Plan – Parks and Rec Master Plan** – Met with Angie Nagle and Colleen Kenney to review my notes on the draft County Recreation Parks and Open Space Plan.

- **Delaware Valley Regional Planning Commission (DVRPC)** – Attended the December 3, 2025, DVRPC Board meeting and the December 8, 2025, DVRPC Southeast PA Corporation Annual Board meeting. The DVRPC Southeast PA Corporation is a nonprofit entity created by DVRPC to facilitate small-scale projects and secure funding not otherwise available to the commission.

- **TMA Bucks** – Attended the Annual TMA Celebration luncheon on Friday, December 12, 2025. Former Transportation Planning Director, Rich Brahler, was in attendance and was recognized for his many years of service as an ex officio board member.

- **Legislative Updates** – HB 1764, introduced by Representative Maureen Madden, proposes amendments to the Municipalities Planning Code (MPC) to establish the category of "developments of regional significance and impact." The bill would authorize a host municipality to require impact assessments and mitigation plans addressing potential effects on both the host and adjacent municipalities. The proposal is aimed at large-scale projects such as warehouses, logistics and fulfillment centers, and truck stops. As currently drafted, the bill does not appear to explicitly address data centers or energy generation facilities.

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

ACTIVITY REPORT

Community Planning

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

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

- **Newtown Area Joint Zoning Council**
- **Quakertown Area Planning Committee**

Langhorne Borough Planning Commission – Completed a second traditional neighborhood development overlay district, including amendments to the subdivision and land development ordinance, zoning ordinance, and zoning map. Continued assisting with an update to the comprehensive plan.

New Hope Borough Comprehensive Plan – Staff finalized a business survey to be distributed in early 2026 and will begin preparations to draft a plan document.

Newtown Area Joint Zoning Council — Continued working on updating the sign regulations in the joint municipal zoning ordinance.

Plumstead Township Comprehensive Plan – Staff received feedback from the Board of Supervisors on the second draft of *Plumstead Forward*, the township's implementable comprehensive plan update. Comments will be incorporated and a public hearing will be held in early 2026.

Riegelsville Comprehensive Plan – Completed first draft of *Riegelsville Reimagined.* Staff will review the plan with the borough planning commission in January and hold a public meeting in early 2026.

Solebury Township Comprehensive Plan – Continued gathering background information and prepared 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 draft material on Sustaining Agriculture 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:

10	Subdivision and Land Development Proposals
3	Sketch Plans
6	Municipal Plans and Ordinances
1	Sewage Facility Planning Modules
1	Traffic Impact Studies

Geographic Information Systems (GIS)

Staff worked with IT to finalize the new and improved Bucks County Planning Commission website. The new website will provide a more refined look and improve navigation of the site. The launch of the new website is scheduled for January 7, 2026.

Work continues with the Solicitor, Parks Department, and General Services to update the county buildings database. The database will be used to identify all buildings requiring insurance coverage, analyze which buildings are in flood hazard areas, and support asset management efforts.

Sustainability

The sustainability staff attended the following meetings:

- PECO Environmental Justice Committee
- Pennsylvania Bright Solar Letter of Intent Meeting
- Sustainable Energy Partnership Board Meeting

Transportation and Trails

The transportation and trails staff attended the following meetings:

- Transportation Engineering Safety Conference
- DVRPC TIP Subcommittee Meeting
- North Point Pedestrian Access Meeting
- SEPTA Regional Round Table
- Bucks County TMA Board Meeting
- PennDOT NEVI Meeting
- Field Evaluation of Pennsylvania Avenue - North Point Pedestrian Access.
- Newtown Borough Planning Study Meeting
- NGT – Core Creek Progress Meeting

Bucks County Planning Commission

Municipal Reviews

January 7, 2026

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Doylestown Borough	8-25-CP2	25-0297	Borough Council	-	Comprehensive Plan Amendment: Climate Action Plan
Dublin Borough	10-25-2(P)	25-0304	Dublin Town Center V, LP	-	Zoning Ordinance Amendment: PVD Planned Village Development District
Haycock Township	14-25-2	25-0298	Board of Supervisors	-	Zoning Ordinance Amendment: Public Community Center Use
Middletown Township	22-25-WS1	25-0294	Aqua Pennsylvania, Inc.	22-14-1	Neshaminy Water Treatment Plant PFAS Treatment Upgrade
Milford Township	23-25-1	25-0296	Board of Supervisors	-	Zoning Ordinance and SALDO Amendment: Street Access, Parking, and Loading Design Standards
Newtown Area Jointure	56-25-3R	25-0300	Newtown Area Joint Zoning Council	-	Zoning Ordinance Amendment: Wireless Communication Facilities

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

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Tom Tosti
Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Doylestown Borough Council
Doylestown Borough Planning Commission

From: Bucks County Planning Commission

Date: January 7, 2026

Subject: BCPC #8-25-CP2
Proposal to Amend the Comprehensive Plan—Climate Action Plan
Applicant: Borough Council
Date Received: December 2, 2025
Hearing Date: Not indicated

In accordance with the provisions of Sections 301.3. and 302 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 January 7, 2026.

GENERAL INFORMATION

Proposed Action: Amend the *Doylestown Borough Comprehensive Plan* (DB2035) to include the Doylestown Borough Climate Action Plan (DCAP) as a part of the plan.

COMMENTS

We commend Doylestown Borough officials for completing the Doylestown Borough Climate Action Plan and formally incorporating it into the borough's comprehensive plan. The adoption of the DCAP as an amendment to the comprehensive plan is an action step identified in the plan. In addition, climate action planning is an important part of DB2035 and is prominently featured within the Sustainable Community theme. DB2035 is an "implementable" plan, meant to be an ongoing planning process, rather than a static document. Planning initiatives, such as the adoption of the DCAP, demonstrate that the community has embraced this approach.

1. **Climate adaptation actions**—Chapter 11, Climate Adaptation, includes several action items under the headings of Education/Promotion/Advocacy and Capital Projects, including resiliency education, promoting air quality alerts, constructing green infrastructure, and completing a climate vulnerability assessment and adaption plan. However, these action items are not found in the Climate Action Plan

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Implementation Matrix. We recommend that these action items be made part of the matrix as well as be identified as high priority/short-term actions in the executive summary.

2. **Monitoring process**—We are encouraged that the DCAP includes a well-thought-out framework to for monitoring plan implementation. This approach aligns closely with implementable comprehensive plan model advanced through the DB2035 comprehensive plan.

We would appreciate being notified of the decision of the borough council regarding this matter. If the plan is adopted, please send us a copy within 30 days as required by Section 306.(b) of the Pennsylvania Municipalities Code.

MMW:emh
25-0297

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

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Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
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MEMORANDUM

To: Dublin Borough Council
Dublin Borough Planning Commission

From: Bucks County Planning Commission

Date: January 7, 2026

Subject: BCPC #10-25-2(P)
Private Request to Amend the Zoning Ordinance—PVD Planned Village Development District
Applicant: Dublin Town Center V, LP
Date Received: December 18, 2025
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on January 7, 2026.

GENERAL INFORMATION

Requested Action: Amend the PVD-Planned Village Development District to permit commercial lodging and athletic facilities as by-right uses. Amend the use regulations of the zoning ordinance to permit the following within the PVD District only: allow buildings used exclusively for residential purposes to be a maximum of four stories, permit commercial lodging uses on lots with a minimum size of 4 acres, and permit commercial lodging uses within mixed-use developments.

Proposed Zoning Provisions:

Section 27-409.2.A.(1) is amended to add use D12 Motel/Hotel/Inn as a use permitted by right in the PVD-Planned Village Development District.

Section 27-409.2.A.(1) is amended to add use C20 Athletic Facility as a use permitted by right in the PVD-Planned Village Development District.

Section 27-505.D.(D4) is amended to add use D12 Motel/Hotel/Inn as a use permitted by right in a D4 Mixed Use.

Section 27-505.D.(D4)(1) is amended such that the last sentence is deleted and replaced with the following: “For buildings that contain exclusively residential uses the maximum building height

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shall be four (4) stories in the PVD-Planned Village Development District or three (3) stories in any other district."

Section 27-505.D.(D12)(1) is amended to add a second sentence as follows: "In the PVD Planned Village Development District, the minimum lot size shall be four acres."

COMMENT

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

Building height—The proposed use regulations for D4 Mixed Use allow buildings that contain exclusively residential uses to be a maximum of four stories in the PVD District and three stories in any other district. The TC-2 Town Center 2 District requires buildings to be a minimum of 35 feet and a maximum of 45 feet. Borough officials should ensure that three-story buildings constructed in the TC-2 District can meet the height requirements of the district.

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

DCZ:emh
25-0304

cc: Rob Loughery, Dublin Town Center V, LP (via email)
Ron Monkres, II, PE, Gilmore & Associates, Inc. (via email)
Nate Fox, Esq., Obermayer Rebmann Maxwell & Hippel, LLP (via email)
Scott Macnair, Esq., Clemons Richter & Reiss, PC, Borough Solicitor (via email)
Colleen Pursell, Borough Manager (via email)
Tim Fulmer, PE, Wynn Associates, Inc., Borough Engineer (via email)

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The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
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Executive Director

UNOFFICIAL

MEMORANDUM

To: Haycock Township Board of Supervisors
Haycock Township Planning Commission

From: Bucks County Planning Commission

Date: January 7, 2026

Subject: BCPC #14-25-2
Proposal to Amend the Zoning Ordinance—Public Community Center Use
Applicant: Board of Supervisors
Date Received: December 2, 2025
Hearing Date: January 5, 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 January 7, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to add Use C16 Public Community Center.

Proposed Zoning Ordinance Provisions:

Add Section 304.C.(16) to include "Public Community Center" as a new use. Within Public Community Center, additional uses—such as Place of Worship, School, and Day Care Center—will be permitted.

Amend district charts in Sections 406 through 412 to provide area and dimensional requirements for Public Community Center in all zoning districts.

Amend Appendix A – Table of Permitted Land Uses to permit Public Community Center in all zoning districts.

COMMENT

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

Editorial—The use name in the district charts in Sections 406 through 412 should be changed from Community Center to Public Community Center to match the name of the use in the use regulations.

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

DM:emh
25-0298

cc: Scott MacNair, Esq., Clemons, Richter & Reiss, P.C., Township Solicitor (via email)
Andrea Silvestri, Township Zoning Officer (via email)

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The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
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MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Bucks County Planning Commission

Date: January 7, 2026

Subject: BCPC #22-25-WS1
Preliminary Plan of Land Development for Neshaminy Water Treatment Plant PFAS Treatment Upgrade
TMP #22-14-1
Applicant: Aqua Pennsylvania, Inc.
Owner: Same
Plan Dated: December 2025
Date Received: December 3, 2025

In accordance with the provisions of Section 304 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on January 7, 2026.

GENERAL INFORMATION

Proposed Action: Construct a 2.0-million-gallon (MG) clearwell, a per- and polyfluoroalkyl substances (PFAS) treatment building, and an intermediate pumping station with a new piping system to connect to the existing clearwell tank for treatment of PFAS. The existing abandoned coagulation basin and associated structures are to be removed. Public water and sewer serve the site.

Location: On the north side of Old Lincoln Highway, about 1,000 feet east of Bristol Road.

Zoning: The M-1 Light Manufacturing District permits public utility operating facility by right, which may occupy no more than 10 percent of the property upon which it is located. The minimum lot width is 200 feet, the minimum lot area is 80,000 square feet, and the maximum impervious surface ratio is 30 percent.

Present Use: Water treatment facility

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COMMENTS

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

2. **Aerial photograph**—Section 440-303.D.(3)(d) of the subdivision and land development ordinance (SALDO) requires an aerial photograph to be submitted, showing all existing streets and roads adjacent to any part of the tract. The plan submission should include the required aerial photograph.

This review will be included in the Bucks County Planning Commission board materials for the January 7, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LYL:emh
25-0294

cc: Aqua Pennsylvania, Inc. (via email)
Benjamin Deatrich, PE, AECOM (via email)
Janie Jordan, PE, Senior Water Resources Engineer, AECOM (via email)
Gina M. Gerber, Esq., Riley Riper Hollin & Colagreco (via email)
Isaac Kessler, PE, Remington & Vernick Engineers, Township Engineer (via email)
Eden Ratliff, Township Manager (via email)
Jim Ennis, AICP, Zoning Officer (via email)

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Executive Director

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MEMORANDUM

To: Milford Township Board of Supervisors
Milford Township Planning Commission

From: Bucks County Planning Commission

Date: January 7, 2026

Subject: BCPC #23-25-1
Proposal to Amend the Zoning Ordinance and Subdivision and Land Development Ordinance—Street Access, Parking and Loading Design Standards
Applicant: Board of Supervisors
Date Received: December 2, 2025
Hearing Date: January 5, 2026

In accordance with the provisions of Sections 304, 505, 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 January 7, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by deleting Section 518, Design Standards, and Section 519, Off-Street Loading. The deleted sections will be made part of Section 509 of the subdivision and land development ordinance.

Proposed Subdivision and Land Development Ordinance Provisions:

Amend Section 509, Street Access, by renaming it Section 509, Street Access, Parking and Loading Design Standards.

Amend Section 509 to add design standards for parking lots, parking areas in villages, parking garages, and off-street loading facilities.

COMMENT

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

Off-street loading facility reduction—Section 509.q. allows the zoning hearing board to approve a reduction in off-street loading facilities. We recommend this provision be revised to designate the board

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of supervisors as the approving body. Assigning this authority to the zoning hearing board is inconsistent with its jurisdiction, which is limited to zoning matters.

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 Sections 505.(b) and 609.(g) of the Pennsylvania Municipalities Planning Code.

MMW:emh
25-0296

cc: Catherine M. Harper, Esq., Timoney Knox, LLP, Township Solicitor (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Assistant Manager/Secretary/Treasurer (via email)

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Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Newtown Area Joint Zoning Council

From: Bucks County Planning Commission

Date: January 7, 2026

Subject: BCPC #56-25-3R
Revised Proposal to Amend the Zoning Ordinance—Wireless Communications Facilities
Applicant: Newtown Area Joint Zoning Council
Date Received: December 2, 2025
Hearing Date: Not indicated

In accordance with the provisions of Sections 304, 609, and 809-A 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 January 7, 2026.

GENERAL INFORMATION

Proposed Action: Amend the existing provisions for wireless communications facilities (WCF) in the joint municipal zoning ordinance. Add provisions for small WCF to the joint municipal zoning ordinance. The submission also includes a separate design manual for Small Wireless Communications Facility that is referenced in the proposed ordinance amendment.

This proposal is a revised version of an amendment reviewed by our office in July of 2025 (BCPC #56-25-3, dated July 2, 2025). A revision was made to Section I.4.2.a.(i)(A)(1) of the amendment adding that all tower-based WCFS that exist on standalone parcels, in addition to those co-located on PECO powerlines, shall not be required to comply with the setback requirements for such towers and their accessory structures.

Proposed Zoning Provisions: Amend the joint municipal zoning ordinance as follows:

Add the following definitions to Article II of the zoning ordinance:

- Accessory Equipment or Wireless Accessory Equipment
- Adjacent Structures
- Application or Wireless Application
- Commercially Reasonable
- Communications Antenna

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

- Communications Tower
- Decorative Pole
- Eligible Facilities Request
- Front Façade Area
- Height of a Tower-Based Wireless Communications Facility
- Height of a Wireless Support Structure
- Modification of Modify
- Municipal or Municipality
- Public Rights-of-way (ROW)
- Public Utility Transmission Tower
- Shot Clock Timeframes
- Small Wireless Communications Facility (Small WCF)
- Small Wireless Facilities Deployment Act (SWFDA)
- Tower
- Township
- Underground Area
- Wireless Antenna

Amend Article II, Definitions, to delete definitions for the following terms and replace them with new definitions:

- Antenna
- Co-location
- Non-Tower Wireless Communications Facilities (Non-Tower WCF)
- Substantially Change
- Tower-Based Wireless Communications Facility (Tower-Based WCF)
- Wireless Support Structure or Support Structure

Repeal Article III, Section 803(I) in its entirety and replace with a new Article III, Section 803(I) Wireless Communications Facilities (WCF).

Provisions outlining procedures, development requirements, location and co-location requirements, setback and height requirements, standards of care for installation and maintenance of WCF, inspections, standards for withstanding high winds and ice build-up, and standards ensuring aviation safety are listed for Tower-Based Wireless Communication Facilities in Section 803(I)I.4., Non-Tower Wireless Facilities in 803(I)I.5., and Small Wireless Communications Facilities in Section 803.(I)I.6.

Sections 803(I)I.7. and 803(I)I.8. of the ordinance provide general requirements applicable to all wireless facilities including provisions related to municipal property, the repair of damaged public property, minimizing interference with the safe operation of traffic control equipment, sight lines or clear zones for transportation and pedestrian access, emergency maintenance, penalties, fees, and insurance and indemnification.

Existing Zoning Provisions: The Jointure has zoning ordinance regulations to regulate wireless communications facilities but desires to further clarify those regulations and provide for more specific provisions for small wireless facilities.

COMMENT

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

We would appreciate being notified of the joint zoning 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
25-0300

cc: Newtown Township, Board of Supervisors (via email)
Upper Makefield Township, Board of Supervisors (via email)
Wrightstown Township, Board of Supervisors (via email)
David Sander, Esq., The Law Offices of Sean Kilkenny, LLC (via email)
Jerry Schenkman, Esq., The Law Offices of Sean Kilkenny, LLC (via email)
Mary Eberle, Esq., Grim, Biehn & Thatcher (via email)
Terry Clemons, Esq., Clemons Richter & Reiss, PC (via email)
Vicki L. Kushto, Esq., Clemons Richter & Reiss, PC (via email)
Micah S. Lewis, Newtown Township Manager (via email)
Gregg Schuster, Upper Makefield Township Manager (via email)
Stacy Crandell, Wrightstown Township Manager (via email)

UNOFFICIAL

Bucks County Planning Commission

Subdivision and Land Development Reviews

November 22, 2025 to December 26, 2025

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bensalem Township	7255-C	25-0026	2-66-72	John Joseph, Inc.	P	Industrial Land Development: 11,760 square feet
Bristol Township	13142	25-0274	5-24-62 & 5-24-63	GFO Stone International, LLC	P	Industrial Land Development: 12,545-square-foot addition
Middletown Township	13147	25-0286	22-13-213	Judith Todd	P	2 Single-family lots
Middletown Township	13151	25-0293	22-4-15	Lux Builder, LLC	P	2 Single-family lots
Newtown Township	8865-B	25-0291	29-10-99-4	MB Vet Management, LLC	S	Commercial Land Development: 25,082-square-foot building conversion
Northampton Township	13148	25-0287	31-5-37	New Road Development, LLC	S	5 Single-family lots
Northampton Township	13149	25-0290	31-1-8-28	92 Steamwhistle, LLC	P	Industrial Land Development: 7,000-square-foot addition
Plumstead Township	10547-A	25-0270	34-3-135 & 34-3-135-1	Louis F. Hankin and Maureen Lynn Klein	F	Lot Line Adjustment
Richland Township	12882	25-0280	36-13-51, -52, -53 and 36-38-31	John Edwin, Development Services, LLC	P	Industrial Land Development: 556,050 square feet
Richland Township	13144	25-0275	36-33-23	Susan Weaver	P	2 Single-family lots
Solebury Township	13140	25-0272	41-36-22	New Hope Development Group, LLC	F	2 Single-family lots
Warwick Township	13143	25-0276	51-3-86	Altomonte's Italian Markets	S	Commercial Land Development: 7,200-square-foot addition

Wrightstown Township	13145	25-0277	53-12-30 & 53-12-30-3	Rienzi Vineyard & Winery Consulting LLC	P	Commercial Land Development: 2,486-square-foot addition

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

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

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: November 25, 2025

Subject: BCPC #7255-C
Preliminary Plan of Land Development for John Joseph, Inc.
TMP #2-66-72
Applicant: John Joseph, Inc.
Owner: Same
Plan Dated: August 12, 2024
Date Received: November 10, 2025

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

GENERAL INFORMATION

Proposal: Construct a two-story 11,760-square-foot warehouse on a 41,733-square-foot parcel. The site contains an existing two-story 13,282-square-foot warehouse that is to remain. Existing office and garage space are to be removed. The site is served by public water and sewer.

Location: Southeastern corner of the intersection of Street Road and Moore Avenue, approximately 1,000 feet north of the intersection of Street and State Roads.

Zoning: The R-55 Riverfront Revitalization District permits warehousing and storage uses on lots having a minimum lot area of 20,000 square feet. The permitted maximum building area and maximum impervious surface coverage are 35 and 55 percent of the net lot area, respectively. No less than 45 percent of the net lot area shall remain in a natural state including grass, trees, and shrubs.

The following variances were approved on April 8, 2009, and May 7, 2009. The variance resolution indicates that building permits must be obtained within 24 months of the granting of the variances. The applicant should contact the township solicitor to determine if the variances granted in 2009 are still valid.

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

Section 232-275.(2)
to permit the construction of a two-story 6,645-square-foot warehouse, leaving approximately 31 percent of the site in a natural state, instead of 45 percent as required in the R-55 Riverfront Revitalization District.

Section 232-275.(3)c.1
to permit two side yards of 10 feet in depth instead of the required 20 feet

Section 232-276
to allow buffer yards of 10 feet in depth between the proposed buildings and adjacent residences

Present Use: Warehouse

COMMENTS

We reviewed a previous proposal on this site in June of 2011 (BCPC #7255-B, dated June 16, 2011). We offer the following comments on the current plan submission:

1. **Variances granted**—The plan indicates that several variances were granted from the required natural area, setbacks, and buffer yards, as noted above. However, there are additional zoning requirements which appear to overlap those for which variances were granted. We recommend that the township and solicitor determine if these requirements apply.

   a. **Corner lot setbacks**—Section 232-275.(3)c.2. of the zoning ordinance requires that where a structure is erected on a corner lot, the yard abutting the street shall not be less than 75 feet wide. The plan shows a 50-foot right-of-way and 15-foot buffer setback from Street Road and a 35-foot right-of-way and 35-foot setback from Moore Avenue.

   b. **Buffer yard and planting requirements**—Section 232-592.(1) of the zoning ordinance requ**i**res a 20-foot buffer yard and planting strip along each boundary which is opposite or adjacent to a residence district or to a park. The site abuts the R-2 district to the north but indicates a 15-foot buffer.

2. **Waivers granted**—The site plan indicates that the applicant has received waivers from the following subdivision and land development ordinance (SALDO) requirements:

   Section 201-104.(b)
   to not require curbs and sidewalks along the two road frontages

   Section 201-112.(h)
   to allow some of the parking spaces to be located 5 feet from the property line

   Section 201-112.(i)
   to not require curbing at portions of the proposed driveways and parking facilities

   The final plan should note all granted waivers.

   Waivers are project specific and are granted by the governing body as a condition of final approval. We are unaware if the proposed land development has been approved before or is a revision to an approved project. We recommend that the township board and solicitor determine if the waivers must be approved again for this project.

3. **Nonconforming building setback**—Section 232-581.(b) of the zoning ordinance permits expansion of nonconforming buildings, land, or uses provided the extension occur within the district setback requirements and in compliance with the buffer provisions in Section 232-592 of the zoning ordinance. The proposed building, which will replace an existing office building, exceeds the footprint of the existing office building and encroaches further into the district's required side yard setback.

4. **Impervious surface**—Section 232-275.(2) of the zoning ordinance permits a maximum impervious surface ratio of 55 percent. However, the zoning table indicates that the existing impervious surface ratio is 67.3 percent and the proposed ratio is 70 percent. An increase in impervious surface is not permitted. We recommend that the applicant and township discuss reducing the impervious surface by removing some of the existing pavement that may not be needed. For instance, the plan shows 18 total parking spaces, which is more than four times the required number of 4 spaces based on the parking calculations.

5. **Site circulation**—We recommend that the plan submission include turning templates showing internal circulation for the largest vehicle type anticipated to access the site buildings.

6. **Street improvement**—Section 201-104.(b)(1) of the SALDO requires local streets to have a minimum cartway width of 28 feet. Moore Street is shown as having a 22-foot cartway width. The township should determine whether the applicant should be required to widen and improve Moore Street to the standards of the SALDO.

7. **Planting strip**—Section 201-112.(d) of the SALDO requires that a planting strip with an average width of 10 feet and a minimum width of 7 feet be provided between the edge of the parking area and the outside wall of the nearest building. Sidewalks may be included within the planting strip area. The parking lot area directly abuts the building on three sides. The plan should be revised to show a planting strip around the entire building.

8. **Landscaping**—Section 201-106.(9) of the SALDO requires that a landscape plan be submitted for all land developments. Section 201-106.(10)b. requires ten trees per acre of gross site area plus one tree for every five parking spaces for nonresidential land developments. The plan does not provide a landscape plan or the required trees based on the number of parking spaces. The plan should be revised to comply with these requirements.

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

9. **Tree protection zone**—Proposed construction is shown close to existing trees in the southwestern portion of the site, in front of the proposed building. The plan should indicate the required tree protection zone (TPZ) along tree lines near proposed construction in accordance with Section 201-106.(c)(12)a. of the SALDO.

10. **Lighting**—Section 201-112.(o) of the SALDO requires the applicant to provide a lighting plan with isolux footprints for each light fixture to demonstrate compliance with this section of the ordinance.

11. **Plan requirements**—Per Sections 201-41.(d)(10), (11)d., (11)g., (11)n., and (e)(15) of the SALDO, the plan should be revised to include the following required information for preliminary plan submissions:

existing and proposed contours; water, sanitary sewer, and storm sewer lines; an improvement construction plan; and wetlands certification.

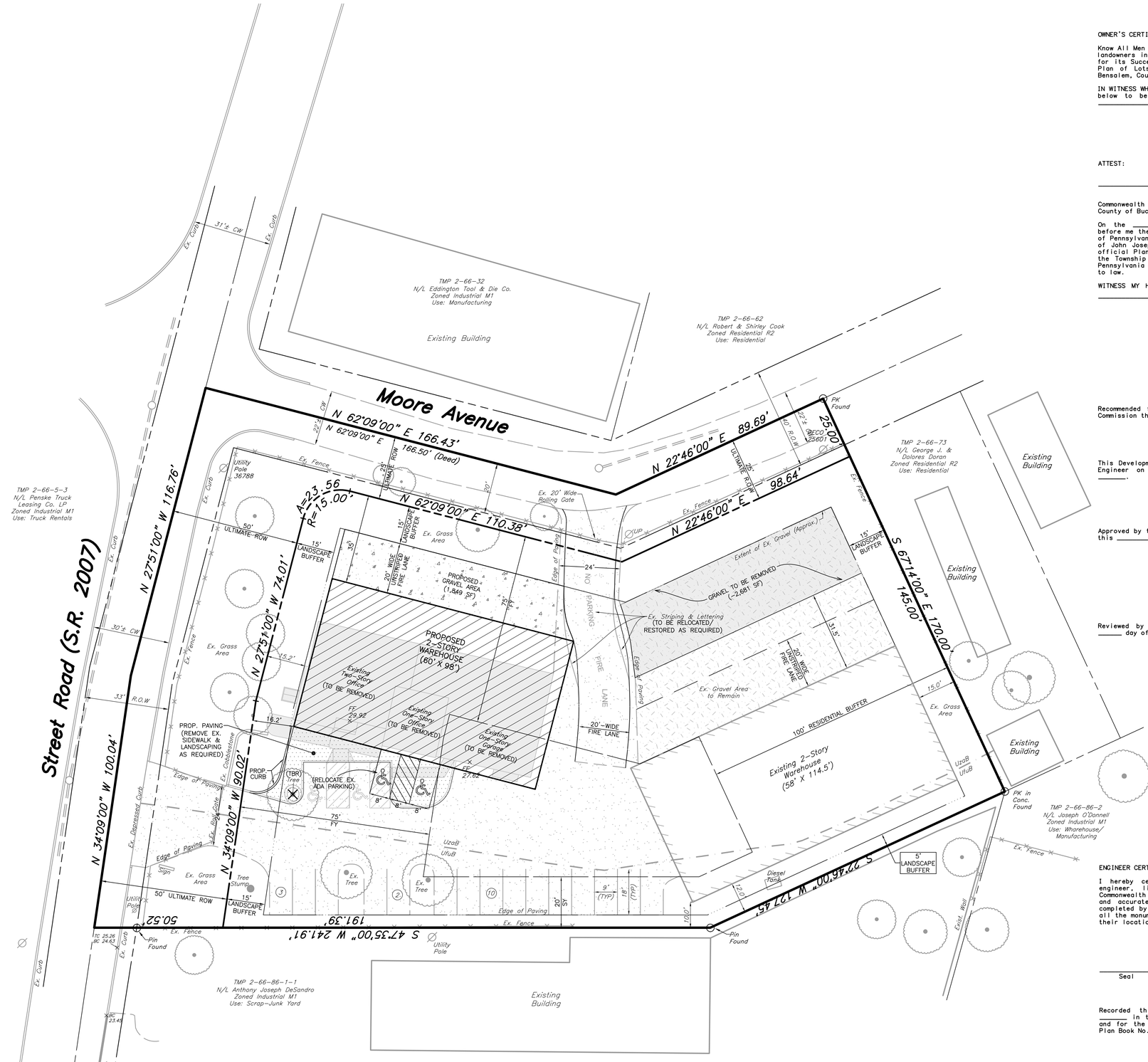
12. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the January 7, 2026, 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
25-0026

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



OWNER'S CERTIFICATION OF INTENT

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

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

_____
John Joseph, Inc.
John A. Cimino, President

ATTEST:

_____

Commonwealth of Pennsylvania:
County of Bucks:

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

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

_____
Notary Public (SEAL)

My Commission Expires_____.

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

_____

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

_____
Engineer

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

_____

_____

_____

_____

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

_____
Chairman

_____
Director

ENGINEER CERTIFICATION

I hereby certify that I am a registered professional engineer, licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this is based on a true and accurate engineering land survey made on the ground completed by ProTract Engineering, Inc. in March 2011, that all the manumentation shown thereon actually exists; and that their location, size, type and material are accurately shown.

_____
Signature

_____ _____
Seal Date

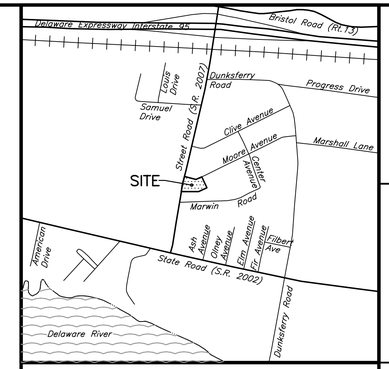
Recorded this _____ day of _____ in the office for the recording of deeds, etc., in and for the County of Bucks in Doylestown, Pennsylvania in Plan Book No._____, Page _____.

_____
Recorder

WETLAND CERTIFICATION

I hereby certify that no wetlands exist on the site.

_____
DATE



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

20 10 0 20 40 60
PLAN GRAPHIC SCALE 1"=20'

NOTES:

1. TRACT IDENTIFICATION:
   PARCEL #02-066-072
   DEED BOOK 2742 PAGE 0483
   OWNER OF RECORD:
   JOHN JOSEPH, INC.
   555 STREET ROAD
   BENSALEM, PA 19020

2. TRACT AREA SUMMARY:
   GROSS TRACT AREA TO TITLE LINE = 57,669 SF (1.3239 ACRES)
   NET TRACT AREA TO ULT. RIGHT-OF-WAY = 41,723 SF (0.9578 ACRES)

3. BOUNDARY AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD. NO TITLE SEARCH OR TITLE REPORT COMPLETED. TOPOGRAPHY TAKEN FROM A PARTIAL FIELD SURVEY IN MARCH 2011 AND A ZONING PLAN (PROPOSED WAREHOUSE FOR LTC1), DATED APRIL 20, 2009, PREPARED BY JKR PARTNERS LLC. (BASED ON 1981 JOSEPH MIXNER PLAN).

4. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK. NO TEST HOLES WERE DUG TO DETERMINE EXACT UTILITY LOCATIONS.

5. TRACT IS CURRENTLY ZONED R55 RIVERFRONT REVITALIZATION DISTRICT.
   ZONING REQUIREMENTS FOR NON-RESIDENTIAL USES:

CATEGORY	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	41,723 SF	41,723 SF
MINIMUM LOT WIDTH	75 FT	159.9 FT	159.9 FT
MAX BUILDING AREA	35 %	25.1 %	30.0 %
IMPERVIOUS COVERAGE	55 %	67.3 %*	70.0 %**
FRONT YARD	75 FT	15.2 FT*	16.2 FT**
SIDE YARD	2 @ 20 FT	10.0 FT*	10.0 FT*
REAR YARD	30 FT	15.0 FT*	15.0 FT*
RES. BUFFER YARD	100 FT	15.0 FT*	15.0 FT*
MAX BUILDING HEIGHT	40 FT	< 40 FT	< 40 FT

   *EXISTING NON-CONFORMING CONDITION
   **SEE NOTE 13. VARIANCES GRANTED ON APRIL 8 AND MAY 7, 2009.

6. IMPERVIOUS COVERAGE BREAKDOWN:

EXISTING	
EXIST WAREHOUSE	6,641 SF
EXIST OFFICE BUILDING	3,836 SF
EXIST PAVING	10,977 SF
EXIST GRAVEL	5,980 SF
EXIST SIDEWALK/CONC/OTHER	632 SF
TOTAL EXIST IMPERVIOUS	28,066 SF = 67.3 %

PROPOSED	
EXIST WAREHOUSE TO REMAIN	6,641 SF
PROP WAREHOUSE (OFFICE TBR)	5,880 SF
PROP TOTAL PAVING	11,520 SF
PROP TOTAL GRAVEL	5,148 SF
TOTAL PROP IMPERVIOUS	29,189 SF = 70.0 %

   EXISTING BUILDING COVERAGE = 10,477 SF = 25.1 %
   PROPOSED BUILDING COVERAGE = 12,521 SF = 30.0 %
   NET INCREASE IN IMPERVIOUS COVERAGE = 1,123 SF = 2.7 %

7. SOILS ON SITE ARE: UfuB URBAN LAND, 0 TO 8 PERCENT SLOPES, AND UzaB URBAN LAND-UDORTHENTS, GRAVELLY COMPLEX, 0 TO 8 PERCENT SLOPES. SOILS TAKEN FROM THE USDA/NRCS BUCKS COUNTY SOIL SURVEY, 2008.

8. FLOOD INSURANCE RATE MAP FOR BUCKS COUNTY, PA, PANEL 508 OF 532, DATED MAY 18, 1999 WAS REVIEWED TO DETERMINE THE DEVELOPMENT SITE TO BE LOCATED OUTSIDE ANY REGULATED FLOODPLAIN.

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

10. THE LOT SHALL BE SERVED BY PUBLIC WATER AND SEWER.

12. OFF-STREET PARKING REQUIREMENTS:
   1 SPACE/WAREHOUSE EMPLOYEE (EXIST. BLDG) = 2 SPACES
   1 SPACE/WAREHOUSE EMPLOYEE (PROP. BLDG) = 2 SPACES
   TOTAL PARKING REQUIRED = 4 SPACES
   TOTAL PROPOSED PARKING = 18 SPACES (9'X18' TYPICAL)
   (INCLUDES 2 VAN ACCESS H.C. SPACES)

13. THE FOLLOWING VARIANCES WERE GRANTED ON APRIL 8 AND MAY 7, 2009:
   FROM SECTION 232-275(2): TO ALLOW LESS THAN 45 PERCENT OF THE NET LOT AREA TO REMAIN IN A NATURAL STATE.
   FROM SECTION 232-275(3)c.1: TO ALLOW A SIDE YARD OF 10 FEET.
   FROM SECTION 232-276: TO ALLOW A BUFFER YARD AND PLANTING STRIP OF LESS THAN 100 FEET.

14. THE FOLLOWING WAIVERS WERE GRANTED:
   FROM SECTION 201-104(b): TO NOT REQUIRE CURBS AND SIDEWALKS ALONG THE TWO ROAD FRONTAGES, SUBJECT TO FEE.
   FROM SECTION 201-112(h): TO ALLOW SOME OF THE PARKING TO BE LOCATED 5 FEET FROM THE PROPERTY LINE.
   FROM SECTION 201-112(i): TO NOT REQUIRE CURBING AT PORTIONS OF THE PROPOSED DRIVEWAYS AND PARKING FACILITIES.

15. TITLE TO LAND LOCATED BETWEEN EXISTING AND ULTIMATE RIGHTS-OF-WAY ALONG STREET ROAD (S.R. 2007) AND MOORE AVENUE IS HEREBY OFFERED FOR DEDICATION TO THE BENSALEM TOWNSHIP OR AGENCY HAVING JURISDICTION.

16. PLAN APPROVAL IS SUBJECT TO PAYMENT OF HIGHWAY IMPACT FEE IN THE AMOUNT OF $4,935.04.

17. PLAN APPROVAL IS SUBJECT TO PAYMENT OF FEE-IN-LIEU OF CURBS AND SIDEWALKS IN THE AMOUNT OF $10,715.34.

NORTH ARROW

COMMONWEALTH OF PENNSYLVANIA
NICHOLAS T ROSE
ENGINEER
No. 39251-E
REGISTERED PROFESSIONAL
ENGINEER

No.	Description	By

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

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

MEMORANDUM

To: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: November 24, 2025

Subject: BCPC #13142
Preliminary Plan of Land Development for 2924 Veterans Highway
TMPs #5-24-62 & 5-24-63
Applicant: GFO Stone International, LLC
Owner: Manny Elgendi, 2924 Veterans Highway, LLC
Plan Dated: October 28, 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: Construct a 12,545-square-foot addition to an existing 25,456.60-square-foot warehouse on a newly consolidated lot consisting of 1.88 acres. Other proposed site improvements include an extension of the existing parking lot and additional stormwater management facilities (underground infiltration basins). Public water and sewer currently serve the site.

Location: Along the eastern side of Veterans Highway (U.S. Route 413), approximately 500 feet south of its intersection with Ford Road.

Zoning: The C Commercial District permits a variety of commercial uses on a minimum lot area of 5,000 square feet with a minimum lot width of 50 feet. The maximum building area and impervious surface ratios are 35 and 70 percent, respectively. Use F3 Wholesale Business, Wholesale Storage, Warehousing is not a permitted use in the C District.

The site is also located within the TC Town Center (Overlay) District that runs along the Route 413 corridor.

The plan indicates that the Bristol Township Zoning Hearing Board granted variances from the following zoning ordinance requirements:

Section 205.37.C.
to allow a building coverage area of 46.39 percent instead of the allowable 35 percent

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

Section 205.37.D.
to allow an impervious surface area of 90.42 percent instead of the allowable 70 percent

The listed variances were granted subject to the following conditions:

- Stormwater design and plans are to be approved by both Bristol Township and the township engineer.
- Applicant will comply with and install stormwater facilities to mitigate the additional impervious surface and water runoff.
- Applicant will design and build stormwater facilities to assist in capturing the existing impervious stormwater runoff.

The plan notes existing nonconformities related to the required distance between the uncovered parking area and the outside wall of the building, and the location of a warehousing use (Use F-3) within a commercial district.

Present Use: Warehouse and showroom

COMMENTS

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

   Section 177-14.E.
   to permit a preliminary/final land development plan for approval consideration instead of the required separate submissions; the application indicates that a simultaneous preliminary and final plan has been submitted

   Section 177-35.A.
   from meeting the required 100-foot right-of-way for an arterial street; the application indicates that PennDOT typically does not take dedication of the additional right-of-way beyond the legal right-of-way

   Section 177-41.K.
   from requiring all parking lots to be confined with curbing; the application indicates curbing is proposed only in the front parking lot and in the rear of the lot, which is intended for truck deliveries

   Section 177-48.D.(3)
   from requiring the edges of curbs to be a minimum of 5 feet from property or right-of-way lines of streets; the application indicates that grading is closer than 5 feet along the south and east property lines, and property lines will be staked before construction commences

   Sections 177-55.L.(1)(a) and 177-55.L.(1)(b)
   from providing loading spaces of 12 feet by 55 feet and loading berths of 14 feet by 55 feet; the application indicates that loading spaces of 12 feet by 35 feet are proposed since single-unit trucks make deliveries

   Sections 177-91.A.1. and 177-92.A.1.
   from providing a plan scale other than 1-inch equals 50 feet or 1-inch equals 100 feet; the application indicates the plan scale provided is 1-inch equals 30 feet for clarity of the plan set

Sections 177-91.C.(3) and 177-92.C.(3)
from showing the location, names, widths of streets, the location and names of railroads, and all other utilities and significant man-made features on or within 200 feet of any part of the site

Section 177-51.A.
from installing the required street trees along the frontage of Veterans Highway; the application indicates that street trees would interfere with sight distance

Section 177-41.Q. *section number not indicated on submission*
from planting the required number of shade trees in the parking lot; the application indicates this request is due to a lack of space

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

2. **Transportation**

   a. **Site driveways**—The site driveways are both rather wide and could provide the opportunity for two vehicles to try to exit simultaneously. This situation can be problematic as the vehicles would have to compete for sightlines. Therefore, it is recommended that each driveway include pavement to separate the ingress and egress movements (short section of double yellow line), and gore areas along the sides to pinch down the driveway widths and encourage the driveways to operate as if they are narrower.

   b. **Stop bars**—The proposed stop bars shown on the driveway should be set back at least 4 feet behind each of the existing sidewalks.

3. **Fire lanes**—Section 177-55.M. of the SALDO requires that for nonresidential development, fire lanes be established, as required by the Bureau of Fire Prevention, pursuant to the provisions of the Fire Prevention Code. The plan should identify the required fire lanes.

4. **Enterprise Zone**—The site is located within the boundaries of the Bucks County Enterprise Zone. The state-designated Enterprise Zone addresses deteriorated, distressed, and blighted industrial and manufacturing areas. The designation aims to improve standards of living through revitalization, the attraction of new businesses, and the creation of job opportunities. The Enterprise Zone of Bucks County was established in 1997 and is administered by the Redevelopment Authority in coordination with an advisory committee of volunteer members representative of the participating municipalities.

   Benefits of the Enterprise Zone designation include priority consideration when bidding on state government contracts, priority consideration when applying for financial assistance to clean up contaminated sites under Act II, priority consideration when applying for any resource administered by the commonwealth that would assist in leveraging imminent business investment and job creation in an Enterprise Zone, and eligibility for the Enterprise Zone Tax Credit Program.

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

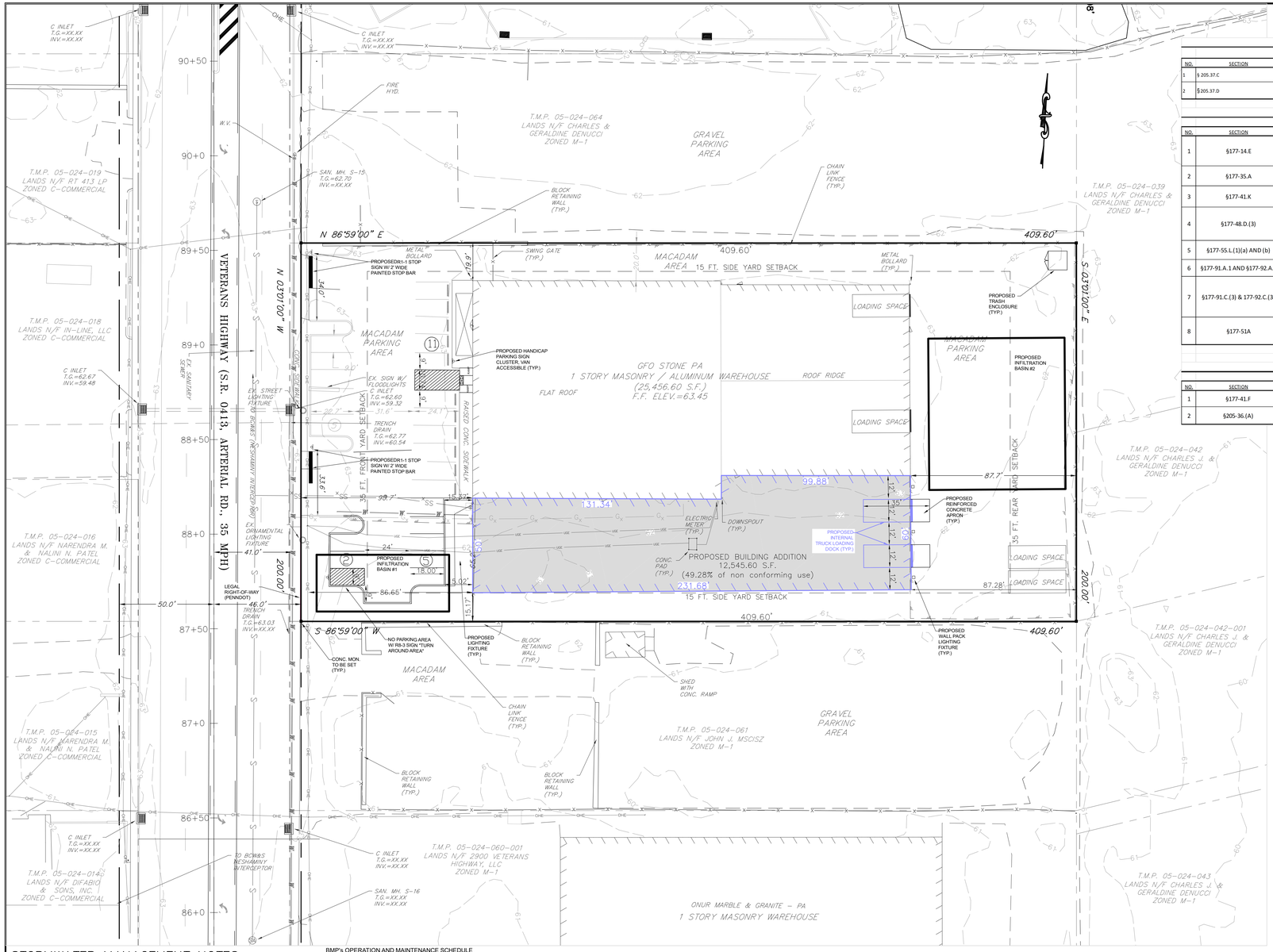
6. **Plan information**—Sheet 2 includes information on stormwater maintenance responsibilities directly below the location map. This information does not appear to be related to this site and proposal.

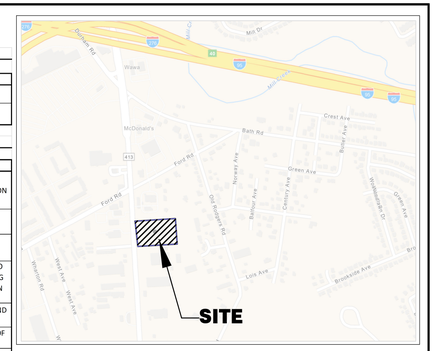
This review will be included in the Bucks County Planning Commission board materials for the January 7, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:emh
25-0274

cc: Manny Elgendi, GFO Stone International, LLC (via email)
Larry P. Young, PE, President, Tri-State Engineers & Land Surveyors, Inc. (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
John Shaltens, EIT, Gilmore & Associates, Inc., Township Engineer (via email)
Randee J. Mazur, Township Manager (via email)
Dawn Ragan, Township Department of Building, Planning & Development (via email)
Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)





LOCATION MAP
SCALE: 1"=800'

VARIANCES GRANTED BY THE BRISTOL TOWNSHIP ZONING HEARING BOARD

NO.	SECTION	DESCRIPTION
1	§ 205.37.C	A VARIANCE WAS GRANTED TO ALLOW A BUILDING COVERAGE AREA OF 46.39% INSTEAD OF THE ALLOWABLE 35%
2	§205.37.D	A VARIANCE WAS GRANTED TO ALLOW AN IMPERVIOUS SURFACE AREA OF 90.42% INSTEAD OF THE ALLOWABLE 70%

REQUESTED WAIVERS

NO.	SECTION	DESCRIPTION
1	§177-14.E	TO PERMIT A PRELIMINARY/FINAL MINOR SUBDIVISION/LAND DEVELOPMENT PLAN FOR APPROVAL CONSIDERATION INSTEAD OF SEPARATE SUBMISSIONS FOR PRELIMINARY AND FINAL APPROVAL. THE APPLICANT IS PERFORMING A SIMULTANEOUS SUBMISSION OF BOTH PRELIMINARY AND FINAL LAND DEVELOPMENT.
2	§177-35.A	FROM MEETING THE REQUIREMENT OF A 100' WIDE RIGHT-OF-WAY FOR A ARTERIAL STREET (VETERANS HIGHWAY). PENNDOT TYPICALLY DOES NOT TAKE DEDICATION OF THE ADDITIONAL RIGHT-OF-WAY BEYOND THE LEGAL RIGHT-OF-WAY.
3	§177-41.K	FROM REQUIRING ALL PARKING LOTS TO BE CONFINED WITH CURBING. THE APPLICANT IS PROPOSING CURBING IN THE FRONT PARKING LOT ONLY. THE ASPHALT AREA LOCATED IN THE REAR OF THE LOT IS FOR TRUCK DELIVERIES AND NO CURB IS PROPOSED.
4	§177-48.D.(3)	THAT EDGES OF SLOPES SHALL BE A MINIMUM OF FIVE (5) FEET FROM PROPERTY OR RIGHT-OF-WAY LINES OF STREETS IN ORDER TO PERMIT THE NORMAL ROUNDING OF THE EDGE WITHOUT ENCROACHING ON THE ABUTTING PROPERTY. THE APPLICANT"S GRADING IS CLOSER THAN 5 FEET ALONG THE SOUTH AND EAST PROPERTY LINE. THE PROPERTY LINE WILL BE STAKED BEFORE CONSTRUCTION COMMENCES.
5	§177-55.L.(1)(a) AND (b)	LOADING SPACES TO BE 12' X 55' AND LOADING BERTH TO BE 14' X 55'. THE APPLICANT IS PROPOSING 12' X 35' LOADING SPACES AND BERTHS SINCE SINGLE UNIT TRUCKS MAKE DELIVERIES.
6	§177-91.A.1 AND §177-92.A.1	FROM PROVIDING A PLAN SCALE OTHER THAN 1"=50' OR 1"=100'. THE APPLICANT'S PLAN SCALE PROVIDED IS 1"=30' FOR CLARITY OF THE PLAN SET.
7	§177-91.C.(3) & 177-92.C.(3)	FROM SHOWING THE LOCATION, NAMES, WIDTHS OF STREETS, THE LOCATION AND NAMES OF RAIUROADS, THE LOCATION OF SANITARY SEWERS, STORM DRAINS, WATER MAINS, CULVERTS, PETROLEUM OR PETROLEUM PRODUCT LINES, GAS LINES, ELECTRIC AND TELEPHONE LINES, FIRE HYDRANTS, AND ALL OTHER UTILITIES AND SIGNIFICANT MAN-MADE FEATURES ON OR WITHIN 200 FEET OF ANY PART OF THE TRACT.
8	§177-51A	FROM INSTALLING THE REQUIRED STREET TREES ALONG THE FRONTAGE OF VETERANS HIGHWAY. THE PLACEMENT OF STREET TREES WOULD INTERFERE WITH THE SIGHT DISTANCE. ALSO A WAIVER FROM PLANTING THE REQUIRED NUMBER OF SHADE TREES IN PARKING LOT DUE TO LACK OF SPACE

EXISTING NON-CONFORMITIES

NO.	SECTION	DESCRIPTION
1	§177-41.F	No less than 15 feet of open space shall be provided between the curbline of any uncovered parking area and the outside wall of the nearest building. THE EXISTING PARKING IS WITHIN 7 FEET OF THE EXISTING BUILDING
2	§205-36.(A)	F-3 WAREHOUSING USE IN A COMMERCIAL ZONING DISTRICT. EXISTING BUILDING IS BEING EXPANDED BY 49.28%. §205-147.(C) (2) PERMITS UP TO 50% EXPANSION

MAINTENANCE RESPONSIBILITY

LOCATION	FACILITY	RESPONSIBLE PARTY
Lot 11	MANAGED RELEASE CONCEPT STORMWATER FACILITY AND OPEN SPACE	HOMEOWNERS ASSOCIATION
LOTS 6, 7, 8, 9, & 10	STORMWATER LOT-OFF TRENCH	HOMEOWNERS ASSOCIATION

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

I, LARRY YOUNG P.E. ON THIS DATE, DECEMBER 11, 2024, HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE OR PLAN."

Larry Young (PE-053219-E) 12/11/2024
REGISTERED PROFESSIONAL ENGINEER — DATE

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

_____
OWNER — DATE

SITE DATA					
SITE ADDRESS:	2924 VETERANS HIGHWAY, BRISTOL, PA. 19007				
TAX MAP NO.:	05-024-062 &05-024-063				
ZONE	C (COMMERCIAL DISTRICT)				
EXISTING USE	WHOLESALE BUSINESS, WHOLESALE STORAGE, WAREHOUSING (USE F-3)	(EXISTING NON-CONFORMITY)			
PROPOSED USED	WHOLESALE BUSINESS, WHOLESALE STORAGE, WAREHOUSING (USE F-3)	(EXISTING NON-CONFORMITY)			
SITE AREA (COMBINED LOTS)		81,920.40	SQ. FT. TO PENNDOT REQ. R.O.W.		

ZONING DATA			EXISTING PRIOR TO LOT CONSOLIDATION			
		REQUIRED	**T.M.P. 05-0240-063**	**T.M.P. 05-0240-062**	**EXISTING CONSOLIDATED LOT**	**PROPOSED**
MIN. LOT AREA (SF)		5,000	61,440.40	20,480.00	81,920.40	81,920.40
MIN. LOT WIDTH (FT.)		50.0	150.0	50.0	200.00	200.0
MINIMUM FRONT YARD (FT.)		35.0	81.8	N/A	81.8	81.8
MINIMUM SIDE YARD (FT.)		15 FT EA.	15.2	N/A	19.9 / 65.2 FT	19.9 / 15.17 FT
MINIMUM REAR YARD (FT.)		35.0	87.7	N/A	87.70	87.70
MAXIMUM BUILDING HEIGHT (FT.) (STORIES)		35.0	<35'	N/A	< 35	< 35.0
MAX. IMPERVIOUS SURFACE (%)		70%	89.48%	20.01%	72.12%	90.42%
MAXIMUM BUILDING AREA (%.)		35%	41.43%	0.00%	31.07%	46.39%
ALLOWABLE BUILDING EXPANSION (%)		50%	N/A	N/A	N/A	49.28%
	VARIANCE REQUIRED					
	EXISTING NON-CONFORMITY					

IMPERVIOUS SURFACE BREAKDOWN					
DESCRIPTION				**EXISTING CONSOLIDATED LOT**	**PROPOSED**
BUILDING			25,456.60	0.00	25,456.60	38,002.20
PAVEMENT			28,669.99	4,052.32	32,722.31	35,073.31
SIDEWALK			696.10	0.00	696.10	994.49
CONC. PADS			156.17	46.50	202.67	0.00
	TOTAL		54,978.86	4,098.82	59,077.68	74,070.00

PARKING FOR USE F-3 (WHOLESALE BUSINESS, WHOLESALE STORAGE, WAREHOUSING)						
REQUIREMENT			**EX. REQUIRED PARKING**	**EXISTING PARKING PROVIDED**	**PROPOSED REQUIRED PARKING**	**PROPOSED PARKING PROVIDED**
ONE OFF-STREET PARKING SPACE PER 2,000 S.F. OF GROSS FLOOR AREA			13 SPACES	18 SPACES	19 SPACES	23 SPACES
LOADING			EXISTING LOADING REQUIRED	EXISTING LOADING PROVIDED	PROPOSED LOADING REQUIRED	PROPOSED LOADING REQUIRED
Wholesale use	First 2,000 S.F.	1	1	1	1	1
	Next 8,000 S.F.	1	1	1	1	1
	Each additional 10,000 S.F. or fraction thereof	1	2	2	3	3
			4	4	5	5

STORMWATER MANAGEMENT NOTES:

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

BMP's OPERATION AND MAINTENANCE SCHEDULE

Inspection schedule

Monthly: Inspect inlets and pretreatment devices for debris accumulation and structural integrity.

Semiannually: Clean inlets and pretreatment devices and repair any erosion at inlet/overflow structures.

Annually: Inspect pipes for sediment/debris, and consider aeration or de-thatching of pretreatment basins.

As needed: Clear inlets and sumps of sediment and debris, replace topsoil if clogged, or perform total rehabilitation upon failure.

Maintenance tasks
Clear inlets and sumps: Remove sediment, trash, and debris to prevent clogging.

Inspect pipes: Check underground pipes for sediment accumulation, blockages, and damage. This may require confined space entry and specialized equipment like a vactor.

Stabilize the drainage area: Keep the surrounding area clear of trash and debris. Re-seed any bare soil to prevent erosion and vegetation growth from blocking the system.

Manage vegetation: Mow grass and remove clippings from filter strips. Trim or remove excessive vegetation and weeds from the basin surface.

Conduct water infiltration tests: Check for signs of failure, such as standing water that doesn't infiltrate within 48 hours.

Maintain pretreatment devices: Clean pretreatment devices, which can include sumps or filter strips, to ensure proper flow into the main infiltration system.

Long-term maintenance

Every 5 years: Scrape the bottom of the pretreatment basin to remove accumulated sediment and re-seed the ground cover.

Upon failure: Perform total rehabilitation of the basin, which may involve excavating the basin bottom to expose clean soil.

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

Pennsylvania One Call System, Inc.
SERIAL # 2025-0913724
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:
MANNY ELGENDI
2924 VETERANS HIGHWAY, LLC
112 MONROE STREET
GARFIELD NJ 07026

APPLICANT:
MANNY ELGENDI
GFO STONE INTERNATIONAL LLC
2924 VETERANS HIGHWAY
BRISTOL, PA. 19007

Job No.	Date:	Scale:
25-01009	10-28-2025	1" = 30'
Acreage	No. of Lots	
1.88 AC.	2	
Designed By:	Drawn By:	Checked By:
STAFF	STAFF	L.Y.

REVISION	DESCRIPTION	DATE	DRAWN BY
4			
3			
2			
1			

SCALE IN FEET
30 15 0 30 60 120

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

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

T.M.P. 05-024-062 & 05-064-063
2924 VETERANS HIGHWAY

RECORD PLAN

BRISTOL TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SHEET
2 OF 13

Z:\2025\25-01009 - 2924 Veterans Hwy - Manny Elgendi\dwg\Irst LD submission\25-01009-2924 Veterans Hwy - LD Plans.dwg

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

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

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: December 2, 2025

Subject: BCPC #13147
Preliminary Plan of Subdivision for Todd
TMP #22-13-213
Applicant: Judith Todd
Owner: Stanley and Sharon A. Przybylowicz
Plan Dated: November 11, 2025
Date Received: November 18, 2025

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

GENERAL INFORMATION

Proposal: Subdivide a 1.38-acre parcel into two lots: Lot 1 at 28,200 square feet and Lot 2 at 30,000 square feet. The existing single-family detached dwelling, garage, and shed on Lot 1 will remain. A new single-family detached dwelling and driveway are proposed for Lot 2. Both lots will be served by public water and sewer.

Location: Along the southeastern side of Old Lincoln Highway, approximately 200 feet south of its intersection with Brownsville Road.

Zoning: The R-2 Residential District permits single-family detached dwellings by right, requiring a minimum lot width of 80 feet, a minimum lot area of 10,000 square feet, and a maximum impervious surface ratio of 30 percent.

Present Use: Residential

COMMENT

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.

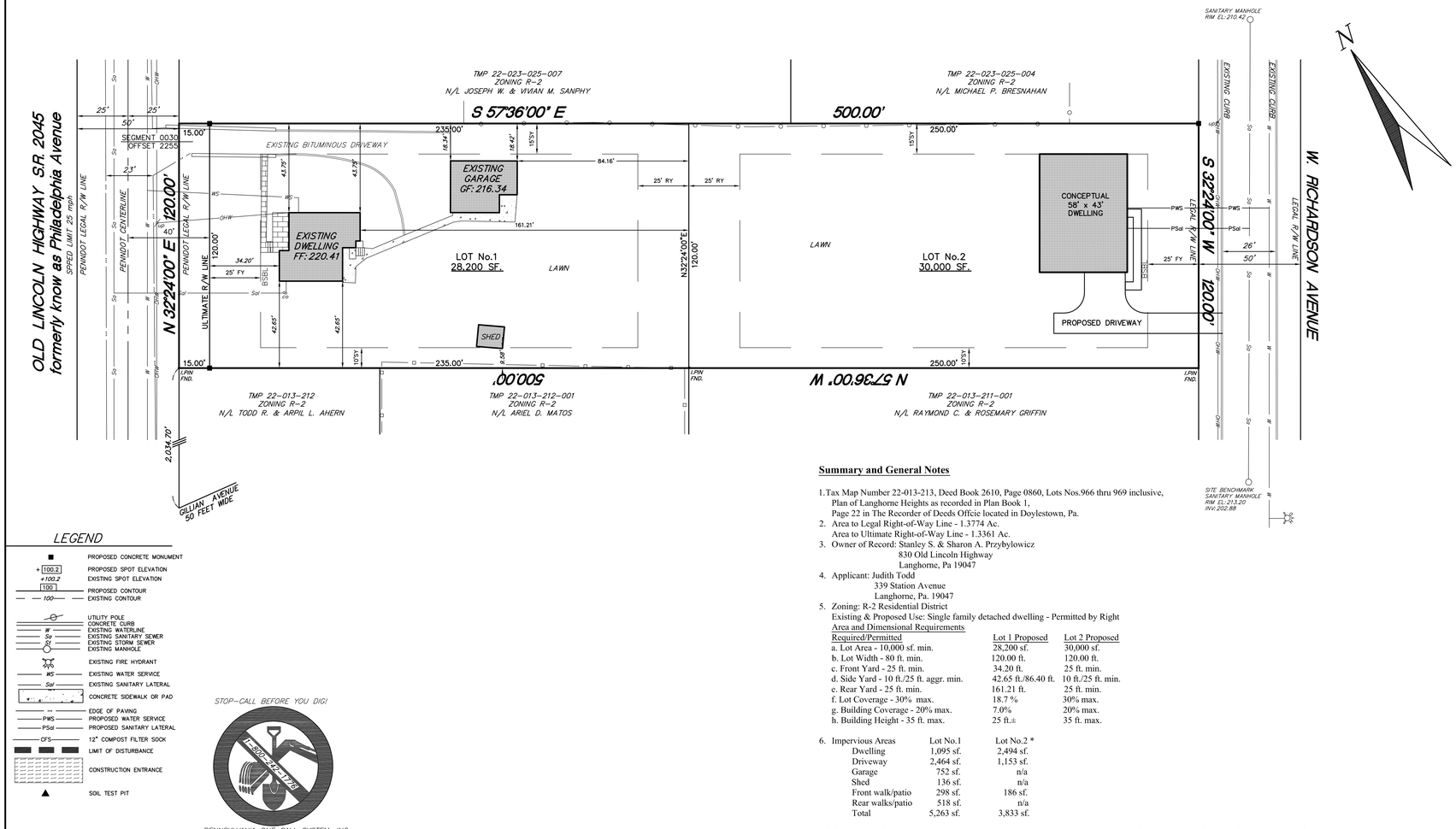
COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

This review will be included in the Bucks County Planning Commission board materials for the January 7, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LYL:emh
25-0286

cc: Judith Todd (via email)
Lawrence Byrne, PE, Eastern/Chadrow Associates, Inc (via email)
Isaac Kessler, PE, Remington & Vernick Engineers, Township Engineer (via email)
Eden Ratliff, Township Manager (via email)
Jim Ennis, AICP, Zoning Officer (via email)



LEGEND

- PROPOSED CONCRETE MONUMENT
- +100.2 PROPOSED SPOT ELEVATION
- +100.2 EXISTING SPOT ELEVATION
- 100 PROPOSED CONTOUR
- 100 EXISTING CONTOUR
- UTILITY POLE
- CONCRETE CURB
- W EXISTING WATERLINE
- SS EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- WS EXISTING WATER SERVICE
- SaV EXISTING SANITARY LATERAL
- CONCRETE SIDEWALK OR PAD
- EDGE OF PAVING
- PWS PROPOSED WATER SERVICE
- PSaI PROPOSED SANITARY LATERAL
- CFS 12" COMPOST FILTER SOCK
- LIMIT OF DISTURBANCE
- CONSTRUCTION ENTRANCE
- SOIL TEST PIT

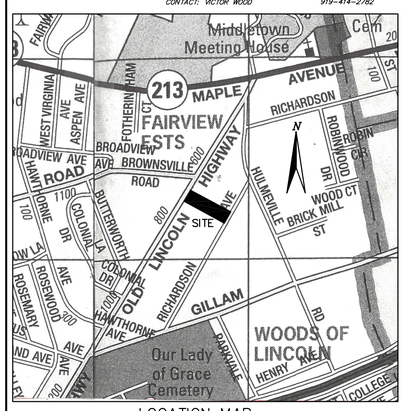
STOP—CALL BEFORE YOU DIG!

PENNSYLVANIA ONE CALL SYSTEM, INC.
SERIAL No.20252944058

ACT 187 USERS LIST

FOR MIDDLETOWN

1. BUCKS COUNTY WATER AND SEWER AUTHORITY	1275 ALMSHOUSE ROAD WARRINGTON, PA 18976 CONTACT: JAMES NAPOLEON	n.jim@bcwsa.net 215-343-2538 EXT. 169
2. PECO ENERGY C/O USIC	450 S. HENDERSON ROAD, SUITE B KING OF PRUSSIA, PA 19406 CONTACT: NIKKIA SIMPKINS	nikkiasimpkins@usiclic.com 484-681-5720
3. COMCAST	1250 HADDONFIELD-BERLIN ROAD CHERRY HILL, NJ 08034 CONTACT: WYATT PARRISH	wyatt_parrish@cable.comcast.com 484-368-4391
4. MIDDLETOWN TOWNSHIP	700 VETERANS HIGHWAY LEVITTOWN, PA 19056 CONTACT: GERI ANDERSON	ganderson@middletownbucks.org 215-943-2900 EXT. 3300
5. VERIZON BUSINESS FORMERLY MCI	7000 WESTON PARKWAY CARY, NC 27513 CONTACT: VICTOR WOOD	victor.s.wood@verizon.com 919-414-2782



LOCATION MAP
SCALE: 1"=800'

Summary and General Notes

1. Tax Map Number 22-013-213, Deed Book 2610, Page 0860, Lots Nos.966 thru 969 inclusive, Plan of Langhorne Heights as recorded in Plan Book 1, Page 22 in The Recorder of Deeds Offcie located in Doylestown, Pa.
2. Area to Legal Right-of-Way Line - 1.3774 Ac.
   Area to Ultimate Right-of-Way Line - 1.3361 Ac.
3. Owner of Record: Stanley S. & Sharon A. Przybylowicz
   830 Old Lincoln Highway
   Langhorne, Pa 19047
4. Applicant: Judith Todd
   339 Station Avenue
   Langhorne, Pa. 19047
5. Zoning: R-2 Residential District
   Existing & Proposed Use: Single family detached dwelling - Permitted by Right

Area and Dimensional Requirements

Required/Permitted	Lot 1 Proposed	Lot 2 Proposed
a. Lot Area - 10,000 sf. min.	28,200 sf.	30,000 sf.
b. Lot Width - 80 ft. min.	120.00 ft.	120.00 ft.
c. Front Yard - 25 ft. min.	34.20 ft.	25 ft. min.
d. Side Yard - 10 ft./25 ft. aggr. min.	42.65 ft./86.40 ft.	10 ft./25 ft. min.
e. Rear Yard - 25 ft. min.	161.21 ft.	25 ft. min.
f. Lot Coverage - 30% max.	18.7 %	30% max.
g. Building Coverage - 20% max.	7.0%	20% max.
h. Building Height - 35 ft. max.	25 ft.±	35 ft. max.

6. Impervious Areas

	Lot No.1	Lot No.2 *
Dwelling	1,095 sf.	2,494 sf.
Driveway	2,464 sf.	1,153 sf.
Garage	752 sf.	n/a
Shed	136 sf.	n/a
Front walk/patio	298 sf.	186 sf.
Rear walks/patio	518 sf.	n/a
Total	5,263 sf.	3,833 sf.

* Criteria for Lot 2 shall comply with dimensional zoning requirements and be based on final architectural building design. See Note 12.

7. Required and Provided Parking - Single family detached dwelling. Two (2) off street spaces per dwelling unit.
8. Public sanitary sewer service and water service shall be provided by the Bucks County Water and Sewer Authority.
9. Property boundary and topographic information was determined from field survey by Eastern/Chadrow Associates, Inc. in October 2025. Various deeds, plans and other information of record was utilized to determine the property boundary. The Datum of Topography is U.S.C. & G.S.. Site benchmark is the sanitary manhole located in W. Richardson Avenue rim elevation 213.20 ft.
10. There are no floodplains located on the site based on FEMA Flood Insurance Rate Map number 42017C0441J effective date March 16, 2015.
11. The site drains to tributary 2508 of the Neshaminy Creek, which is in the Neshaminy Creek watershed management district C. PA Chapter 93 existing and designated use classification is WWF (Warm water fishes) - MF (migratory fishes). Stormwater management facilities are provided in accordance with Chapter 431 of the Middletown Township Stormwater Management Ordinance Appendix I - Small project stormwater management (SWM) site plan with less than 5,000 SF of proposed impervious area and 1 acre of disturbance. The stormwater facilities on Lot 2 are designed for 5,000 sf of impervious area which exceeds the proposed impervious area to allow for some future impervious area. Supplemental stormwater calculations may be required if the proposed impervious area on Lot 2 exceeds 5,000 sf. No additional impervious area is proposed for Lot 1. The owner shall sign an operation and maintenance agreement with the township for the stormwater BMP.
12. A building permit plot plan showing all proposed improvements such as dwelling location, grading, erosion control, utilities etc. shall be reviewed and approved by Middletown Township prior to any dwelling construction. The proposed building indicated on Lot 2 is conceptual and subject to change based on final architectural design.
13. The area of land between the legal right of way and the ultimate right of way is offered for the dedication to Middletown Township.
14. 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 287 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 or 811
15. All construction materials and specifications shall be in accordance with the Township, Bucks County Water and Sewer Authority, PADEP, PennDOT, County Conservation District and all other applicable regulatory agency requirements.
16. 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.
17. The engineer of record herein is not responsible for job site safety or construction supervision, nor has he been retained for such purposes.
18. The owner must provide municipal easements, or other appropriate real estate rights, to perform inspections and maintenance for the preservation of stormwater runoff conveyance, infiltration, and detention areas. No person shall modify, remove, fill, landscape or alter any Stormwater Management (SWM) Best Management Practices (BMPs), facilities, area or structures unless it is part of an approved maintenance program and written approval of the municipality has been obtained. No person shall place any structure, fill landscaping or vegetation into a stormwater facility or BMP or within a drainage easement which would limit or alter the functioning of the stormwater facility or BMP without the written approval of the municipality.
19. In accordance with the USDA National Resources Conservation Service, the onsite soils are UkB Urban land-Chester complex, 0 to 8 percent slopes.
20. A waiver is requested from Section 440-419 of the township subdivision and land development ordinance to not require sidewalks along Old Lincoln Highway and West Richardson Avenue. A fee in lieu of sidewalks shall be paid to the township.
21. Refer to Post Construction Stormwater Management Report titled 830 Old Lincoln Highway dated 11/11/2025 for stormwater management calculations.
22. As built plans of the stormwater management facilities shall be provided to the township.
23. All sight distance obstructions (including embankments and vegetation) shall be removed by the applicant to provide sight distance to the left and sight distance to the right for a driver exiting the existing and proposed driveway onto road. The driveway must be considered to be positioned 10 feet from the near edge of the closest highway through travel lane at an eye height of 3.5 feet above the pavement surface. The point sighted by the exiting driver shall be 3.5 feet above the pavement surface located in the center of the closest highway travel lane designated for use by approaching traffic. The sight distance shall be maintained by the applicant and/or the applicants successors and assignors.

WE, _____, HAVE LAID OUT UPON OUR LANDS SITUATE IN THE TOWNSHIP OF MIDDLETOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS & STREETS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED, WITNESS OUR HAND & SEAL THIS_____ DAY OF_____ 20___ .

_____ _____

ON THE_____ DAY OF_____ 20____., BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF MIDDLETOWN, COUNTY OF BUCKS, & COMMONWEALTH OF PENNSYLVANIA & DESIRED THIS PLAN TO BE RECORDED ACCORDING TO LAW.

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

(SEAL)

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

_____ _____ _____

_____ _____

APPROVED BY THE MIDDLETOWN TOWNSHIP ENGINEER ON THE _____ DAY OF _____ ,20___ .

_____ _____
TOWNSHIP ENGINEER DATE

APPROVED BY THE MIDDLETOWN TOWNSHIP PLANNING COMMISSION ON THE _____ DAY OF _____ ,20___ .

_____ _____
CHAIRMAN DATE

BCPC No._____.

PROCESSED AND REVIEWED. Report prepared by Bucks County Planning Commission in accordance with the Municipalities Planning Code. Certified this date,_____, 20_____.

_____
Executive Director
Bucks County Planning Commission

Surveyor's Certificate, Boundary & Topography

This is to certify that this plan represents a field survey by me or under my supervision, that all property corners are set a shown hereon, that all geometric and geodetic details as shown are correct, and that all lots or tracts have a boundary closure error of 1:10,000 or better.

_____ _____ _____
Edmund A. Chadrow, III, P.L.S. Date Seal
SU# 75128

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

SHEET INDEX

1. PLAN OF MINOR SUBDIVISION
2. EXISTING FEATURES PLAN/TRAFFIC CONTROL DETAILS
3. SITE CONSTRUCTION/EROSION & SEDIMENT CONTROL PLAN
4. DETAILS

SHEET 1 of 4

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
LAWRENCE J. BYRNE
ENGINEER
40487-E

LAWRENCE J. BYRNE
PROFESSIONAL ENGINEER
LICENSE No.40487

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
EDMUND A. CHADROW, III
LAND SURVEYOR
NO. 75128

EDMUND A. CHADROW, III
PROFESSIONAL LAND SURVEYOR
LICENSE No.75128

PLAN OF MINOR SUBDIVISION
830 OLD LINCOLN HIGHWAY
MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA
MADE FOR
JUDITH TODD

SCALE: 1"=30' 0 30 60 90 11 NOVEMBER 2025

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

COMM.#11483
FB-370/132

E-2897-1

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

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

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: December 3, 2025

Subject: BCPC #13151
Preliminary Plan of Subdivision and Land Development for 316 Tollgate Road
TMP #22-4-15
Applicant: Lux Builders, LLC
Owner: Same
Plan Dated: September 24, 2025
Date Received: November 26, 2025

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

GENERAL INFORMATION

Proposal: Subdivide a 4.90-acre site into two single-family lots of 93,043 square feet (Lot 1) and 120,238 square feet (Lot 2). Demolish the existing single-family building and separate garage structure. Construct a single-family detached dwelling and associated driveways on each lot. The newly proposed driveways will connect to an existing driveway. Individual on-lot water and sewer serve the site.

Location: Along the western side of the existing right-of-way of Hill Street, about 500 feet north of the intersection of Hill Street and Tollgate Road.

Zoning: The RA-3 Residence Agricultural District permits single-family detached dwelling by right. The minimum lot width is 125 feet, the minimum lot area is 22,500 square feet, and the permitted maximum impervious surface ratio is 30 percent.

Present Use: Residential

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

COMMENTS

We are reviewing the proposal as a preliminary major subdivision plan. Because the parcel does not have frontage on an improved public street, the proposal does not meet the definition of a minor subdivision and is considered a major subdivision per Section 440-202 of the subdivision and land development ordinance (SALDO). The submission of a preliminary plan for major subdivision proposals is required by Section 440-301.A. of the SALDO.

1. **Requested waivers**

   a. **Subdivision and land development (SALDO) waiver**—Information on the associated correspondence indicates that the applicant requested a waiver from the following requirement of the township's SALDO on September 24, 2025:

   Section 440-301.E.
   from requiring separate documents for preliminary and final land development plans; the application indicates the plans are designed to final plan standards

   The final plan should note all granted waivers.

   b. **Stormwater management waivers**—Information on the associated correspondence indicates that the applicant requested waivers from the following requirements related to stormwater management:

   Section 198-19.C.6. *(this appears to be an incorrect section reference)*
   to permit storm pipes to have a flow velocity of less than 3 feet per second; the application indicates the standard is not feasible due to the site topographic limitations

   Section 198-19.C.12. *(this appears to be an incorrect section reference)*
   to permit storm pipes to have a minimum depth cover of less than 18 inches; the applicant indicates that the required depth would conflict with the basin bottom elevation

   Because this is a stand-alone ordinance, relief from these provisions may not be granted under the SALDO. For this reason, we did not review these waiver requests, but this issue should be resolved before plan approval.

2. **Paper street**—The plan shows a legal right-of-way that appears to be a paper street for a portion of Hill Street, located between the site and neighboring TMP #22-4-18 and part of TMP #22-4-18-1. The portion closest to the site is a wooded area. The status of the paper street should be verified by the township. If the paper street is intended to be opened the township should ensure the right-of-way is improved to township street standards. If the street is intended to be vacated, the township should consult with its solicitor to ensure the appropriate procedures for official street vacation, in accordance with Sections 303.(a)(1) and 304.(a)(1) of the Pennsylvania Municipalities Planning Code, are followed.

3. **Shared driveway**—The plan indicates a shared access easement which is the existing driveway through Lot 1 for the benefit of Lot 2. We recommend that the plan indicate who will be responsible for maintaining the driveway since it is likely the lots will have different owners. In addition, the proposed access easement should outline maintenance responsibilities and should be incorporated in the deeds for the lots.

4. **Aerial photograph**—Section 440-303.D.(3)(d) of the SALDO requires an aerial photograph to be submitted, showing all existing streets and roads adjacent to any part of the tract. The plan submission should include the required aerial photograph.

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 January 7, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LYL:emh
25-0293

cc: Lux Builders, LLC (via email)
William Jake Diaz, Gilmore & Associates, Inc. (via email)
Isaac Kessler, PE, Remington & Vernick Engineers, Township Engineer (via email)
Eden Ratliff, Township Manager (via email)
Jim Ennis, AICP, Zoning Officer (via email)

SITE AREA CALCULATIONS

GROSS SITE AREA (GSA):	4.90	ACRES
MINUS ROW:	0.00	ACRES
MINUS EASEMENTS	0.00*	ACRES
BASE SITE AREA:	4.90**	ACRES

*HALF-WIDTH OF PAPER STREET
**PER ZONING DEFINITION OF 'SITE AREA, BUILDABLE'

IMPERVIOUS SURFACE CALCULATIONS

LOT 1:

ITEM:	AREA
PROPOSED DWELLINGS	6,021 SF
PROPOSED DRIVEWAYS	2,548 SF
EXISTING DRIVEWAY	4,413 SF
TOTAL	12,982 SF

LOT 2:

ITEM:	AREA
PROPOSED DWELLINGS	4,239 SF
PROPOSED DRIVEWAYS	2,544 SF
TOTAL	6,783 SF

ZONING DATA

ZONING DISTRICT: RA-3 (RESIDENTIAL AGRICULTURAL DISTRICT)
PROPOSED USE: SINGLE-FAMILY DETACHED (PERMITTED BY-RIGHT)

LOT REQUIREMENTS:	REQUIRED	LOT 1	LOT 2
MIN. LOT AREA:	22,500 SQ. FT.	93,043 SQ. FT.	120,238 SQ. FT
MIN. LOT WIDTH:	125 FT.	127.66 FT.	269.8 FT
MAX. DENSITY:	1.4 DU/ACRE	0.46 DU/ACRE	0.36 DU/ACRE
MAX. BUILDING COVERAGE:	15%	6.5%	3.5%
MAX. BUILDING HEIGHT:	35 FT.	<35 FT.	<35 FT.
MIN. FRONT YARD:	50 FT.	280.7 FT.	322.3 FT.
MIN. SIDE YARD:	15 FT./40 FT. AGG.	47.8 FT./104.2 FT. AGG	51.6 FT./ 159.6 FT. AGG.
MIN. REAR YARD:	50 FT.	80.2 FT.	52.7 FT.
MAX. IMPERVIOUS RATIO:	30%	14.0%	5.6 %

RECREATION SPACE NOTES

REQUIRED RECREATION SPACE:
1,500 SQ. FT. PER DWELLING UNIT = 5*1,500 = 7,500 SQ. FT.

DUE TO THE SIZE AND LOCATION OF THE PROPOSED DEVELOPMENT, APPLICANT REQUESTS A FEE IN LIEU OF REQUIRED RECREATION SPACE AS PROVIDED FOR IN §440-424.K OF THE MIDDLETOWN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

NATURAL RESOURCE PROTECTION TABLE

PER ZONING §500-2601.

FEATURE	PERCENT OF RESOURCE TO BE PROTECTED	GROSS NATURAL RESOURCE LAND (ACRES)	NET NATURAL RESOURCE LAND (ACRES)	PROPOSED DISTURBANCE (ACRES)
FLOODPLAIN	100%	0.00	0.00	0.00
FLOODPLAIN SOILS	100%	0.00	0.00	0.00
STEEP SLOPES (8-15%)	50%	0.00	0.00	0.00
STEEP SLOPES (15-25%)	70%	0.00	0.00	0.00
STEEP SLOPES (>25%)	85%	0.00	0.00	0.00
WOODLANDS (SENSITIVE)	80%	0.00	0.00	0.00
WOODLANDS (OTHER)	50%	2.11	2.11	0.94
WATERCOURSES	100%	0.00	0.00	0.00
WETLANDS	100%	0.00	0.00	0.00
WETLANDS MARGIN	80%	0.00	0.00	0.00
LAKES AND PONDS	100%	0.00	0.00	0.00
LAKE AND POND SHORELINES	80%	0.00	0.00	0.00
TOTAL:		2.11	2.11	0.94

REFERENCES:

1. TAX MAP FOR THE TOWNSHIP OF MIDDLETOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
2. PLAN ENTITLED "PLAN OF NEWTOWN GARDENS, MIDDLETOWN T.W.P., BUCKS CO. PENN.", PREPARED BY EDWARD PICKERING, JR., DATED AUGUST 21, 1925, AND FILED IN THE BUCKS COUNTY RECORDER OF DEED OFFICE IN PLAN BOOK 1, PAGE 57.
3. PLAN ENTITLED "MINOR SUBDIVISION / LOT LINE CHANGES PLAN, PREPARED FOR DORIS M. ELLIS & SHARON L. LYNN", PREPARED BY PICKERING, CORTS & SUMMERSON, INC., DATED SEPTEMBER 19, 1994 AND LAST REVISED NOVEMBER 21, 1994, AND FILED IN THE BUCKS COUNTY RECORDER OF DEED OFFICE ON JANUARY 27, 1995 IN PLAN BOOK 277, PAGE 98.
4. PLAN ENTITLED "MINOR SUBDIVISION PLAN PREPARED FOR COSTA HOMES, INC." PREPARED BY PROTRACT ENGINEERING, INC., DATED JANUARY 31, 2002 AND LAST REVISED MAY 29, 2003, AND FILED IN THE BUCKS COUNTY RECORDER OF DEED OFFICE ON JULY 1, 2003 IN PLAN BOOK 314, PAGE 26.
5. PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, STONE MEADOW FARM, MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA", PREPARED BY GILMORE & ASSOCIATES, INC., DATED MARCH 7, 2024 AND LAST REVISED MARCH 14, 2024.
6. TMP 22-004-015 - INSTRUMENT #2016020882.
7. TMP 22-004-012 - DEED BOOK 5381, PAGE 2166.
8. TMP 22-004-012-001 - INSTRUMENT #2012086003.
9. TMP 22-004-013 - INSTRUMENT #2021091292.
10. TMP 22-004-014 - DEED BOOK 586, PAGE 608.
11. TMP 22-004-016 - DEED BOOK 3750, PAGE 1486.
12. TMP 22-004-016-001 - DEED BOOK 4504, PAGE 748.
13. TMP 22-004-017 - DEED BOOK 1462, PAGE 1567.
14. TMP 22-004-017-001 - DEED BOOK 633, PAGE 813.
15. TMP 22-005-007-002 - INSTRUMENT #2024011039.

REVIEW OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLETOWN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLETOWN THIS ___ DAY OF ___, 20__.

_____ BOARD MEMBER

_____ BOARD MEMBER

_____ BOARD MEMBER

OWNER'S CERTIFICATION OF INTENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

ON THIS, THE ____ DAY OF _____, 20___, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED THE UNDERSIGNED OFFICER, MICHAEL HO, WHO ACKNOWLEDGES HIMSELF TO BE THE OWNER OF LUX BUILDERS, LLC, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID LUX BUILDERS, LLC IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

ATTEST:

_____ MICHAEL HO - OWNER

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

_____ NOTARY PUBLIC

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

811

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

NON-MEMBERS MUST BE CONTACTED DIRECTLY

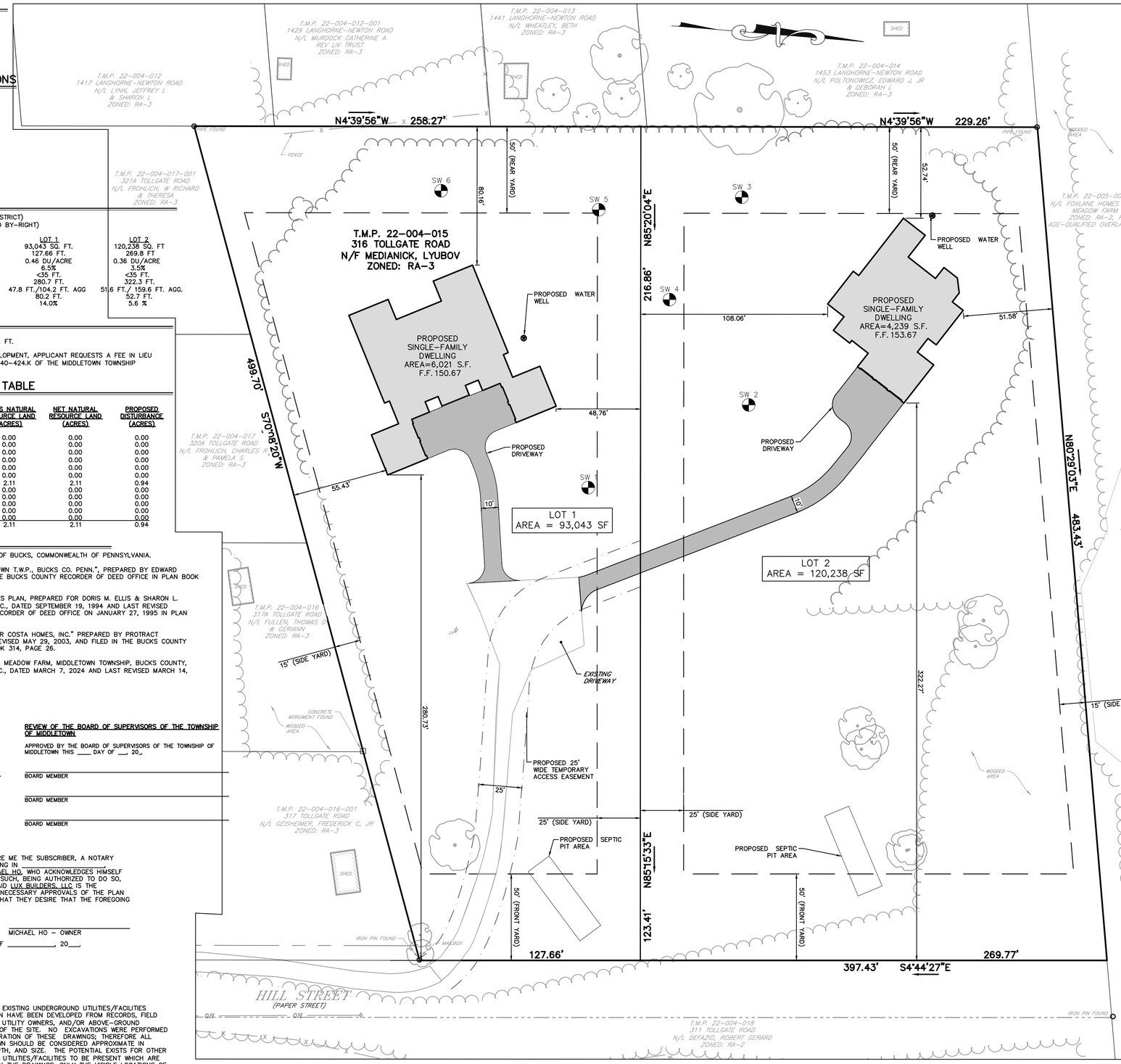
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

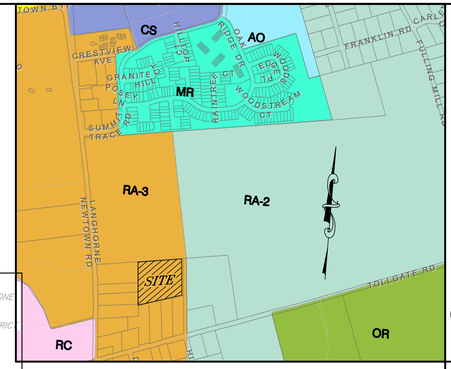
SERIAL NO. ##########

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

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

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





LOCATION MAP

SCALE: 1"=800'

EXISTING FEATURES LEGEND

TREE LINE	UTILITY POLE (UP)
FENCELINE	GUY
LEGAL RIGHT-OF-WAY	LIGHT STANDARD
ULTIMATE RIGHT-OF-WAY	CONIFER TREE
ELECTRIC LINE	DECIDUOUS TREE
OVERHEAD UTILITY LINE	TREE STUMP
EXISTING EASEMENT	DETECTABLE WARNING SURFACE
EXISTING DRIVE	WATER VALVE
CONCRETE MONUMENT FND	SIGN
IRON PIN FOUND	
MAILBOX	

PROPOSED LEGEND:

- PROPOSED BUILDING AREA
- PROPOSED STANDARD ASPHALT AREA
- PROPOSED DRIVE
- PROPOSED TEMPORARY DRIVE
- PROPOSED ACCESS EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED BUILDING
- PROPERTY BOUNDARY LINE

GENERAL NOTES:

1. PARCEL LINES ADJACENT TO THE SUBJECT PROPERTY WERE OBTAINED FROM COUNTY GIS MAPPING FOR THE TOWNSHIP OF MIDDLETOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA. PARCEL LINES ARE APPROXIMATE AND ARE NOT ADJUSTED TO PHYSICAL EVIDENCE FOUND.
2. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
3. THE PROJECT SITE IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM MAP PANEL 42017C-0433-K, BUCKS COUNTY, PENNSYLVANIA, EFFECTIVE DATE MARCH 21, 2017.
4. PROPERTY IS KNOWN AS TAX MAP PARCEL 22-004-015, 316 TOLLGATE ROAD, LOCATED IN MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA.

REVIEW OF THE BUCKS COUNTY PLANNING COMMISSION

BCPC NO. _____

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

_____ EXECUTIVE DIRECTOR BUCKS COUNTY PLANNING COMMISSION

PROFESSIONAL ENGINEER'S CERTIFICATION.

I, ERIC S. CLASE, P.E., A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS LAND DEVELOPMENT PLAN, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF MIDDLETOWN, IN WHICH THIS LAND DEVELOPMENT IS LOCATED.

_____ ERIC S. CLASE, P.E. _____ DATE

PE-55713-E
REGISTRATION NO.

SURVEYOR'S CERTIFICATION

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

_____ RUSSELL CROSS, P.L.S. _____ DATE

SU-075552
REGISTRATION NO.

30 0 30 60
SCALE IN FEET
1"=30'

CERTIFICATION FOR RECORDING

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

BY: _____ RECORDER OF DEEDS

CERTIFICATION OF TRUE OWNERSHIP

I, AS AN AUTHORIZED OFFICER OF LUX BUILDERS, LLC DULY CERTIFY THAT THE TITLE OF THE PROPERTIES PRESENTED ARE IN THE NAME OF LUX BUILDERS, LLC. AS RECORDED IN THE OFFICE OF RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____.

_____ MICHAEL HO - OWNER

OWNERS CERTIFICATION

LUX BUILDERS, LLC, A DELAWARE CORPORATION, HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF MIDDLETOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20___.

_____ MICHAEL HO - OWNER

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

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND DESIGNATED RECIPIENTS AND ANY REUSE WITHOUT THE WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
© COPYRIGHT 2024 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED

NOT APPROVED FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ENGINEER — ERIC S. CLASE — 55713-E

DATE: 09/24/2025

BY	DATE	DESCRIPTION	REV.

LAND DEVELOPMENT PLAN

316 TOLLGATE ROAD

MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2400448-03	
OWNERS INFO: LUX BUILDERS, LLC 626 PINNEY ROAD HUNTINGDON VALLEY, PA 19006 (215) 964-1223	
MUNICIPAL FILE No.: --	
TAX MAP PARCEL No.: 22-004-015	
TOTAL AREA: 4.90 AC.	TOTAL LOTS: 2
DATE: 09/24/2025	SCALE: 1"=30'
DRAWN BY: LEH	CHECKED BY: ESC
SHEET NO.: 2 OF 15	

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2400448103_316_Tollgate_Road_LD\Project Files\2024\2400448103\DESIGN\CAD\Prod_Dwgs\2400448-02_RCD Two Division Lot.dwg Layout: Record Plan Plotted By: jdiaz, on Mon Oct 13, 2025 at 4:41pm

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

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

MEMORANDUM

To: Newtown Township Board of Supervisors
Newtown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: December 23, 2025

Subject: BCPC #8865-B
Sketch Plan of Land Development for MB Vet Management, LLC
TMP #29-10-99-4
Applicant: MB Vet Management, LLC
Owner: Lithos LP
Plan Dated: November 19, 2025
Date Received: November 24, 2025

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

GENERAL INFORMATION

Proposal: Convert an existing two-floor 25,082-square-foot building currently used as office space to a veterinary office or clinic on a 7.27-acre lot. A total of 130 existing parking spaces is intended to remain to serve the proposed use. Public water and sewer facilities serve the site.

Location: Between Friends Lane and Walker Lane in the Newtown Business Commons. The site is approximately 500 feet south of the intersection of Friends Lane and Newtown Yardley Road.

Zoning: The LI Light Industrial District permits Use E-20 Veterinary Office or Clinic by conditional use. This district requires a minimum lot area of 80,000 square feet and a minimum lot width of 200 feet. A maximum impervious surface ratio of 65 percent and a maximum building height of 50 feet are permitted.

The site is also within the LI/O-LI Newtown Commons Overlay District, which permits a mix of land uses on previously developed sites. Streetscape improvements that function to unify the Commons Overlay District are required for all proposed subdivisions, land developments, or zoning permits located within the overlay. Veterinary office or clinic is not a permitted use in the overlay district.

Present Use: Vacant office

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

COMMENTS

1. **Conditional use**—Section 702.A.3.u. of the zoning ordinance requires conditional use approval for Use E-20 Veterinary Office or Clinic in the LI Light Industrial District. The proposed plan should not be approved until this zoning issue is resolved.

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

   Section 803.E.E-20.2.
   to permit 130 existing parking spaces for the veterinary office/clinic, whereas 292 parking spaces would otherwise be required

   Section 1002.I
   to permit one existing loading berth for the veterinary office/clinic, whereas four loading berths would otherwise be required

   The requested variances should be discussed and resolved prior to the Board of Supervisors taking action on the proposed plan.

3. **Request for determination**—A note on the plan indicates the applicant is requesting a favorable determination that all existing nonconforming conditions may be maintained for the proposed change in use from office (Use D-1) to veterinary office/clinic (E-20) without the need for additional zoning relief. We recommend that a complete list of all existing nonconforming conditions be compiled prior to any consideration of the request. Township officials should ensure compliance with applicable regulations related to nonconformities in Article XII of the zoning ordinance.

4. **Proposed use**—The plan indicates that the existing office building is to be converted to a veterinary office or clinic without a kennel area. The building is two stories with a total gross floor area of 25,082 square feet. According to the parking calculations, a total of 83 employees is expected to work at the facility. We recommend that the applicant provide a narrative or clear description of the specific operations intended for the site, so township officials can determine if the anticipated business activities correctly align with the stated use. Knowing specific aspects of the intended operations will enable township officials to understand potential impacts better and to more accurately evaluate the proposal.

5. **Traffic impact study**—Section 22-402.5.C. of the subdivision and land development ordinance (SALDO) requires the submission of a traffic impact study at the preliminary plan stage for all land developments that meet specific requirements. A traffic impact study is required for commercial and office uses of 10,000 square feet or greater and for industrial uses of 25,000 square feet or greater.

6. **Recreation land**—Section 22-1203.2.B. of the SALDO requires the dedication of land for park and recreational areas in a nonresidential land development to be 3,000 square feet per 4,000 square feet of floor area. Plans should indicate compliance with this requirement.

7. **Sidewalk**—Section 22-517.1. of the SALDO requires sidewalks along both sides of all public streets, except that where all lots in a development have frontage at the street line in excess of 125 feet, sidewalks need not be provided unless required to furnish continuity with existing sidewalks in a

neighboring tract. Township officials should determine if a sidewalk should be provided on the site along Walker Lane.

8. **Fire lane**—Sections 22-511.1.B. and 22-511.1.C. of the SALDO require a fire lane, at least 20 feet in width, to be provided on a minimum of one side of each nonresidential building. Parking is not permitted in the fire lane. The sketch plan shows parking along all sides of the building. Future plan submissions should indicate compliance with this requirement.

9. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the January 7, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:emh
25-0291

cc: MB Vet Management, LLC (via email)
Justin A. Geonnotti, PE, Dynamic Engineering (via email)
Jeffrey Brown, PE, Dynamic Engineering (via email)
Dan Rotundo, Senior Design Engineer, Dynamic Engineering (via email)
Daniel Cronin, PE, Dynamic Engineering (via email)
Leanna Colubriale, PE, Remington & Vernick Engineers, Township Engineer (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Planner (via email)
Micah S. Lewis, Township Manager (via email)
Katherine McGovern, Assistant Township Manager (via email)
Kristie Kaznicki, Township Administrative Assistant (via email)
Michael T. Italia, Barry Isett & Associates, Zoning Officer (via email)

GENERAL NOTES

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

   ALTA/NSPS LAND TITLE SURVEY
   DYNAMIC SURVEY, LLC
   826 NEWTOWN YARDLEY ROAD, SUITE 201
   NEWTOWN, PA 18940
   DATED: NOVEMBER 17, 2025

2. APPLICANT: MB VET MANAGEMENT, LLC
   1221 SILVER STREAM DRIVE
   YARDLEY, PA 19067

3. OWNER: LITHOS LP
   125 BROWNSBURG ROAD EAST
   NEW HOPE, PA 18938

4. PARCEL DATA: 10 FRIENDS LANE (T-388)
   T.M.P. 29-010-099-004
   TOWNSHIP OF NEWTOWN
   BUCKS COUNTY, PA

5. ZONE: LIGHT INDUSTRIAL (LI) DISTRICT

6. EXISTING USE: OFFICE (USE D-1) **(PERMITTED USE)** (§702.A.2.j)

7. PROPOSED USE: VETERINARY OFFICE OR CLINIC (USE E-20) **(CONDITIONAL USE)** (§702.A.3.u)

8. SCHEDULE OF ZONING REQUIREMENTS (§702.B & §803.E.E-20)

ZONE REQUIREMENT	LI DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA (NET)	80,000 SF	316,821 SF (7.273 Ac.)	316,821 SF (7.273 Ac.)
MINIMUM BASE SITE AREA	N/A	261,360 SF (6.0 Ac.)	261,360 SF (6.0 Ac.)
MINIMUM LOT WIDTH (@ BSBL)	200 FT	981.7 FT	981.7 FT
MINIMUM FRONT YARD SETBACK (FRIENDS LANE)			
– BUILDING	75 FT	118.8 FT	118.8 FT
– PARKING	20 FT	58.3 FT	58.3 FT
MINIMUM FRONT YARD SETBACK (WALKER LANE)			
– BUILDING	75 FT	197.6 FT	197.6 FT
– PARKING	20 FT	70.2 FT	70.2 FT
MINIMUM SIDE YARD SETBACK			
– BUILDING	30 FT	N/A	N/A
– PARKING	10 FT	N/A	N/A
MINIMUM REAR YARD SETBACK			
– BUILDING	75 FT	N/A	N/A
– PARKING	10 FT	N/A	N/A
MAXIMUM BUILDING HEIGHT	50 FT	+/– 27 FT	+/– 27 FT
MAXIMUM IMPERVIOUS COVERAGE [1]	65%	40.3% (105,223 SF)	40.3% (105,298 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE **(E)**: EXISTING NON-CONFORMANCE **(V)**: VARIANCE
[1] IMPERVIOUS COVERAGE RATIO CALCULATED AS A FUNCTION OF BASE SITE AREA

9. VETERINARY OFFICE OR CLINIC USE REGULATIONS
   A. SUCH USE SHALL REQUIRE A MINIMUM OF 10 ACRES IF IT INCLUDES A KENNEL OR THE OUTDOOR BOARDING OF DOGS. IN SUCH EVENT NO ANIMAL RUNWAY OR OUTDOOR PEN SHALL BE LOCATED CLOSER THAN 300 FEET TO ANY RESIDENTIAL BUILDING OTHER THAN THE OWNERS. (§803.E.E–20.1) **(NOT APPLICABLE – NO KENNEL PROPOSED)**
   B. NO LESS THAN ONE (1) OFF–STREET PARKING SPACE FOR EVERY 120 SF OF GROSS FLOOR AREA, PLUS ONE (1) SPACE FOR EVERY EMPLOYEE. ALL PARKING SHALL BE SCREENED IN ACCORDANCE WITH §1001.F.6. (§803.E.E–20.2) **(V)**

10. PARKING REQUIREMENTS
    A. CONVENTIONAL PARKING STALLS SHALL HAVE A MINIMUM WIDTH OF TEN (10') FEET AND A MINIMUM DEPTH OF TWENTY (20') FEET. (§1001.B.3)
    B. IN THE LI DISTRICT 75% OF THE REQUIRED PARKING SPACES MAY BE NINE (9') FEET IN WIDTH AND EIGHTEEN (18') FEET IN DEPTH AND SHALL BE DOUBLE–STRIPED PURSUANT TO SPECIFICATIONS PROVIDED BY THE TOWNSHIP ENGINEER, WITH THE REMAINING 25% OF REQUIRED SPACES DESIGNED AT TEN (10') FEET IN WIDTH AND TWENTY (20') FEET IN DEPTH, PROVIDED THAT THE LARGER PARKING SPACES SHALL BE LOCATED CLOSEST TO THE MAIN ENTRANCE OF ANY BUILDING. (§1001.B.3)
    C. FOR SITES PROVIDING FIFTY–ONE (51) TO TWO–HUNDRED–FIFTY (250) TOTAL NONRESIDENTIAL PARKING SPACES: TWO–AND–ONE–HALF (2.5%) PERCENT OF THE SPACES SHALL BE REQUIRED FOR THE HANDICAPPED OR PHYSICALLY DISABLED. (§1001.B.4)
    D. REQUIRED ADA PARKING CALCULATION PER §1001.B.4:

       TOTAL EXISTING PARKING SPACES:
       (130 SPACES) X (2.5%) = 4 ADA SPACES REQUIRED
       = 6 ADA SPACES EXISTING/PROPOSED **(COMPLIES)**

    E. THE MINIMUM WIDTH OF DRIVES AND PARKING AISLES SHALL BE TWENTY–FIVE (25') FEET. (§1001.B.5)
    F. NO OFF–STREET PARKING SHALL BE PERMITTED WITHIN TEN (10') FEET OF THE SIDE AND/OR REAR PROPERTY LINES, EXCEPT AS PROVIDED IN §1000.E.1. (§1001.F.4)
    G. EXCEPT WITHIN THE TC TOWN COMMERCIAL DISTRICT, NO OFF–STREET PARKING SPACES SHALL BE LOCATED LESS THAN 20 FEET FROM ANY PUBLIC STREET RIGHT–OF–WAY LINE AND 10 FEET FROM ANY PROPERTY LINE. (§1000.F.6.a)
    H. REQUIRED PARKING CALCULATION PER §803.E.E–20.2:

       VETERINARY OFFICE OR CLINIC: ONE (1) SPACE FOR EACH 120 SQUARE FEET OF FLOOR AREA, PLUS ONE (1) SPACE FOR EVERY EMPLOYEE

       (25,082 SF GFA) X (1 SPACE/120 SF GFA) = 209 SPACES
       (83 TOTAL EMPLOYEES) X (1 SPACE/EMPLOYEE) = 83 SPACES
       = 292 SPACES REQUIRED
       = 130 SPACES EXISTING/PROPOSED **(V)**

11. LOADING REQUIREMENTS
    A. ALL REQUIRED LOADING BERTHS SHALL BE LOCATED ON THE SAME LOT AS THE USE TO BE SERVED, AND NO PORTION OF THE VEHICLE SHALL PROJECT INTO ANY TRAFFIC LANE. NO LOADING BERTH FOR VEHICLES OF MORE THAN TWO–TON CAPACITY SHALL BE LOCATED LESS THAN 100 FEET FROM ANY RESIDENCE DISTRICT. NO PERMITTED OR REQUIRED LOADING BERTH SHALL BE LOCATED WITHIN 50 FEET OF ANY PROPERTY LINE. NO LOADING FACILITIES SHALL BE CONSTRUCTED BETWEEN THE BUILDING SETBACK LINE AND A STREET RIGHT–OF–WAY LINE OR WITHIN A REQUIRED YARD. (§1002.B)
    B. A REQUIRED OFF–STREET LOADING BERTH SHALL BE AT LEAST FIFTEEN (15') FEET IN WIDTH BY AT LEAST FIFTY (50') FEET IN LENGTH, EXCLUSIVE OF AISLE AND MANEUVERING SPACE, AND SHALL HAVE A VERTICAL CLEARANCE OF AT LEAST SIXTEEN (16') FEET. (§1002.D)
    C. AT LEAST ONE (1) LOADING BERTH SHALL BE REQUIRED FOR EACH FACILITY. THERE SHALL BE AT LEAST ONE (1) LOADING BERTH FOR EACH THREE TRUCKS SERVING THE FACILITY ON AN AVERAGE DAY OR A SUITABLE ALTERNATIVE SOLUTION APPLICABLE TO THE PROPOSED USE AS LONG AS NO TRUCKS ARE PARKED ON ANY STREETS AND THE ALTERNATIVE IS APPROVED BY THE LOCAL PLANNING COMMISSION. FOR THE USES HERE LISTED, LOADING BERTHS SHALL BE PROVIDED AS SPECIFIED. PLACEHOLDER (§1002.I)
    D. REQUIRED LOADING CALCULATION PER §1002.I:

       OTHER USES: ONE (1) LOADING BERTH FOR THE FIRST 2,000 SF OF FLOOR AREA, PLUS ONE (1) LOADING BERTH FOR THE NEXT 8,000 SF OF FLOOR AREA, PLUS ONE (1) LOADING BERTH FOR EACH ADDITIONAL 10,000 SQUARE FEET OR FRACTION THEREOF

       THEREFORE:

       (2,000 SF) X (1 SPACE/2,000 SF) = 1 SPACE
       (8,000 SF) X (1 SPACE/8,000 SF) = 1 SPACE
       (25,082 SF – 10,000 SF) X (1 SPACE/10,000 SF) = 2 SPACES

       = 4 SPACES REQUIRED
       = 1 SPACE EXISTING/PROPOSED **(V)**

12. BUFFER & LANDSCAPE REQUIREMENTS
    A. ANY AREA FOR OFF–STREET PARKING OR FOR STORAGE OR MOVEMENT OF THREE (3) OR MORE MOTOR VEHICLES SHALL BE BUFFERED, EXCEPT AT ENTRANCES OR EXITS, FROM STREETS. THE BUFFER SHALL CONSIST OF AN ORNAMENTAL FENCE OR WALL CONSISTENT WITH THE ARCHITECTURAL CHARACTER OF THE SURROUNDING USES, OR BY A COMPACT EVERGREEN HEDGE, NOT LESS THAN FOUR (4') FEET IN HEIGHT. WHERE A PLANTED SCREEN IS PROPOSED, IT SHALL INCORPORATE THE PLANTING OF STAGGERED AND OVERLAPPING EVERGREEN AND DECIDUOUS SHRUBS OF SUCH SPECIES AND SIZE AS WILL PRODUCE WITHIN TWO GROWING SEASONS (MAY THROUGH SEPTEMBER) AFTER PLANTING A SCREEN AT LEAST FOUR (4') FEET HIGHER THAN THE ELEVATION OF THE ADJACENT PARKING AREA AND OF SUCH DENSITY AS WILL OBSCURE 75% OF THE LIGHT EMITTED FROM AUTOMOBILE HEADLIGHTS ON THE PREMISES THROUGHOUT THE FULL COURSE OF THE YEAR. WHERE THE ADJACENT LAND ELEVATION IS HIGHER THAN THE PARKING AREA ELEVATION, TREES AND SHRUBS SHALL BE AT LEAST TWO (2') FEET IN HEIGHT, SATISFACTION OF THE FOUR (4') FOOT REQUIREMENT NOTWITHSTANDING. THESE PROVISIONS SHALL NOT, HOWEVER, INTERFERE WITH THE MAINTENANCE OF CLEAR SIGHT LINES AT INTERSECTIONS. WHERE SUCH SCREENING IS REQUIRED, IT SHALL BE ASSURED BY A PERFORMANCE GUARANTEE POSTED WITH THE GOVERNING BODY IN AN AMOUNT EQUAL TO 20% OF THE ESTIMATED COST OF THE PLANTINGS. SUCH GUARANTEE SHALL BE RELEASED ONLY AFTER PASSAGE OF THE SECOND GROWING SEASON FOLLOWING PLANTING. (§1001.F.6.b)
    B. PARKING AREAS OF A 20 VEHICLE WIDTH SHALL BE SEPARATED FROM ONE ANOTHER BY PLANTING STRIPS NOT LESS THAN TEN (10') FEET IN WIDTH. (§1001.F.6.c)
    C. NO LESS THAN TEN (10%) PERCENT OF A PROPOSED PARKING AREA MUST CONSIST OF BUFFER AREAS AND ISLANDS AND MUST BE LANDSCAPED AND CONTINUALLY MAINTAINED. PLANTING ALONG THE PERIMETER OF A PARKING AREA, WHETHER FOR REQUIRED SCREENING OR GENERAL BEAUTIFICATION, WILL BE CONSIDERED AS PART OF THE REQUIRED PARKING AREA LANDSCAPING. (§1001.F.6.d)

13. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

14. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

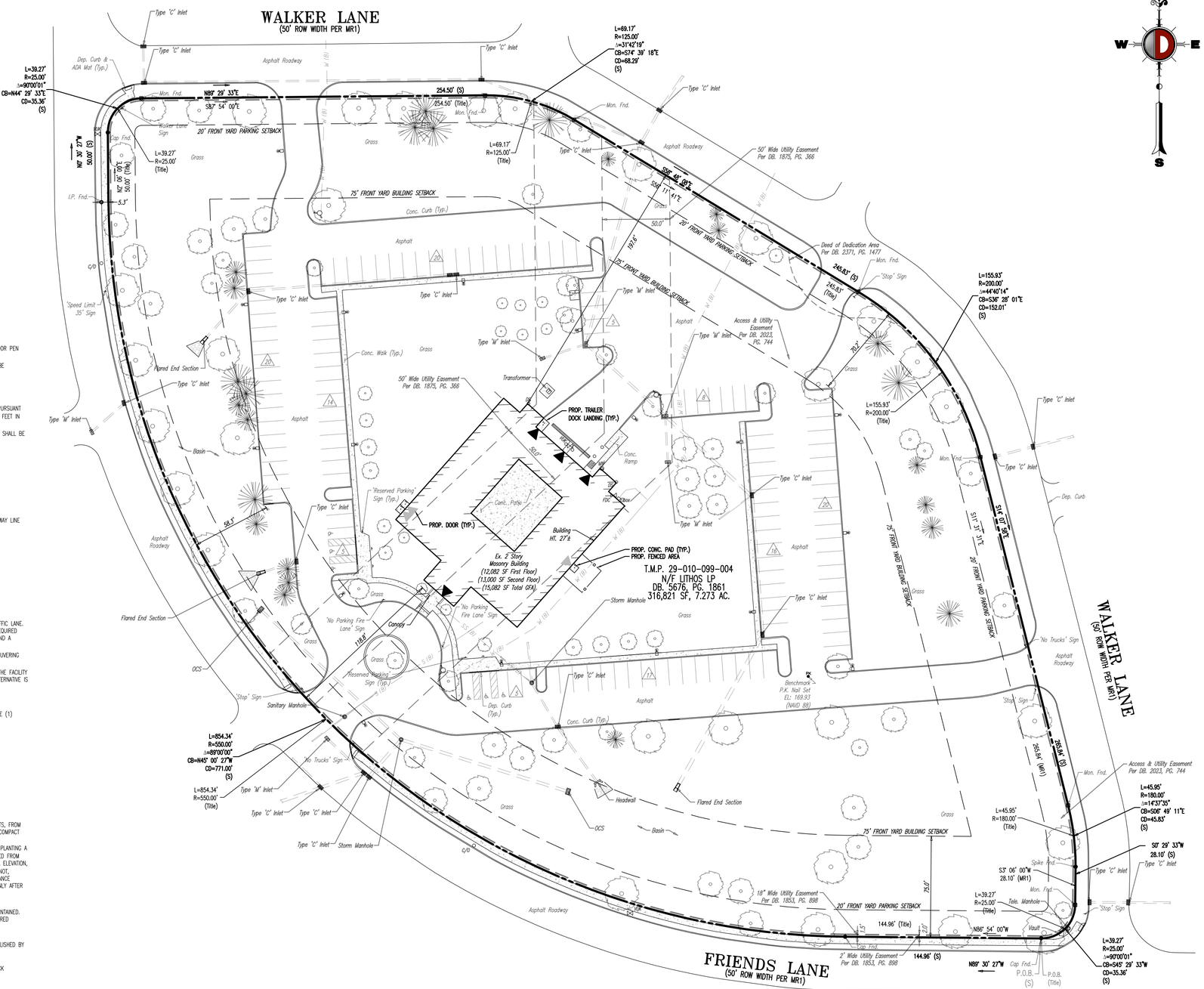
15. BASED ON TOPOGRAPHIC SURVEY INFORMATION, AND FEMA FLOOD MAPPING, THIS PROPERTY IS IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42017C0431K, WHICH BEARS AN REVISED DATE OF MARCH 21, 2017. BY TELEPHONE YOU CAN CALL THE NATIONAL FLOOD INSURANCE PROGRAM AT (1–800–638–6620) TO LEARN IF THIS COMMUNITY CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

16. AN NPDES PERMIT IS NOT REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

17. DRIVEWAY ACCESS TO A MUNICIPAL ROADWAY SHALL BE AUTHORIZED ONLY BY THE MUNICIPALITY HAVING JURISDICTION IN ACCORDANCE WITH APPLICABLE MUNICIPAL ORDINANCES.

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

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



VARIANCES REQUESTED:

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

1. A VARIANCE FROM THE PROVISIONS OF §803.E.E–20.2 TO PERMIT 130 EXISTING PARKING SPACES FOR THE VETERINARY OFFICE/CLINIC (USE–20); WHEREAS 292 PARKING SPACES WOULD OTHERWISE BE REQUIRED
2. A VARIANCE FROM THE PROVISIONS OF §1002.I TO PERMIT ONE (1) EXISTING LOADING BERTH FOR THE VETERINARY OFFICE/CLINIC (USE–20); WHEREAS FOUR (4) LOADING BERTHS WOULD OTHERWISE BE REQUIRED
3. A FAVORABLE DETERMINATION THAT ALL EXISTING NON–CONFORMING CONDITIONS MAY BE MAINTAINED FOR THE PROPOSED CHANGE IN USE FROM OFFICE (USE D–1) TO VETERINARY OFFICE/CLINIC (USE–20) WITHOUT THE NEED FOR ADDITIONAL ZONING RELIEF

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 INCH = 40 FT.

Plotted: 11/19/25 – 4:49 PM, By: mdelaney, – Product Ver: 25.0
File: P:\DECPC PROJECTS\6010 MB Vet Management\25–04401 Newtown\Dwg\3 Zoning Plans\D6010250440112P0.dwg, ---> 01 ZONING PLAN

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DYNAMIC ENGINEERING CONSULTANTS, PC
SURVEYING • CIVIL • EARTH
GEOTECHNICAL • TRAFFIC

REV.	DATE	COMMENTS	BY

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

DRAWN BY: MWD | DESIGNED BY: DCR | CHECKED BY: JAG | CHECKED BY: –

PROJECT: MB VET MANAGEMENT, LLC
PROPOSED VETERINARY OFFICE OR CLINIC
T.M.P. 29-010-099-004
10 FRIENDS LANE
TOWNSHIP OF NEWTOWN, BUCKS COUNTY, PENNSYLVANIA

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Newtown, PA 18940
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JUSTIN A. GEONNOTTI
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 080629

MATTHEW MAZZELLA
PROFESSIONAL ENGINEER

TITLE: ZONING PLAN

SCALE: (V) 1"=40' (H) | DATE: 11/19/2025
PROJECT No: 6010–25–04401

SHEET No: 1 OF 2 | Rev. #: 0

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

PLANNING COMMISSION:
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: Northampton Township Board of Supervisors
Northampton Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: December 17, 2025

Subject: BCPC #13148
SLD #25-3
Sketch Plan of Subdivision for 800 New Road
TMP #31-5-37
Applicant: New Road Development, LLC
Owner: Same
Plan Dated: November 13, 2025
Date Received: November 18, 2025

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

GENERAL INFORMATION

Proposal: Subdivide a 9.45-acre parcel into five single-family detached building lots. Lots 1 through 5 range in size from 1.07 acres to 2.95 acres. All existing structures are to be demolished except for an existing residential building on Lot 2. Lots 1, 3, 4, and 5 will each be developed with a single-family dwelling. Public water and sewer will serve the site.

Location: Along the south side of New Road, approximately 200 feet northwest of its intersection with Jennifer Lane.

Existing Zoning: The AR Agricultural-Residential District permits a single-family detached dwelling by right on a minimum lot area of 43,560 square feet with a minimum lot width of 150 feet. The permitted maximum impervious surface ratio is 18 percent, and the minimum reserved open space is 10 percent.

Plan Sheet 1 indicates that the applicant has requested a variance from the following requirement of the zoning ordinance:

Section 27-1119.4.C.
to permit the length of the flag lot access strip to be 350 feet, where only 300 feet in length is permitted

Present Use: Residential

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

COMMENTS

1. **Requested waivers**—Plan Sheet 1 indicates that the applicant has requested waivers from the following requirements of the subdivision and land development ordinance (SALDO):

   Sections 22-304.5.E.(3) and 22-304.5.E.(4)
   from providing all property lines and owners' names within 200 feet and all storm facilities and utilities within 400 feet of the property on the plans

   Section 22-403.1.K.
   from requiring the widening of New Road to 18 feet

   Section 22-403.2.A.(1)(a)
   from providing curbs along the property frontage of New Road

   Section 22-403.2.B.
   from providing sidewalks along the property frontage of New Road

   The applicant has not provided the reasons for all waiver requests, or the proposed changes in lieu of the requirements. Section 512.1.(b) of the Pennsylvania Municipalities Planning Code requires the applicant 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.

   We recommend that township officials not grant the requested waiver from Section 22-403.2.B. and require sidewalks to be installed along the site's frontage on New Road. We note that the *Northampton Township Master Trail & Bicycle Facilities Plan*, 2019[1], recommends bike sharrows on New Road, so a sidewalk would provide safe separation between cyclists, drivers, and pedestrians.

2. **Natural resource restrictions**—The site contains natural resources, which include a pond, wetlands, steep slopes, and forested areas. The sketch plan provides the area of each listed resource on the site and the permitted maximum disturbance but does not identify the proposed amount of disturbance for each resource, other than indicating no disturbance of wetlands. Future plan submissions should include information indicating compliance with all natural resource protection requirements in Section 27-1120 of the zoning ordinance.

3. **Open space**—Section 27-1001.1.A. of the zoning ordinance requires a minimum of 10 percent of the site area to be reserved for open space. A notation on the sketch plan indicates that the applicant proposes paying a fee-in-lieu of open space, if applicable. The board of supervisors should determine if the proposed fee-in-lieu of dedication is acceptable.

4. **Recreation land**—Section 27-1001.1.D.(8) of the zoning ordinance requires a minimum of 0.03 acres of undeveloped land to be dedicated and improved with park and recreation facilities for each new individual housing unit within the development, unless otherwise required by the board of supervisors. Future plans should indicate how this requirement will be met.

[1] https://www.northamptontownship.com/media/1913/northampton-township-master-trail-bicycle-facilities-plan-december-2019.pdf

5. **Proposed driveway**

   a. **Shared driveway**—The plan indicates a shared access driveway is proposed through Lot 4 and Lot 5 for the benefit of Lot 3, Lot 4, and Lot 5. It is recommended that the plan indicate who will be responsible for maintaining the driveway since it is likely the lots will have different owners. In addition, the proposed access easement should outline maintenance responsibilities and should be incorporated in the deeds for the lots.

   b. **Sight distance**—Due to the vertical curvature of New Road, assurances should be provided that there is sufficient sight distance to the left for the proposed driveway.

   c. **Clear sight triangle**—The existing utility pole will be directly adjacent to the proposed driveway. We recommend consideration be given to having the pole moved or moving the driveway, to ensure a clear sight triangle.

   d. **Turning radii**—We recommend that turning templates, for at least the SU-30 design vehicle, be provided to ensure the proposed driveway width will accommodate that size vehicle. The driveway width may have to be increased or the radii provided to accommodate that size vehicle.

6. **Roadway improvements**—We recommend that a swale be constructed along the property's frontage with New Road to channel stormwater to the stream.

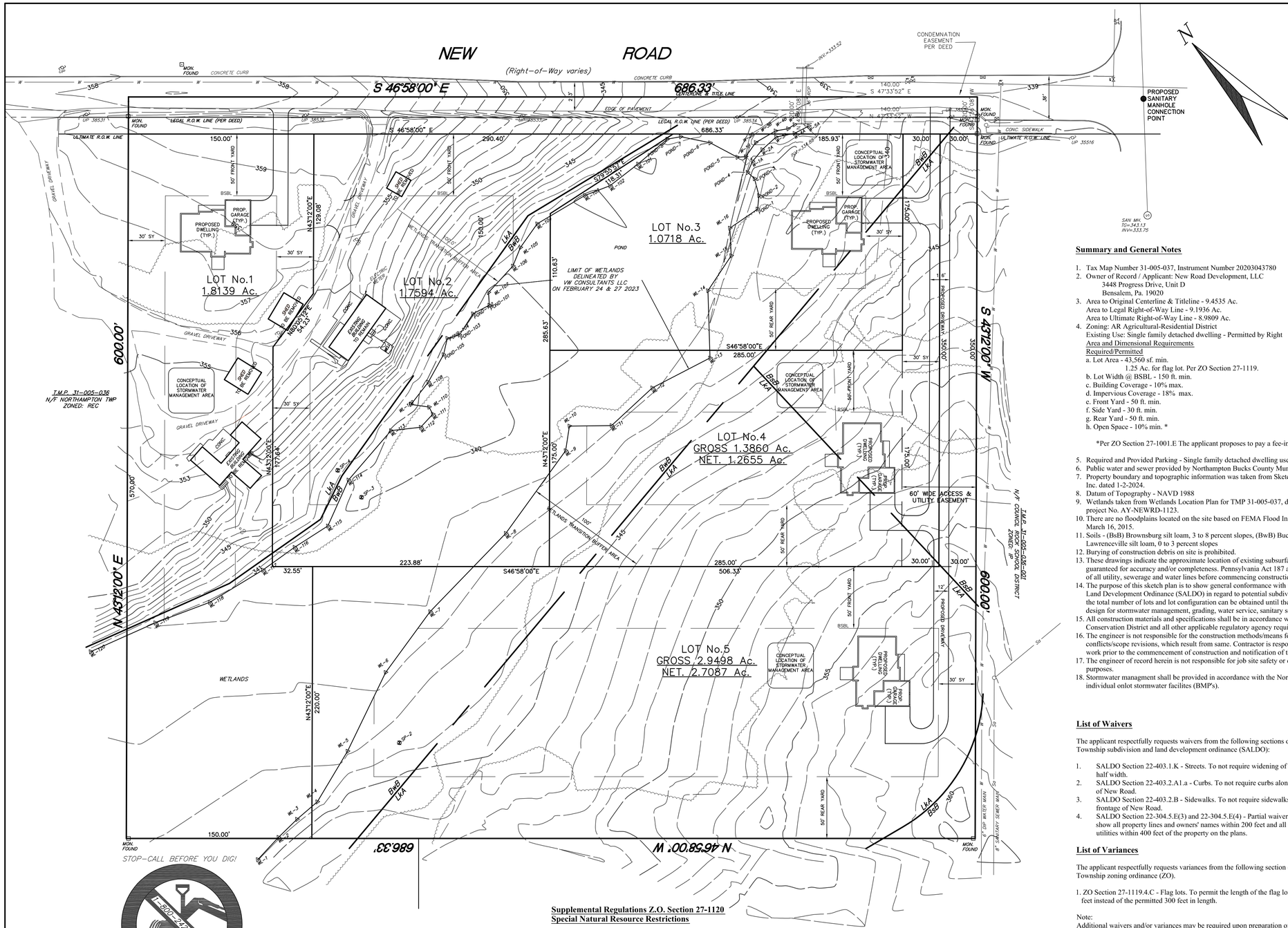
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

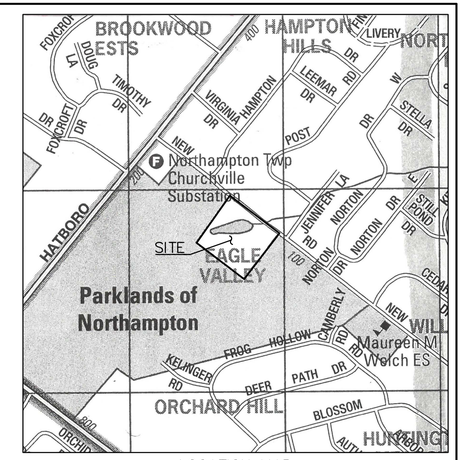
This review will be included in the Bucks County Planning Commission board materials for the January 7, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LYL:emh
25-0287

cc: New Road Development, LLC (via email)
Lawrence Byrne, PE, Eastern/Chadrow Associates, Inc. (via email)
Amanda Fuller, PE, Gilmore & Associates, Township Engineer (via email)
Robert Pellegrino, Township Manager (via email)
Mike Solomon, Township Director of Planning and Zoning (via email)





LOCATION MAP
SCALE: 1"=800'

Summary and General Notes

1. Tax Map Number 31-005-037, Instrument Number 20203043780
2. Owner of Record / Applicant: New Road Development, LLC
   3448 Progress Drive, Unit D
   Bensalem, Pa. 19020
3. Area to Original Centerline & Titleline - 9.4535 Ac.
   Area to Legal Right-of-Way Line - 9.1936 Ac.
   Area to Ultimate Right-of-Way Line - 8.9809 Ac.
4. Zoning: AR Agricultural-Residential District
   Existing Use: Single family detached dwelling - Permitted by Right
   Area and Dimensional Requirements
   Required/Permitted
   a. Lot Area - 43,560 sf. min.
      1.25 Ac. for flag lot. Per ZO Section 27-1119.
   b. Lot Width @ BSBL - 150 ft. min.
   c. Building Coverage - 10% max.
   d. Impervious Coverage - 18% max.
   e. Front Yard - 50 ft. min.
   f. Side Yard - 30 ft. min.
   g. Rear Yard - 50 ft. min.
   h. Open Space - 10% min. *

   *Per ZO Section 27-1001.E The applicant proposes to pay a fee-in-lieu open space if applicable.

5. Required and Provided Parking - Single family detached dwelling use. Two (2) off street spaces per dwelling unit.
6. Public water and sewer provided by Northampton Bucks County Municipal Authority.
7. Property boundary and topographic information was taken from Sketch Plan prepared by Tri-State Engineers & Land Surveyors, Inc. dated 1-2-2024.
8. Datum of Topography - NAVD 1988
9. Wetlands taken from Wetlands Location Plan for TMP 31-005-037, dated November 27, 2023 prepared by Land Delineation, project No. AY-NEWRD-1123.
10. There are no floodplains located on the site based on FEMA Flood Insurance Rate Map numbers 42017C0408J effective date March 16, 2015.
11. Soils - (BsB) Brownsburg silt loam, 3 to 8 percent slopes, (BwB) Buckingham silt loam, 3 to 8 percent slopes, (LkA) Lawrenceville silt loam, 0 to 3 percent slopes
12. Burying of construction debris on site is prohibited.
13. 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
14. The purpose of this sketch plan is to show general conformance with the Township Zoning Ordinance (ZO) and Subdivision and Land Development Ordinance (SALDO) in regard to potential subdivision and development of the property. There is no guarantee the total number of lots and lot configuration can be obtained until the plan is reviewed by the township and complete engineering design for stormwater management, grading, water service, sanitary sewer service, natural resource protection etc. is completed.
15. All construction materials and specifications shall be in accordance with Northampton Township, PADEP, PennDOT, County Conservation District and all other applicable regulatory agency requirements.
16. 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.
17. The engineer of record herein is not responsible for job site safety or construction supervision nor has he been retained for such purposes.
18. Stormwater managment shall be provided in accordance with the Northampton Township stormwater management ordinance with individual onlot stormwater facilites (BMP's).

List of Waivers

The applicant respectfully requests waivers from the following sections of the Northampton Township subdivision and land development ordinance (SALDO):

1. SALDO Section 22-403.1.K - Streets. To not require widening of New Road to 18 feet half width.
2. SALDO Section 22-403.2.A1.a - Curbs. To not require curbs along the property frontage of New Road.
3. SALDO Section 22-403.2.B - Sidewalks. To not require sidewalks along the property frontage of New Road.
4. SALDO Section 22-304.5.E(3) and 22-304.5.E(4) - Partial waiver to not be required to show all property lines and owners' names within 200 feet and all storm facilities and utilities within 400 feet of the property on the plans.

List of Variances

The applicant respectfully requests variances from the following section of the Northampton Township zoning ordinance (ZO).

1. ZO Section 27-1119.4.C - Flag lots. To permit the length of the flag lot access strip to be 350 feet instead of the permitted 300 feet in length.

Note:
Additional waivers and/or variances may be required upon preparation of the Preliminary Plans.

SHEET 1 of 1

STOP-CALL BEFORE YOU DIG!

1-800-242-1776

PENNSYLVANIA ONE CALL SYSTEM, INC.
Serial No.20252972824

ACT 187 USERS LIST FOR NORTHAMPTON TOWNSHIP

1. COMCAST	190 SHOEMAKER ROAD POTTSTOWN, PA 19464 CONTACT: MIKE KIMBERLY		mike_kimberly@cable.comcast.com 215-285-8786
2. PECO ENERGY C/O USIC	450 S. HENDERSON ROAD, SUITE B KING OF PRUSSIA, PA 19406 CONTACT: NIKKIA SIMPKINS		nikkiasimpkins@usicllc.com 484-681-5720
3. NORTHAMPTON TOWNSHIP	55 TOWNSHIP ROAD RICHBORO, PA 18954 CONTACT: GREGORY HUCKLEBRIDGE		gh@nhtwp.org 215-355-3433 EXT. 272
4. NORTHAMPTON BUCKS COUNTY MUNICIPAL AUTHORITY	815 BUSTLETON PIKE RICHBORO, PA 18954 CONTACT: JEFF GREENWOOD		jgreenwood@nbcma-pa.org 215-357-8515 EXT. 103

LEGEND

- EXISTING CONTOUR
- EXISTING MONUMENT
- UTILITY POLE
- CONCRETE CURB
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING MANHOLE
- EXISTING TYPE 'M' INLET
- EXISTING TYPE 'C' INLET
- EXISTING FIRE HYDRANT
- EXISTING GASLINE
- EDGE OF PAVING
- TREE ROW
- SOIL BOUNDARY LINE

Supplemental Regulations Z.O. Section 27-1120
Special Natural Resource Restrictions

Resource	Permitted Disturbance	Area	Proposed Disturbance
1. No development shall ocur in any of the following areas:			
A. Steep Slopes			
25% or more	15%	.80 Ac.	To be determined
15% to 25%	30%	0 Ac.	To be determined
B. Floodplain or Flood Hazard District or with 50' of centerline Stream.	0%	Not Applicable	
C. Wetlands	0%	2.2 Ac.	0.0 Ac.
D. Within 100' of wetlands, pond shoreline etc.	20%	2.9 Ac.	To be determined *
E. Within any forested area	20%	4.4 Ac.	To be determined *

* Zoning variance may be required.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
LAWRENCE J. BYRNE
ENGINEER
40487-E

LAWRENCE J. BYRNE
PROFESSIONAL ENGINEER
LICENSE No.40487

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
EDMUND A. CHADROW, III
LAND SURVEYOR
NO. 75128

EDMUND A. CHADROW, III
PROFESSIONAL LAND SURVEYOR
LICENSE No.75128

SKETCH PLAN OF FEASIBILITY
800 NEW ROAD
NORTHAMPTON TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA
MADE FOR
NEW ROAD DEVELOPMENT, LLC

SCALE: 1"=40' 0 40 80 120 13 NOVEMBER 2025

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

COMM.#11495
FB-

E-2898

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: Northampton Township Board of Supervisors
Northampton Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: December 18, 2025

Subject: BCPC #13149
SLD #25-4
Preliminary Plan of Land Development for 92 Steam Whistle Drive
TMP #31-1-8-28
Applicant: 92 Steamwhistle, LLC
Owner: Same
Plan Dated: September 29, 2025
Date Received: November 20, 2025

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

GENERAL INFORMATION

Proposal: Construct a 7,000-square-foot building addition to an existing 17,968-square-foot warehouse on a 2.00-acre site. A stormwater control measure (SCM)-stone drywell is proposed in the rear of the lot. Public water and sewer serve the site.

Location: Along the south side of Steam Whistle Drive, approximately 450 feet northwest of the intersection of Industrial Drive and Railroad Drive.

Existing Zoning: The I-1 Planned Industrial/Office District permits wholesale storage, distribution, warehousing, and administrative and business office uses by right on lots having a minimum lot area of 2 acres and a minimum lot width of 200 feet.

Present Use: Warehouse storage and office

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

COMMENTS

1. **Requested waivers**

   a. **Subdivision and land development ordinance (SALDO)**—The Plan Sheet 1 indicates that the applicant is requesting waivers from the following SALDO requirements:

   Section 22-304.5.E.(3)
   to not require the plans to show the location of, names and widths of, streets, curbs and pavement, public or private; all property lines; and names of owners of tracts or parcels located within 200 feet of the site

   Section 22-304.5.E.(4)
   to not require the plans to show all storm drainage, sanitary sewer and public water supply lines or facilities within 400 feet of the site, and owner or maintenance responsibilities for the same

   Section 22-403.2.B.
   to not require sidewalks along both sides of Steam Whistle Drive

   Section 22-403.3.B.
   to permit a disturbance of 57.2 percent on slopes of between 15 and 25 percent, where a maximum of 30 percent is permitted, and to permit a disturbance of 28.7 percent on slopes of 25 percent or more, where a maximum of 15 percent is permitted

   Section 22-403.8.A.(2)
   to not require the off-street parking lot to have curbing

   Section 22-403.8.A.(4)
   to not require all parking lots to be confined by curbing

   Section 22-403.8.B.(2)(a)
   to not require the parking area to be set back at least 15 feet from the right-of-way (ROW) and all other property lines

   Section 22-403.8.B.(2)(b)
   to allow 11 feet between the parking area and any building or structure, where a minimum of 20 feet is required

   Section 22-403.8.B.(7)(a)
   to allow 33 parking spaces in a continuous row and a parking row of 310 feet without being interrupted by a planting strip, where a maximum of 20 parking spaces and 200 feet are permitted

   Section 22-615.2.B.(1)
   to allow street trees to be greater than two feet outside of the street ROW

   The applicant has not provided the reasons for all waiver requests, or the proposed changes in lieu of the requirements. Section 512.1.(b) of the Pennsylvania Municipalities Planning Code requires the applicant 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.

   b. **Stormwater management ordinance**—The Plan Sheet 1 indicates that the applicant has requested waivers from the following requirements of the stormwater management ordinance:

Section 23-301.10.
to permit a dewatering time of less than 24 hours

Section 23-501.2.A.
to allow the inside diameter of 12 inches for the short bottle chrome slim pipe (SBCPP) and 15 inches SBCPP, where the minimum inside diameter of 18 inches reinforced concrete pipe (RCP) is required

Section 23-501.2.D.
to allow the use of SBCPP pipes, where Pennsylvania Department of Transportation (PennDOT) RCPs are required

Section 23-501.2.K.
to allow less than 12 inches below the top of the inlet grate or the manhole cover

Section 23-501.2.L.(1)
to allow one to three feet of cover to be maintained over all RCP, where a minimum of two feet is required

Section 23-501.2.M.
to not require the crown of pipes to be set at equal elevations at inlets

Section 23-501.2.N.
to not require outlet pipes to discharge into a detention basin

Because this is a stand-alone ordinance, relief from these provisions may not be granted under the SALDO. For this reason, we did not review these waiver requests, but this issue should be resolved before plan approval.

2. **Parking**—The site plan proposes 50 parking spaces for the site, which meets the ordinance requirement based on one space per 500 square feet of gross floor area. Section 27-1110.2.A.(1) of the zoning ordinance requires 1 space per 500 square feet of gross floor area or 1 space per 1.5 employees, whichever is greater. We note that recent analysis from the Bucks County Planning Commission indicates the site may be overparked. We recommend that the number of parking spaces for the site be calculated based on the number of employees working on the largest shift. Analysis found within the planning commission's *Bucks County Parking Study*[1] shows how this metric better meets the needs of warehouse tenants. Furthermore, this would reduce the amount of impervious surface on the site and lessen its overall impact on the site's natural resources.

3. **Street improvements**—The township should determine if improvements are necessary to Steam Whistle Drive, in accordance with the standards of Section 22-403.1. of the SALDO.

4. **Landscape plan**

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

   b. **Tree species**—The landscape plan shows seven red maple trees along the parking lot behind the building. Red maples grow very large and are located within 1 to 2 feet of the proposed parking lot curbs. Due to the ultimate size of red maples and their root growth, there will likely be future

[1] https://connects.buckscounty.gov/parkingstudy

impacts on the proposed curbing. We suggest an alternative tree that is smaller in size and growth habits to prevent future maintenance and safety problems. Section 22-615.2.E. of the SALDO provides a list of acceptable trees, some of which are smaller in size.

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 January 7, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LYL:emh
25-0290

cc: 92 Steamwhistle, LLC (via email)
Kaitlin Glass, EIT, Dumack Engineering (via email)
Heath Alan Dumack, PE, Dumack Engineering (via email)
John Richardson, MS, PE, Director of Land Development, Dumack Engineering (via email)
Jacqueline Aimino, MS, Project Manager, Dumack Engineering (via email)
Amanda Fuller, PE, Gilmore & Associates, Township Engineer (via email)
Mike Solomon, Township Director of Planning and Zoning (via email)
Robert Pellegrino, Township Manager (via email)

LOADING REQUIREMENTS

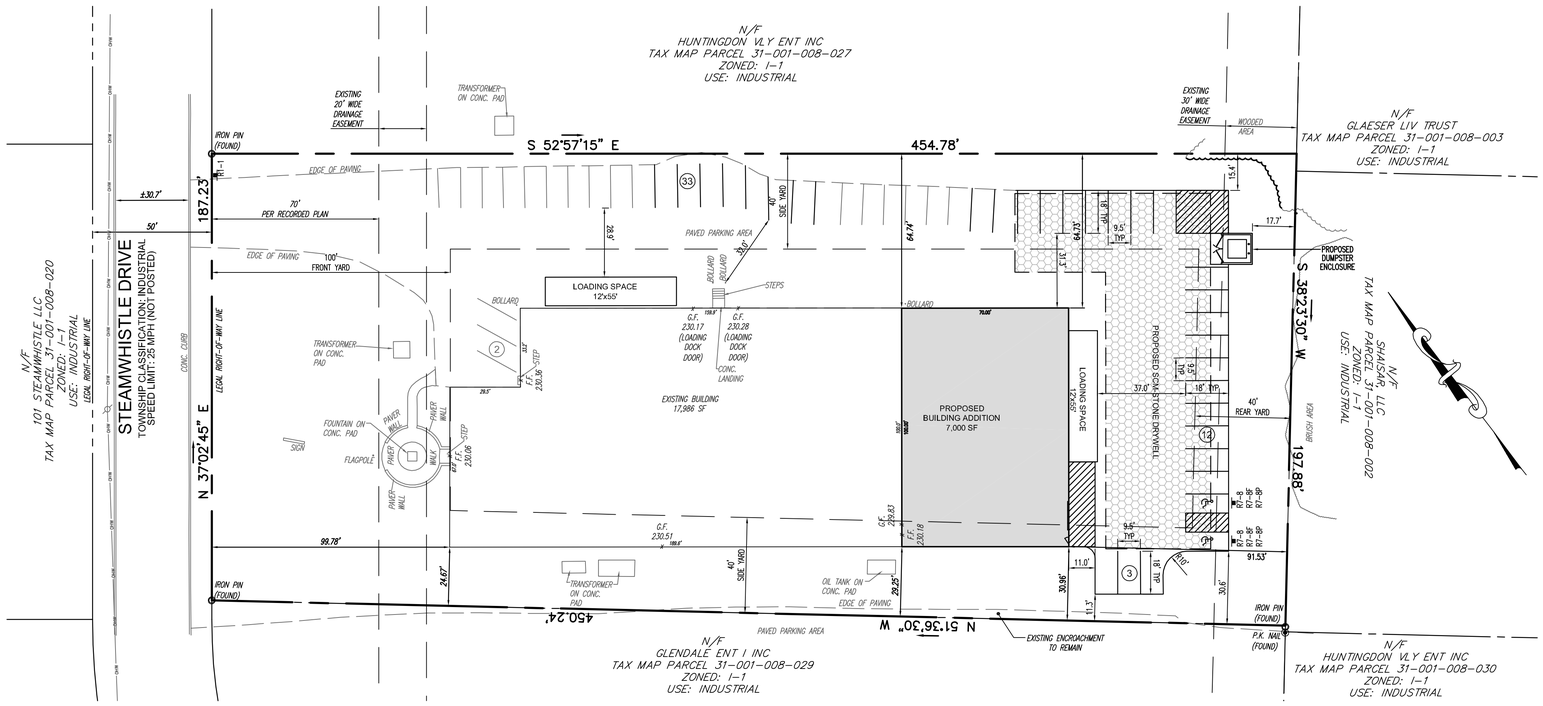
DESCRIPTION	SECTION	REQUIRED
ANY COMBINATION OF USES ON A LOT HAVING AN AGGREGATE FLOOR AREA OF 8,000 SQUARE FEET OR MORE SHALL REQUIRE ONE OFF-STREET LOADING SPACE. IN ADDITION TO THE ABOVE, ONE ADDITIONAL OFF-STREET LOADING SPACE SHALL BE PROVIDED FOR EACH 25,000 SQUARE FEET OF FLOOR AREA UP TO A MAXIMUM OF THREE TOTAL OFF-STREET LOADING SPACES	205-1109.4.A 205-1109.4.B	TOTAL BUILDING AREA = 24,986 SF 8,000 SF = 1 SPACE REQ. + (24,986-8,000)=16,986/25,000 = 0.68 = 1 SPACE REQ.
		TOTAL REQUIRED SPACES = 2 TOTAL LOADING PROVIDED = 2

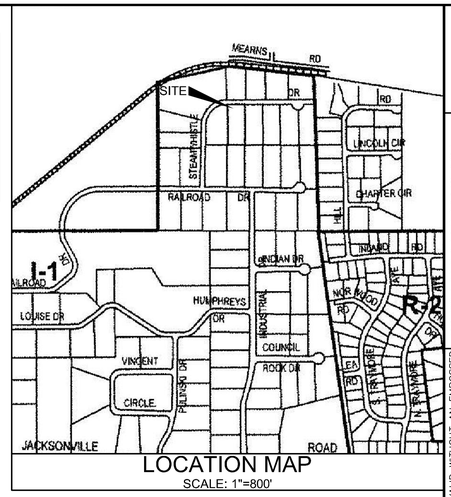
PARKING REQUIREMENTS

DESCRIPTION	SECTION	REQUIRED
WAREHOUSE 1 PER 500 SQUARE FEET OF GROSS FLOOR AREA OR 1 PER 1.5 EMPLOYEES, WHICHEVER IS GREATER	205-1110.2.A	24,986 SF/500 SF = 49.97 SPACES = 50 SPACES REQUIRED OR 10 EMPLOYEES*1.5 = 16.5 SPACES = 17 SPACES REQUIRED

TOTAL PROPOSED PARKING SPACES	
EXISTING REGULAR SPACES	18
PROPOSED REGULAR SPACES	30
PROPOSED HANDICAP SPACES	2
TOTAL SPACES PROVIDED	50

TOTAL REQUIRED SPACES = 50





ZONED: I-1, PLANNED INDUSTRIAL/OFFICE DISTRICT
EXISTING/PROPOSED USE: WAREHOUSE

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2 AC	2.00 AC	2.00 AC
MINIMUM LOT WIDTH AT BSBL	200 FT	189.60 FT*	189.60 FT*
MINIMUM FRONT YARD	100 FT	99.78 FT*	99.78 FT*
MINIMUM SIDE YARD	40 FT	24.67 FT*	24.67 FT*
MINIMUM REAR YARD	40 FT	161.51 FT	91.53 FT
MAXIMUM IMPERVIOUS SURFACE RATIO	70%	51.01%	65.20%
MAXIMUM BUILDING COVERAGE	30%	20.65%	28.68%
MAXIMUM BUILDING HEIGHT	45 FT	<45 FT	<45 FT

*INDICATES AN EXISTING NON-CONFORMITY

EXISTING IMPERVIOUS SURFACE TABULATION	
BUILDING	17,986
PAVED PARKING AREA	24,375
PAVED PARKING AREA (ENCROACHMENT)	667
CONCRETE	870
PAVER WALK	479
PAVER WALLS	64
TOTAL (SF)	44,441
TOTAL (AC.)	1.020
MAX ALLOWABLE. IMP (AC.)	**1.40**
IMPERVIOUS RATIO	51.01%
BUILDING COVERAGE	20.65%

PROPOSED IMPERVIOUS SURFACE TABULATION	
BUILDING	17,986
PAVED PARKING AREA	30,284
PAVED PARKING AREA (ENCROACHMENT)	667
CONCRETE	324
PAVER WALK	479
PAVER WALLS	64
PROPOSED ADDITION	7,000
TOTAL (SF)	56,804
TOTAL (AC.)	1.304
MAX ALLOWABLE. IMP (AC.)	**1.40**
IMPERVIOUS RATIO	65.20%
BUILDING COVERAGE	28.68%

GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2024-127.
2. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0402J, EFFECTIVE DATE MARCH 16, 2015.
3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. REFERENCE IS MADE TO FINAL PLAN OF NORTHAMPTON INDUSTRIAL PARK II, SECTION 5 PREPARED BY ALTAIR ENGINEERING COMPANY BEING DATED JULY 24, 1977 AND LAST REVISED MAY 2, 1979 AS RECORDED IN PLAN BOOK 200, PAGE 22.
6. CURB CUTS AND HANDICAP RAMPS SHALL BE PROVIDED AS SHOWN ON THE PLANS, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
7. DURING CONSTRUCTION, THE PROPERTY OWNER SHALL BE RESPONSIBLE TO RESTORE ANY PAVING, CURBING, ETC. THAT IS DISTURBED DURING REPAIR AND/OR MAINT. OF ANY UTILITIES.
8. ALL RADII TO BE 5 FT. UNLESS OTHERWISE NOTED.
9. NO HAZARDOUS MATERIALS SHALL BE ON SITE.
10. NO NOXIOUS ENVIRONMENTAL EFFECT SHALL BE GENERATED ON SITE.
11. NO OFFENSIVE ODORS OR GLARES SHALL BE GENERATED ON SITE.
12. NO USE SHALL BE PERMITTED THAT WOULD BE NOXIOUS OR OFFENSIVE TO THE IMMEDIATE SURROUNDING AREA BY REASON OF SMOKE, GAS, VIBRATION, NOISE OR WHICH CONSTITUTES A PUBLIC HAZARD BY FIRE, EXPLOSION OR OTHERWISE.
13. SITE IS SERVICED BY PUBLIC WATER & PUBLIC SEWER. NO NEW CONNECTIONS ARE PROPOSED.
14. THE STORMWATER COLLECTION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE OWNER. THE OWNER SHALL PROVIDE A BLANKET STORMWATER ACCESS EASEMENT TO THE TOWNSHIP FOR ACCESS TO THE SWM FACILITIES. THIS ACCESS EASEMENT SHALL BE USED BY THE TOWNSHIP TO INSPECT THE SWM FACILITIES ON AN ANNUAL BASIS. ALL COSTS & EXPENSES ASSOCIATED WITH SAID INSPECTION SHALL BE PAID TO THE TWP BY THE OWNER IN PERPETUITY. IF IN THE JUDGMENT OF THE TOWNSHIP ENGINEER, THE OWNER HAS FAILED TO MAINTAIN THE SWM FACILITIES TO INSURE ITS PROPER FUNCTIONING, THE TOWNSHIP, UPON PROVIDING WRITTEN NOTICE, SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS & TO MAKE REPAIRS NECESSARY TO THE SWM FACILITIES TO INSURE THAT SUCH FACILITIES FUNCTION IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS. ANY & ALL COSTS INCURRED BY THE TWP FOR SUCH REPAIRS &/OR MAINTENANCE SHALL BE PAID IN FULL BY THE OWNER.
15. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
16. STORMWATER MANAGEMENT FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTERED UNLESS IT IS A PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED.
17. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR STORMWATER CONTROL MEASURE (SCM) OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR SCM WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
18. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
19. THE LARGEST NON-EMERGENCY VEHICLE TO UTILIZE THE SITE AFTER CONSTRUCTION WILL BE AN SU-30.
20. THE EXISTING DRAINAGE EASEMENTS ON THE PROPERTY ARE FOR THE BENEFIT OF THE TOWNSHIP. THE TOWNSHIP RESERVES THE RIGHT TO ACCESS AND IF NECESSARY, REMOVE ANY FEATURES WITHIN THE EASMENTS. REPLACEMENT OF FEATURES BEYOND LAWN GRASS SHALL BE THE SOLE RESPONSIBILITY OF THE LAND OWNER.

Sign Legend

Series #	Remarks	
R1-1	Stop Sign	30" x 30"
R7-8	Reserved Parking Sign	12" x 18"
R7-8P	Van Accessible Sign	12" x 6"
R7-8F	Reserved Parking Penalties Sign	12" x 18"

SUBSURFACE DETENTION BASIN INSPECTION AND MAINTENANCE SCHEDULE

1. INSPECTION, MAINTENANCE AND REPAIR OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. INSPECTION SHALL INCLUDE VISUAL INSPECTION THROUGH THE INLETS AND ALONG THE RIVER JACK STONE TRENCH QUARTERLY AND AFTER EACH MAJOR RAINFALL (1" OR MORE IN 24 HRS) EVENT TO CONFIRM THEY ARE NOT RECEIVING SEDIMENT OR DEBRIS. LANDOWNERS SHALL PERFORM ANY NECESSARY MAINTENANCE ON THE SYSTEM IF IT IS FOUND TO BE OPERATING NOT AS DESIGNED. LAND OWNERS SHALL SEED AND STABILIZE ANY AREAS OF LAWN THAT ARE EXPERIENCING EROSION AND/OR ARE BARREN. NORTHAMPTON TOWNSHIP SHALL BE GRANTED THE RIGHT OF ENTRY TO PROVIDE PROPER MAINTENANCE IF NECESSARY. THE LANDOWNER SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE AND ANY COST ASSOCIATED WITH THE ABOVE STATEMENT.
2. FOR SYSTEMS WITH DIRECT CONNECTIONS SCREEN AND/OR LEAF GUARDS SHALL BE PROVIDED ON ALL RAIN GUTTERS TO PREVENT DEBRIS FROM ENTERING THE SYSTEM.
3. 100 PERCENT VEGETATIVE COVER BY HERBACEOUS SPECIES SHALL BE MAINTAINED THROUGHOUT ALL EMBANKMENTS AND LAWN AREAS WITH DIRECT DISCHARGE TO THE UNDERGROUND FACILITY. ANY AREA BECOMING VOID OF VEGETATION SHALL BE IMMEDIATELY CORRECTED BY REPLANTING OR OTHER ADEQUATE MEASURES NECESSARY TO PREVENT EROSION THAT MAY JEOPARDIZE THE POROSITY OF THE SYSTEM. AT NO TIME SHALL MULCH BE USED ON SLOPES OF DIRECT DRAINAGE TO THE UNDERGROUND FACILITY.
4. GRASS CLIPPINGS SHALL BE COLLECTED AND REMOVED TO PREVENT CLOGGING OF THE FACILITY. FALLEN LEAVES SHALL BE COLLECTED AND REMOVED FROM THE SITE A MINIMUM OF ONE (1) TIME PER WEEK DURING THE FALL SEASON. ROOF DRAINS AND DEBRIS TRAPS SHALL BE CHECKED FOR LEAF LITTER AND OTHER DEBRIS, WHICH MAY CLOG PERFORATED PIPES AND/OR STONE BEDS.
5. THE STONE BED SHALL BE INSPECTED QUARTERLY, OR AFTER ANY LARGE STORM EVENT, FOR CLOGGING. REMOVE CLEANOUT CAPS AND INSPECT FOR DEBRIS. REMOVE ACCUMULATED LEAVES, TWIGS, SEDIMENT AND OTHER DEBRIS AS REQUIRED TO KEEP THE ROOF DRAINAGE SYSTEM CLEAN. IF AFTER INSPECTION IT IS DETERMINED THAT SEDIMENT NEEDS TO BE REMOVED FROM THE STONE BED, INJECT SYSTEM WITH WATER, SUSPEND SILT AND PUMP CHAMBER.
6. IF THERE IS SURFACE PONDING OR ROOF DOWNSPOUTS ARE BACKED UP, NOTIFY THE TOWNSHIP OF ANY PROBLEMS OR FAILURES OBSERVED IN THIS SYSTEM.
7. THE PROPERTY OWNERS SHALL SUBMIT AN ANNUAL REPORT TO THE TOWNSHIP DETAILING THE MAINTENANCE WORK, INCLUDING REPAIRS, IF ANY, THAT ARE CARRIED OUT DURING A GIVEN CALENDAR YEAR. SUCH REPORTS SHALL BE DUE ON OR ABOUT THE FIRST DAY OF MARCH OF THE FOLLOWING YEAR.

THE TOWNSHIP AND/OR IT'S AGENTS RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID UNDERGROUND STORMWATER MANAGEMENT FACILITY IN ORDER TO ENSURE THAT THE STRUCTURAL AND DESIGN INTEGRITY AND MAINTENANCE REQUIREMENTS ARE BEING MAINTAINED BY THE OWNER.

APPLICANT STORMWATER CERTIFICATION:

I, _____ (OWNER), HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN MUST BE APPROVED BY THE TOWNSHIP AND THAT A REVISED E&S PLAN MAY BE REQUIRED TO BE SUBMITTED TO THE CONSERVATION DISTRICT. ALSO THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED UNLESS APPROVED BY THE TOWNSHIP

_____ SIGNATURE

_____ DATE

DRAINAGE PLAN CERTIFICATION:

I, HEATH DUMACK, P.E. ON THIS DATE _____, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NORTHAMPTON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE AND THAT A REVISED E&S PLAN MAY BE REQUIRED TO BE SUBMITTED TO THE CONSERVATION DISTRICT.

_____ SIGNATURE

_____ DATE

THE FOLLOWING WAIVERS FROM THE NORTHAMPTON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE ARE REQUESTED:

SECTION	WAIVER
23-301.10	TO PERMIT A DEWATERING TIME OF LESS THAN 24 HOURS.
23-501.2.A	TO ALLOW 12" SBCPP & 15" SBCPP INSTEAD OF THE REQUIRED 18" RCP
23-501.2.D	TO ALLOW THE USE OF SBCPP PIPES INSTEAD OF THE REQUIRED PENNDOT CONCRETE PIPES.
23-501.2.K	TO ALLOW LESS THAN 12 INCHES OF FREEBOARD AT INLETS.
23-501.2.L	TO ALLOW LESS THAN THREE (3) FEET , BUT AT LEAST 12" OF COVER OVER STORM PIPE.
23-501.2.M	TO NOT REQUIRE THE CROWN OF PIPES TO BE ALIGNED AT INLETS
23-501.2.N	TO NOT REQUIRE OUTLET PIPES TO DISCHARGE INTO A DETENTION BASIN.

THE FOLLOWING WAIVERS FROM THE NORTHAMPTON TOWNSHIP LAND DEVELOPMENT & SUBDIVISION ORDINANCE ARE REQUESTED:

SECTION	WAIVER
22-304.5.E.(3)	TO NOT REQUIRE THE PLANS TO SHOW THE LOCATION OF, NAMES AND WIDTHS OF, STREETS, CURBS AND PAVEMENT, PUBLIC OR PRIVATE; ALL PROPERTY LINES; AND NAMES OF OWNERS OF TRACTS OR PARCELS WITHIN 200 FEET OF THE SITE.
22-304.5.E.(4)	TO NOT REQUIRE THAT THE PLANS SHOW ALL STORM DRAINAGE, SANITARY SEWER AND PUBLIC WATER SUPPLY LINES OR FACILITIES WITHIN 400 FT OF THE SITE, AND OWNER OR MAINTENANCE RESPONSIBILITIES FOR THE SAME.
22-403.2.B	TO NOT REQUIRED SIDEWALK ALONG STEAMWHISTLE DRIVE.
22-403.8.A.(2)	TO NOT REQUIRE OFF-STREET PARKING LOT TO HAVE CURB.
22-403.8.A(4)	TO NOT REQUIRE ALL PARKING LOTS TO BE CONFINED BY CURBING.
22-403.8.B.(2)(a)	TO NOT REQUIRE THE PARKING TO BE SETBACK AT LEAST 15 FEET FROM RIGHT-OF-WAY AND ALL OTHER PROPERTY LINES.
22-403.B.(2)(b)	TO PERMIT THE PARKING AREA TO BE 11 FEET FROM ANY BUILDING OR STRUCTURE INSTEAD OF THE REQUIRED 20 FEET..
22-403.B.(7)a	TO PERMIT 33 PARKING SPACES IN A ROW INSTEAD OF THE ALLOWABLE 20 SPACES AND TO PERMIT A PARKING STRIP OF 310 FEET WITHOUT A PLANTING STRIP INSTEAD OF THE ALLOWABLE 200 FEET.
22-403.3.B	TO PERMIT A 15-25% STEEP SLOPES DISTURBANCE OF 57.2% INSTEAD OF THE ALLOWABLE 30%.
22-403.3.B	TO PERMIT A DISTURBANCE OF 28.7% OF STEEP SLOPES >25% INSTEAD OF THE ALLOWABLE 15%.
22-615.2.B.(1)	TO ALLOW STREET TREES TO BE GREATER THAN TWO FEET OUTSIDE OF THE STREET RIGHT-OF-WAY LINE.

LEGEND

TRACT BOUNDARY LINE	
BUILDING SETBACK LINE	
EXISTING UTILITY POLE	
EXISTING CURB	
CLEAR SIGHT TRIANGLE LINE	
EXISTING EDGE OF PAVING	
EXISTING EASEMENT LINE	
EXISTING FENCE	
EXISTING TREELINE	
EXISTING TREELINE TO REMAIN	
PROPOSED SCM STONE DRYWELL	

I (WE) _____ HAVE LAID OUT UPON OUR LANDS, SITUATE IN THE TOWNSHIP OF NORTHAMPTON, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, LAND DEVELOPMENT ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20___.

_____ LAND OWNER NAME

_____ SIGNATURE

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUCKS, ON THE _____ DAY OF _____, 20___ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN HEREON, SITUATE IN THE TOWNSHIP OF NORTHAMPTON, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW

_____ NOTARY PUBLIC

_____ MY COMMISSION EXPIRES

APPROVED BY THE NORTHAMPTON TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

_____

_____

_____

REVIEWED BY THE NORTHAMPTON TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20___.

_____

_____

_____

APPROVED BY THE RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTHAMPTON TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, AT A MEETING HELD ON THIS _____ DAY OF _____, 20___.

_____

_____

BCPC No. _____

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

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

BY _____

SERIAL No. 2025-2654050

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

INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A COMPILATION OF RECORDS AND FIELD SURVEYS BY DUMACK ENGINEERING. REPRODUCTION OF THIS PLAN WITHOUT EXPRESSED WRITTEN PERMISSION IS PROHIBITED. REPRODUCTION OF A COPY OF THIS PLAN FOR THE PURPOSE OF SELLING REAL ESTATE IS PROHIBITED. USE OF THIS PLAN SHALL BE IN NO CIRCUMSTANCE BE APPROVED. VIOLATION OF THE PROFESSIONAL CODE OF ETHICS AND A THEFT OF SERVICES. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF CURRENT STATUTES. PROVIDED DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR ALTERATION OF THIS PLAN BY ANY PERSON OTHER THAN DUMACK ENGINEERING IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THOSE ORIGINALLY INTENDED IS AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

ALL PROJECT HAS BEEN PREPARED FOR MUNICIPAL PURPOSES. ADDITIONAL INFORMATION MAY BE REQUIRED FOR CONSTRUCTION.

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND DISCREPANCIES NOTED BEFORE PROCEEDING. NOTIFY OF ANY DISCREPANCIES BEFORE PROCEEDING.

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

HEATH ALAN DUMACK
REGISTERED PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF PENNSYLVANIA

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

DUMACK ENGINEERING
ESTABLISHED IN 1954
P.O. BOX 467
PENNS PARK, PA 18943
PHONE: (215) 598-1230
FAX: (215) 598-1232
A PROFESSIONAL CORPORATION
CIVIL - STRUCTURAL ENGINEERS & SURVEYORS
www.Dumack.com

REV. No.	DATE	REVISION
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MINOR LAND DEVELOPMENT

EXISTING PARCEL INFO:
T.M.P. No. 31-001-008-028
DEED BOOK: PAGE No.
INSTRUMENT No.: 2021109565
CURRENT ZONING: I-1

OWNER of RECORD:
92 STEAMWHISTLE LLC
301 IVYLAND ROAD
WARMINSTER, PA 18974

APPLICANT:
SAME AS ABOVE

30 0 15 30
GRAPHIC SCALE

RECORD PLAN
92 STEAMWHISTLE DRIVE
NORTHAMPTON TOWNSHIP
BUCKS COUNTY, PA

DRAWN BY:	CHECKED BY:
HAD	
SCALE: 1"=30'	PROJECT No. 8426
PLAN DATE: SEPT. 29, 2025	SHEET No: 2 OF 12

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

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

MEMORANDUM

To: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: December 29, 2025

Subject: BCPC #10547-A
Final Plan of Lot Line Adjustment for Hankin Tract
TMP #34-3-135 & 34-3-135-1
Applicant: Louis F. Hankin and Maureen Lynn Klein
Owner: Louis F. Hankin and Maureen Lynn Klein & Alison Kingsley
Plan Dated: October 7, 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: Convey 2.0 acres from TMP #34-3-135-1 to TMP #34-3-135. No improvements are proposed on either of the two parcels.

Location: Along the west side of Curly Hill Road approximately 500 feet southwest of its intersection with Meetinghouse Road.

Zoning: The R-2 District permits Use B1 Single-family Detached Dwelling on minimum lots of 40,000 square feet with a maximum impervious surface ratio of 20 percent and a minimum lot width of 150 feet. Lots must have minimum yards of 50, 20, and 40 feet for front, side, and rear yards, respectively.

Present Use: Residential

COMMENTS

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

   Section 22-907.1.M.
   to waive the requirement to provide drainage improvements or improvements to the cartway widths to an existing street where a subdivision abuts

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

Section 22-907.3.B&G
to waive the requirement to construct the necessary improvements to bring an existing roadway up to the required width; and to waive the requirement to make the necessary improvements where a subdivision abuts an existing street of inadequate width or substandard construction

Section 22-918
to waive the requirement to provide curbing and sidewalks along the frontage of Curly Hill Road

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 ordinance sections involved, and the minimum modification necessary. The final plan should note all granted waivers.

2. **Front yard setback**—Section 27-803.A. of the zoning ordinance requires a minimum 50-foot front yard setback. TMP #34-3-135-1 provides only 44 feet, consistent with its existing condition. As such, this constitutes an existing nonconformity and should be clearly noted on the plan. The township should also confirm compliance with Section 27-2703, which governs the continuation of existing nonconformities.

3. **Editorial**—The applicant incorrectly cites its first waiver request as being from Section 22-907.M.1 of the SALDO. The correct citation should be Section 22-907.1.M.

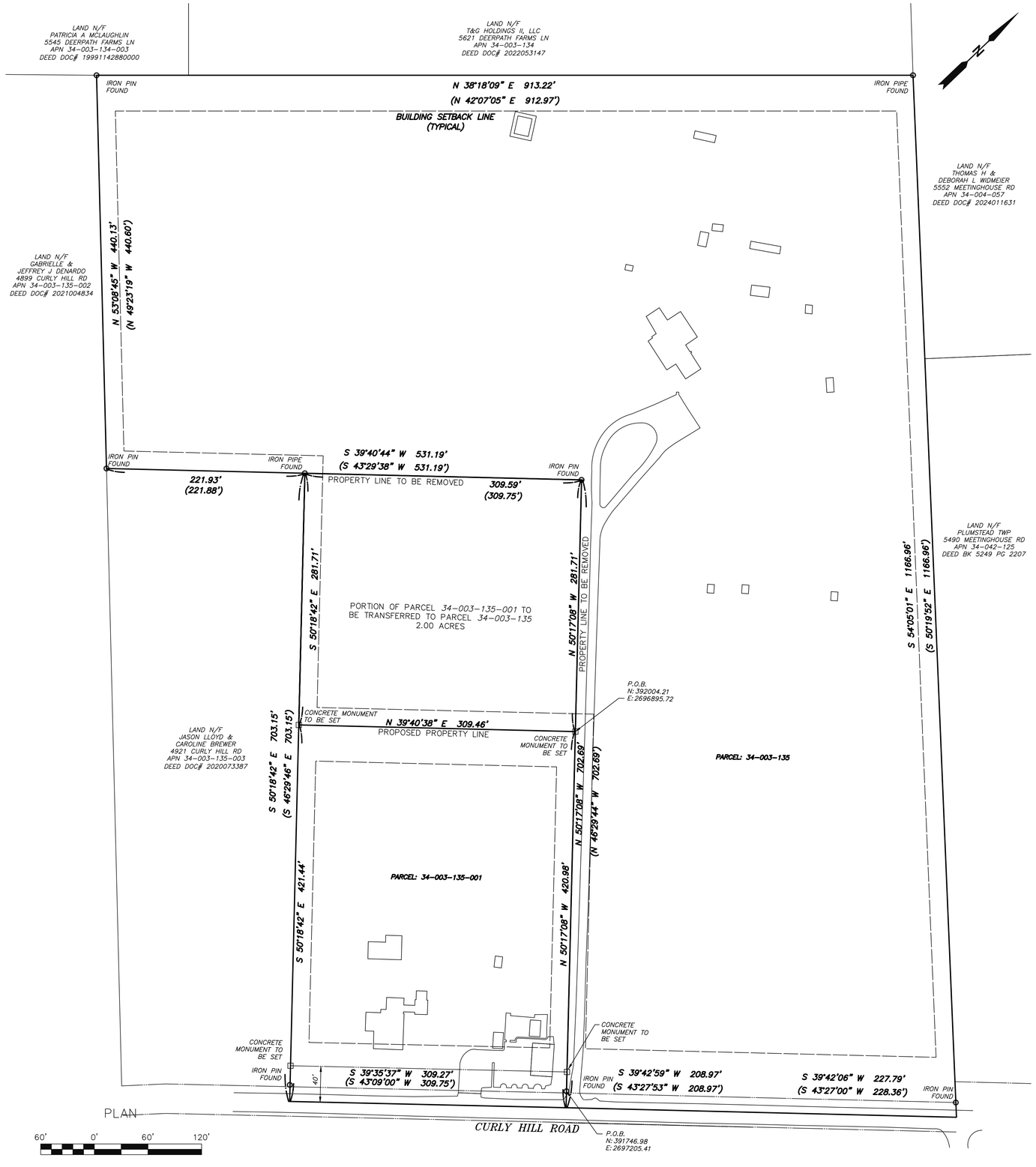
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the January 7, 2026, 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
25-0270

cc: Louis F. Hankin and Maureen Klein (via email)
Alison Kingsley
Landon Woodward, PLS, ASH Associates, Inc. (via email)
Timothy A. Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Stacey Mulholland, Township Manager (via email)



ZONING DATA:
PER TOWNSHIP, CHAPTER 27 PART 7 (ORD. 01-09-18-1, 9/18/2001)
ZONING DISTRICT CLASSIFICATION: R-2 DISTRICT

PARCEL		34-003-135		34-003-135-001	
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SQ FT	697,029 SQ FT	784,195 SQ FT	212,397 SQ FT	125,202 SQ FT
MINIMUM LOT WIDTH	150 FT	435.7 FT	NO CHANGE	309.3 FT	NO CHANGE
MINIMUM FRONT YARD	50 FT	802.0 FT	NO CHANGE	44.1 FT	NO CHANGE
MINIMUM REAR YARD	40 FT	260.2 FT	NO CHANGE	294.3 FT	294.3 FT
MINIMUM SIDE YARD	20 FT	253.2 FT	NO CHANGE	82.6 FT	NO CHANGE
MAXIMUM BUILDING COVERAGE	10 %	0.7 %	0.6 %	2.2 %	3.7 %
MAXIMUM IMPERVIOUS COVERAGE	20 %	2.8 %	2.4 %	6.1 %	10.4 %

IMPERVIOUS DATA:	PARCEL 34-003-135	PARCEL 34-003-135-001
EXISTING DWELLING:	2,686 SQ FT	3,207 SQ FT
EXISTING GARAGE:	0 SQ FT	881 SQ FT
EXISTING SHED:	1,168 SQ FT	520 SQ FT
EXISTING ANIMAL PENS:	964 SQ FT	0 SQ FT
EXISTING DRIVE:	11,103 SQ FT	5,016 SQ FT
EXISTING CONCRETE:	50 SQ FT	1,681 SQ FT
EXISTING WALKS:	0 SQ FT	1,457 SQ FT
EXISTING GRAVEL:	3,213 SQ FT	
TOTAL EXISTING IMPERVIOUS COVERAGE:	19,184 SQ FT	12,965 SQ FT

GENERAL NOTES:
1. FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES COMPLETED APRIL 15, 2025 AND LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
2. HORIZONTAL DATUM IS NAD 83, STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN. PARENTHESIS ( ) INDICATES DEED BEARINGS.
3. THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
4. THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
5. RIGHT-OF-WAY WIDTHS SHOWN FROM DEEDS OF RECORD.
6. ENTIRE SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA FLOOD INSURANCE RATE MAP (FIRM) OF BUCKS COUNTY, MAP # 42017C0169J, REVISED MARCH 16, 2015.
7. THE AREA CONTAINED AS THE ULTIMATE RIGHT-OF-WAY SHOWN ON THE PLAN IS HEREBY OFFERED FOR DEDICATION TO THE TOWNSHIP.
8. APPROXIMATE LOCATION OF SEPTIC AREA SHOWN ON PARCEL 34-3-135.1 IS DETERMINED FROM PROXIMITY TO SEPTIC EQUIPMENT AND HISTORIC VEGETATION IN THE AREA.

PA1CALL NOTES:
1. THIS IS AN ABOVE-GROUND SURVEY. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND INSPECTION OF THE SITE, UTILITY COMPANY RECORDS.
2. COMPLETENESS OR ACCURACY OF THE TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED BY ASH ASSOCIATES, INC.
3. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
4. PA1CALL SERIAL NUMBER 20250974006, WAS PLACED FOR DESIGN PURPOSES ONLY.

UTILITY COMPANY:	RESPONSE:
KD PECO EXELON CO	PLANS RECEIVED, PLOTTED AS SHOWN
KW COMCAST C SLRV	CLEAR, NO CONFLICT
ME MET ED	PLANS RECEIVED, PLOTTED AS SHOWN
PLU PLUMSTEAD TWP	CLEAR, NO CONFLICT
Y1 VERIZON EASTERN	CLEAR, NO CONFLICT

PROPERTY INFORMATION:

APN:	34-003-135	34-003-135-001
OWNER:	LOUIS F HANKIN MAUREEN LYNN KLEIN	ALISON KINGSLEY
PHONE NUMBER:	267-475-5415	
TRACT ADDRESS:	4971 CURLY HILL RD	4936 CURLY HILL RD
DOCUMENT:	DOC# 2024000101	DOC# 2024000771
EXISTING GROSS AREA:	704,139 SQ FT OR 16.16 ACRES	217,506 SQ FT OR 4.99 ACRES
EXISTING NET AREA:	697,029 SQ FT OR 16.00 ACRES	212,397 SQ FT OR 4.88 ACRES

WAIVER REQUESTS FROM SUBDIVISION ORDINANCE:

1. 22-907.M.1	IMPROVEMENTS ALONG CURLY HILL ROAD - NO LAND DEVELOPMENT PROPOSED
2. 22-907.3.B&G	IMPROVEMENTS ALONG CURLY HILL ROAD - NO LAND DEVELOPMENT PROPOSED
3. 22-918	IMPROVEMENTS ALONG CURLY HILL ROAD - NO LAND DEVELOPMENT PROPOSED

TOWNSHIP ENGINEER ACKNOWLEDGMENT
THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER ON THIS _____ _____ DAY OF _____, 20_____.

ENGINEER: _____

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

_____
EXECUTIVE DIRECTOR,
BUCKS COUNTY PLANNING
COMMISSION

RECORDER OF DEEDS ACKNOWLEDGMENT

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

_____
BUCKS COUNTY RECORDER OF
DEEDS

BOARD OF SUPERVISORS ACKNOWLEDGMENT

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF PLUMSTEAD TOWNSHIP THIS _____ DAY OF_____ 20____.

_____ _____
_____ _____
_____ _____
_____ _____

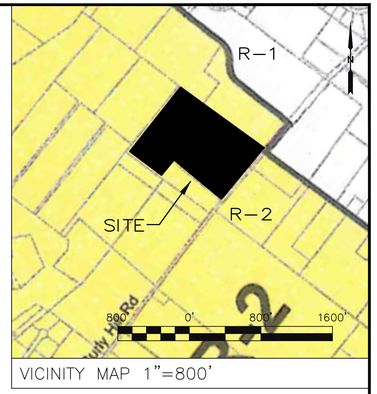
CERTIFICATE OF ACCURACY:

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

_____ OCTOBER 7, 2025
NAME: DATE:

LS. NO.: SU060787

Revisions		
2.	10-7-25	Bndy Annotations
1.	10-7-25	Twp. Comment
No.	Date	Remarks



VICINITY MAP 1"=800'

PARCEL 34-003-135

OWNER SIGNATURE BLOCK & ACKNOWLEDGMENT - INDIVIDUAL ACKNOWLEDGMENT

I, LOUIS F HANKIN & MAUREEN LYNN KLEIN, ACKNOWLEDGE THAT WE ARE THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT I DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

_____ _____
NAME: DATE:

_____ _____
NAME: DATE:

COMMONWEALTH OF _____
(OR IF NOT IN PENNSYLVANIA, STATE OF _____)

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

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

PARCEL 34-003-135-001

OWNER SIGNATURE BLOCK & ACKNOWLEDGMENT - INDIVIDUAL ACKNOWLEDGMENT

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

_____ _____
NAME: DATE:

COMMONWEALTH OF _____
(OR IF NOT IN PENNSYLVANIA, STATE OF _____)

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

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

TOWNSHIP APPLICATION NUMBER: 2025-09LD

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LANDON J. WOODWARD SURVEYOR SU060787

Date Issued:
OCTOBER 7, 2025

LOT LINE ADJUSTMENT PLAN
PREPARED FOR
LOUIS HANKIN
4971 CURLY HILL ROAD
DOYLESTOWN, PA 18902
PLUMSTEAD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

ASH ASSOCIATES, INC.
765 TENNIS AVENUE
AMBLER, PA 19002
PH: 215-367-5261
WWW.ASHASSOCIATES.NET

SCALE: 1" = 60'	PROJECT NO. 5114-2
DATED: MAY 20, 2025	DRAWING NO. 5114-1OF3

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: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: December 16, 2025

Subject: BCPC #12882
Preliminary Plan of Land Development for Richland Tracts—Tollgate Road
TMPs #36-13-51, -52, -53 and 36-38-31
Applicant: John Edwin, Development Services, LLC
Owner: Faulkner-Ciocca Realty LP and Christian H. and Jeanne Yaich
Plan Dated: August 25, 2025
Date Received: December 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: Consolidate four parcels to create a 62.32-acre site on which two warehouses, one consisting of 156,000 square feet and the other consisting of 400,050 square feet, will be constructed. Approximately 1.2 million square feet of impervious surface are proposed for this development. Public water and private sewer will serve the site.

Location: At the southwest corner of the intersection of West End Boulevard (State Route 309) and Tollgate Road.

Zoning: The PC Planned Commercial District permits Use G17 Flex Building, by right with sub uses G3 Wholesale Business, Wholesale Storage, Warehousing and D1 Office proposed for the site. A minimum site area of 3 acres, a minimum frontage of 150 feet, a minimum property line setback of 25 feet, and minimum building spacing of 50 feet are required. This use is subject to a maximum permitted floor ratio of 40 percent, a maximum permitted impervious surface ratio of 60 percent, and a maximum building height limit of 35 feet.

The site is located within the Arterial Overlay District and is subject to additional requirements pertaining to access management.

Present Use: Single-family residential, vacant

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

COMMENTS

We reviewed a preliminary plan submission for this site in August of 2023 (BCPC #12882, dated August 3, 2023). We note that since that review was issued, TMPs #36-13-52 and 36-13-53 have been rezoned from RA Rural Agricultural to PC Planned Commercial District (BCPC #36-24-1, dated April 3, 2024). The previous plan for this site proposed one warehouse consisting of 649,230 square feet. 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**

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

   Section 22-516.5.B.
   to permit parking to be 17 feet along the front and one side of Warehouse 1 and within 17 feet along the front and 10 feet on the side of Warehouse 2 instead of the required minimum of 20 feet from the outside wall of the nearest building; the application indicates the proposed distances will not present safety and traffic flow problems

   Section 22-516.5.C.
   to permit parking spaces of 9 feet by 18 feet, where 10 feet by 20 feet is required; the application indicates the proposed parking space size will reduce the amount of site impervious surface while maximizing the number of parking spaces provided

   Section 22-702.C.2.
   to not provide the names of adjacent property owners, the locations of watercourses, sanitary sewers, storm drains, and similar features within 400 feet of any development on the site; the application indicates that an aerial is included and that sufficient data has been provided to adequately address site design requirements

   The final plan should note all granted waivers.

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

   Section 25-303.1.B.
   from requiring the design storm rainfall depths to be in accordance with Table 25-1; the application requests NOAA rainfall data be used for the stormwater calculations indicating that NOAA rainfall data is required by the state for NPDES permit calculations, and in most cases is equal to or greater than the rainfall in Table 25-1

   Section 25-307.8.
   from requiring all retention basins to be fenced with gates provided for access to the basin; the application indicates that fencing is not proposed for the interior basins (SCMs 007 through 011), as the development is private and basins without fencing are located close to buildings and parking areas that are expected to be monitored

Section 25-307.9.A.
from requiring basin berm widths to be 10 feet for all retention/detention basins; the application indicates a proposed basin berm width of 5 feet for some basins that are limited in area and have relatively small drainage areas or are forebays for other basins (SCMs 003, 005, 009, 019, and 011)

Section 25-308.1.A.(2)(a)
from requiring a minimum depth of 48 inches between the intended bottom of the facility and limiting zones; the application indicates a minimum separation of 24 inches is proposed for Infiltration SCM 009 due to the topography and site grading necessary to ensure that stormwater runoff reaches the facility and to ensure adequate pipe slopes from the facility

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

2. **Conditional use**—Section 27-602 of the zoning ordinance requires conditional use approval for any proposed use located within the Arterial Corridor (Overlay) District. The site is located along Route 309, which is within the Arterial Corridor (Overlay) District as described in Section 27-601.A. of the zoning ordinance. Township officials should not take official action on this plan until all zoning issues have been resolved.

3. **Warehouse space and market trends**—Current market trends indicate a saturation of warehouse space for potential tenants. As such, warehouse space may remain vacant for long periods of time or revert to other uses, particularly as these spaces are often built on spec, with no tenant in mind. We recommend that the township consider all uses that could potentially occupy buildings of this type to ensure future use of the site is in keeping with the intention of the zoning district.

   One such use that should be considered is data center, as this type of use is not clearly defined in the Richland Township Zoning Ordinance and may be permitted in districts that also permit warehouses. For example, in Falls Township at the Keystone Trade Center, several large buildings that were constructed and intended for warehouse use were ultimately converted to data centers.

   Data centers can have profound impacts on area water resources, electrical grids, and local noise pollution, if not properly regulated. PennFuture has recently published a model ordinance on data centers to address their impacts. Within Bucks County, Tinicum Township amended their ordinance to regulate “intensive digital computer operations,” including data centers. The ordinance contains provisions for screening of HVAC systems, regulation of noise and nuisances, limits on operating temperature, provisions for electrical and fire safety, and bonding for end-of-operations. We recommend the township amend its ordinance to include a data center use to ensure they are properly located and regulated.

   Another use to consider for the large warehouse would be a fulfillment center. Fulfillment centers generally generate more trips than traditional warehouses. As such this could adversely affect the traffic impact study or access management for the site.

4. **Natural resources**

   a. **Drainage to floodplain**—Sheet 12 depicts a stormwater basin draining to the floodplain of Morgan Creek in the southeast section of the site. Sections 22-621.4.A. and C. of the SALDO stipulate that all drainage facilities must comply with regional drainage plans and be constructed

in a manner that is floodproofed over 1 foot of the 100-year flood elevation. Stormwater facilities should be reviewed to ensure compliance with regional drainage plans and facility standards.

b. **Woodland protection**—Aerial imagery on Sheet 11 indicates that woodlands are in the western and southern portions of the site. Section 27-514 of the zoning ordinance states that no more than 20 percent of woodlands are permitted to be altered unless the proposed plan is subject to the tree replacement plan. The plan should indicate compliance with this requirement.

c. **Tree protection**—The site plan does not detail what trees are to be preserved on the site. Section 27-1004 of the zoning ordinance requires that the plan show what trees are to be preserved and the method by which they will be protected. The plan should indicate compliance with this ordinance requirement.

5. **Traffic Impact Study (TIS)**

a. **Concept plan**—The revised traffic impact study, dated July 10, 2024, is for one proposed high cube warehouse for the site. The concept plan included in Appendix A depicts one proposed warehouse for the site, not the two warehouses depicted on this proposed site plan. We recommend the township not approve the proposed development until the applicant presents a current and up-to-date traffic impact study that is consistent with what is presented on this site plan.

b. **Traffic generation information**—The approach used for the trip generation, as specified in the note found in Table 1 of the TIS, does not clearly define the choices used to determine the trip generation for the site. The note should be amended to clearly indicate the assumptions that were used to determine the trip generation calculations.

c. **Route 309 access**—Sheet 3 of 69 depicts a right-in/right-out access for traffic along Route 309. We note that individuals may seek to make left-hand turns out of the right-in/right-out access despite the proposed channelization. We advise the township to coordinate with the Pennsylvania Department of Transportation (PennDOT) to decide what traffic control measures are needed to ensure safe operations of the proposed driveway.

d. **Adaptive traffic signal control system**—The Tollgate Road/Route 309 intersection is part of the Route 309 Adaptive Traffic Signal Control System. Any modifications to the traffic signal timing should be coordinated with the Pennsylvania Department of Transportation (PennDOT) and Richland Township.

e. **Traffic control**—We recommend that left turns onto Tollgate Road from trucks exiting the site be prohibited. Further, we recommend the installation of signage indicating that no left turns are permitted from trucks exiting onto Tollgate Road.

6. **Parking**

a. **Parking**—The site plan proposes 591 parking spaces for the site, as required by local ordinances. However, we recommend that the applicant reduce the number of parking spaces proposed for the site, as recent analysis from the Planning Commission indicates the site may be overparked. We recommend that the number of parking spaces for the site be calculated based on the number of employees working on the site's largest shift. Analysis[1] found within the planning commission's *Bucks County Parking Study* shows how this metric better meets the needs of warehouse tenants.

[1] https://connects.buckscounty.gov/parkingstudy

Furthermore, this reduces the amount of impervious surface within the site and lessens its overall impact on the site's natural resources.

b. **Overnight parking**—Stronger regulation of driver hours of service has created a demand for overnight tractor-trailer parking as drivers now have to take required breaks after their eleventh hour of service. The applicant should consider providing overnight parking spaces and driver amenities at the site to accommodate the growing need for overnight tractor-trailer parking.

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

Including EV-ready equipment in the construction stage saves money as it eliminates the need to retrofit a site for later installation of such charging stations. EV-ready equipment includes service panels, junction boxes, conduit, wiring, and other components necessary to make a particular location able to accommodate EV charging stations in the future. The Bucks County Planning Commission recently completed the *EV Charging Station Model Ordinance*[2] which provides model zoning ordinance standards for EV charging stations. The model is a follow-up to the *EV Charging Station Best Practices and Standards*[3] which provides guidelines and standards for EV charging stations.

7. **Impacts to nearby residential area**—Section 22-522.5. of the SALDO requires that adjacent residential areas be protected from potential nuisances of the proposed nonresidential development, in accordance with relevant zoning ordinance requirements. The proposed warehouses are adjacent to a residential neighborhood. We recommend consideration be given to how all potential impacts to this established neighborhood from the development can be mitigated or eliminated. Concerns with stormwater, lighting, truck traffic, and ensuring adequate screening should all be carefully considered given the development's proximity to residences.

8. **Sustainable energy**—We strongly encourage the use of alternative forms of energy generation, and conservation be employed as part of this land development. This may include green roofs, solar panels, geothermal systems, or a requirement that the buildings meet a certified energy efficiency standard. We note that the large flat roofs of the proposed buildings are ideal for green roofs and/or solar panels. The benefits of a green roof include reduced air conditioning costs, absorption of rainwater that will reduce stormwater runoff, and reduced heat generated by the flat roof. If solar energy is not currently planned, we recommend that the roofs be made "solar ready" by installing necessary electrical equipment to add solar panels when market conditions change, technology improves, or other opportunities arise in the future.

   The Bucks County Planning Commission completed a model alternative energy ordinance[4] that provides examples of various incentives that could be included to encourage the use and incorporation of alternative energy systems at the beginning stages of a nonresidential development

[2] https://buckscounty.gov/DocumentCenter/View/16508/Electric-Vehicle-Charging-Station-Use-Model-Ordinance---December-2023
[3] https://buckscounty.gov/DocumentCenter/View/12835/EV-Charging-Stations-Best-Practices-and-Standards---March-2023?bidId=
[4] https://buckscounty.gov/DocumentCenter/View/3811/Model-Sustainable-and-Renewable-Energy-Ordinance-pdf

proposal. We recommend the township consider adopting the model, or relevant portions, to address the growing demand for alternative energy generation and conservation techniques.

9. **Proposed trail**—Richland Township's Open Space and Trail System map depicts a proposed shared-use trail traversing the southern ends of TMPs #36-38-31 and 36-13-51, located along the northern side of Morgan Creek. We recommend that the applicant install a shared-use trail, consistent with the alignment depicted on the trail system map, to expand the township's trail and pedestrian network. In lieu of constructing the trail, the township may also pursue a trail easement for this segment of trail, so it can be constructed at a later date.

10. **Canopy tree selection**—The landscape plan proposes sweetgum trees (*Liquidambar styraciflua)* which produce hard, spiky fruit that can be a nuisance. We recommend specifying the fruitless cultivar, 'Rotundiloba,' to avoid or minimize maintenance issues in the future as the trees mature.

11. **Refuse collection**—If outdoor refuse collection stations are intended near the warehouse buildings, compliance with the screening and landscaping requirements outlined in Section 22-522.9. of the SALDO should be verified.

12. **Plan information**—The site is within the Arterial Corridor Overlay District. The zoning data listed on the plan should be revised to include this information.

This review will be included in the Bucks County Planning Commission board materials for the January 7, 2026, 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
25-0280

cc: John Edwin, Development Services LLC (via email)
Susan Rice, PE, S.T.A. Engineering, Inc. (via email)
Mike Schwartz, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Leslie Huhn, Township Manager (via email)
Vicki Schuller, Township Office Administrator (via email)
Rich Brittingham, Township Zoning Officer (via email)
Matthew Walters, QAPC (via email)

S. WEST END BOULEVARD, S.R. 0309

45 MPH POSTED SPEED

SEE NOTE 22 ON SHEET 4

PennDot Legal R/W

LEGAL DESCRIPTION
POINT OF BEGINNING

N85°43'18"E 22.03'
S03°22'05"E 15.17'
S18°44'39"E 281.85'
N71°15'21"E 199.00'
S18°44'39"E 108.85'
S71°15'21"W 10.00'
S18°44'39"E 700.05'
N71°15'21"E 10.00'
S18°44'39"E 450.01'

REQUIRED RIGHT-OF-WAY TO BE DEEDED TO THE COMMONWEALTH

DRIVE A SIGHT DISTANCE LEFT DESIRABLE: 500 FT. AVAILABLE: 600+ FT.

CONC. MON. (TYP.)

Twp. Ult. R/W

Exist. Drainage Easement (Recorded in Instrument #2015067136)

Exist. 80' Wide Paved Cartway

Exist. Sight Line Easement (Recorded in Instrument #2018022658)

Exist. Water Line Easement (Recorded in Deed Book 1794, Page 2702)

Exist. Water Line Easement (Recorded in Deed Book 1810, Page 308)

Exist. Water Line Easement (Recorded in Deed Book 1794, Page 2694)

Exist. Water Line Easement (Recorded in Deed Book 1815, Page 1228)

Exist. 26' Wide Paved Cartway

Exist. 33' Wide AT&T Easement (Recorded in Deed Book 1420, Page 952)

Exist. 30' Wide Texas Eastern Easement (Recorded in Deed Book 2021, Page 94)

Exist. 30' Wide Texas Eastern Easement (Recorded in Deed Book 2022, Page 1117)

Exist. 20' Wide AT&T Easement (Recorded in Deed Book 1903, Page 1161)

BUILDING SETBACK

10' WIDE BASIN ACCESS DRIVE

SCM 001 SCM 002 SCM 003 SCM 004 SCM 005 SCM 006 SCM 007 SCM 008 SCM 009 SCM 010 SCM 011

WAREHOUSE 1
156,000 SF

WAREHOUSE 2
400,050 SF

119 CAR PARKING SPACES

32 CAR PARKING SPACES

207 CAR PARKING SPACES

TRUCK LOADING AREA

40 TRAILER SPACES

TRUCK LOADING AREA

5' CONC. ISLAND

CURB WALL

1,350 L.F. PROP. 6 FT. HIGH CHAIN LINK FENCE

PROP. RETAINING WALL #2 WITH 3.5 FT HIGH FENCE PLACED DIRECTLY BEHIND WALL

DRIVE A SIGHT DISTANCE LEFT DESIRABLE: 440 FT. AVAILABLE: 604 FT.

DRIVE A SIGHT DISTANCE LEFT DESIRABLE: 500 FT. AVAILABLE: 604 FT.

TOLLGATE ROAD, S.R. 4043
Suburban Residential Low District
45 MPH POSTED SPEED

N86°13'50"E 987.61'

S04°54'08"E 2229.36'

N04°54'08"W 1014.26'

S86°08'06"W 667.06'

S77°34'02"W 166.40'

S04°55'50"E 441.74'

S86°37'16"W 585.13'

MORGAN CREEK

Floodway

100 Year FEMA Floodplain

Exist. Wetlands

Soil Boring B1

Pond

"PC" - Planned Commercial District
"RA" - Rural Agriculture District

WINTERTHUR LANE

Conc. Mon. Fnd.
Conc. Mon. (Broken) Fnd.
Conc. Mon. (Bent) Fnd.
3/4" Rodded Pipe (Leaning) Fnd.
1 1/4" Pin (Leaning) Fnd.
3" Angle Iron Fnd.
2" Pipe Fnd.
#Pin #Cap Fnd.
#Pin (Bent) #Cap Fnd.
#Pin (Bent) Fnd.
#Pin (Cut) Fnd.

PROFESSIONAL SURVEYOR CERTIFICATION

I, Clifford T. Stout, a professional land surveyor licensed in the Commonwealth of Pennsylvania (P.L.S. No. 282-A) do hereby certify that the data for lots, streets, open space, etc., shown hereon has been performed under my direct supervision and all dimensions and geodetic details as shown are correct.

Clifford T. Stout, P.L.S. — Date

PROFESSIONAL ENGINEER CERTIFICATION

I, Susan A. Rice, P.E., a professional engineer licensed in the Commonwealth of Pennsylvania (P.E. No. PE074508) do hereby certify to the best of my knowledge and belief, that this map and the information contained in the accompanying plans, specifications, and reports have been prepared in accordance with accepted engineering practice, are true and correct, and are in conformance with the Zoning Ordinance and the Subdivision and Subdivision Ordinance of Richland Township as last amended.

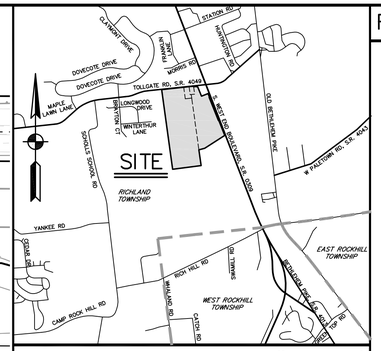
Susan A. Rice, P.E. — Date

WETLAND CONSULTANT CERTIFICATION:

I, John Szczepanski, Nova Consultants, LTD. do hereby certify that I have performed a wetlands evaluation on August 31, 2022 in accordance with state and federal guidelines and have determined that the wetlands boundary as shown hereon represents the extent of on-site wetlands.

Date

For Nova Consultants, LTD.
251 Burgundy Lane
Newtown, PA 18940



SITE LOCATION MAP 1"=2000'

SITE STATISTICS

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

   RICHLAND TOWNSHIP

   A. PARCEL NUMER: 36-013-051
   B. PARCEL NUMER: 36-038-031
   C. PARCEL NUMER: 36-013-052
   D. PARCEL NUMER: 36-013-053

2. RECORDED DEED DATA IS AS FOLLOWS:

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

   A, B. DEED BOOK 1929, PAGE 1865, INSTRUMENT NO. 2023013190
   C. DEED BOOK 4000, PAGE 1526, INSTRUMENT NO. 2023013190
   D. DEED BOOK 1325, PAGE 0593

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

   A, B & C:
   FAULKNER-CIOCCA REALTY LP
   2141 DOWNYFLAKE LANE
   ALLENTOWN, PA 18103

   D: CHRISTIAN H. & JEANNE YAICH
   142 TOLLGATE ROAD
   QUAKERTOWN, PA 18951

4. EQUITABLE OWNER:

   DEVELOPMENT SERVICES LLC
   133 SHASTA ROAD
   PLYMOUTH MEETING, PA 19462

5. AREA STATISTICS:

   A. TRACT AREA = 39.56 AC. (TO TITLE LINES)
   B. TRACT AREA = 21.02 AC. (TO TITLE LINES)
   C. TRACT AREA = 1.14 AC. (TO TITLE LINES)
   D. TRACT AREA = 0.60 AC. (TO TITLE LINES)

   TOTAL TRACT AREA = 62.32 AC.

ADJOINING PROPERTY OWNERS

1. HHC MLDG LLC (Parcel 36-038-031-001) 1110 S. WEST END BOULEVARD
2. James Swinney Trust (Parcel 36-038-030)
3. Richland Associates, LP (Parcel 36-038-020)
4. Peak Realty Holding Inc. (Parcel 36-038-019) 1147 RICH HILL ROAD
5. Richland Township (Parcel 36-016-081)
6. Gerald R. & Donnamarie Stanziola (Parcel 36-013-050-001) 232 TOLLGATE ROAD
7. Fred R. & Sherrie L. Braunsberg (Parcel 36-016-005-003) 225 TOLLGATE ROAD
8. Salvatore & Carolina Marsala (Parcel 36-016-005-001) 221 TOLLGATE ROAD
9. Paul & Rina Rompogo (Parcel 36-016-005-004) 215 TOLLGATE ROAD
10. Zarlab Asif Khan (Parcel 36-016-005-002) 211 TOLLGATE ROAD
11. OWNER NOT LISTED
12. Robert J. Scheetz (Parcel 36-016-018-003) 191 TOLLGATE ROAD
13. Robert J. & Patricia B. Scheetz (Parcel 36-016-018-002) 181 TOLLGATE ROAD
14. Randall L. & Katherine S. Lipsincott (Parcel 36-016-018) 171 TOLLGATE ROAD
15. Rochard D. & Jenny Bergman (Parcel 36-016-018-001) 161 TOLLGATE ROAD
16. Baldridge Quakertown LLC (Parcel 36-016-028)
17. B&T Prop Inc (Parcel 36-016-029-001) 1080 S. WEST END BOULEVARD
18. Puskin Enterprises Corp. (Parcel 36-017-024-001) 1095 S. WEST END BOULEVARD
19. California Pacific Quakertown Prop. LLC (Parcel 36-038-032-001) 1101 S. WEST END BOULEVARD
20. Lapp Warehouse Company LLC (Parcel 36-038-032) 1111 S. WEST END BOULEVARD
21. James Swinney Trust (Parcel 36-038-033)

RECORDING ACKNOWLEDGMENTS

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUCKS) SS

On the _____ day of _____ 20___ before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared John Edwin, who acknowledged himself to be a member of Development Services LLC, the owner of the land shown hereon. All necessary approvals of this plan have been obtained and are endorsed thereon and he desires that this plan be duly recorded.

Notary Signature

Notary Public: _____

CERTIFICATES OF OWNERS' ADOPTIONS OF PLAN

I, John Edwin, do hereby certify that Development Services LLC is the registered owner of the subject tract and have laid upon our land situate in Richland Township, Bucks County, Pennsylvania, certain improvements according to the accompanied plan which is intended to be recorded. Witness my hand this _____ day of _____, 20___.

John Edwin, Member

RECOMMENDATION OF THE RICHLAND TOWNSHIP PLANNING COMMISSION

This Land Development Plan was recommended for approval by the Richland Township Planning Commission on this _____ day of _____, 20___.

Member — Member

REVIEW BY THE BUCKS COUNTY PLANNING COMMISSION

This Land Development Plan was reviewed by the Bucks County Planning Commission on the _____ day of _____, 20___.

Chairman — Director

REVIEW OF THE TOWNSHIP ENGINEER

This Land Development Plan was reviewed by _____, P.E. of Gilmore Associates, Inc., the appointed Engineer for Richland Township, this _____ day of _____, 20___.

_____, P.E.

APPROVAL OF THE BOARD OF SUPERVISORS

This Land Development Plan was approved by resolution of the Board of Supervisors of Richland Township this _____ day of _____, 20___.

Member — Member — Member

Township Secretary

CERTIFICATION FOR RECORDING

This Land Development Plan was recorded in the office of Recorder of Deeds in and for Bucks County, at Doylestown, Pennsylvania, this _____ day of _____ 20___.

By: _____
Recorder of Deeds

GRAPHIC SCALE
100 0 50 100 200 300

7	ADM	PER VARIOUS REVIEWS	AUG. 25, 2025
6	JAC	REVISE TO 2 BUILDING LAYOUT	JUNE 9, 2025
5	JAC	REVISE BUILDING & GRADING PER CLIENT REQUEST	JAN. 15, 2025
4	JAC	PER VARIOUS REVIEWS & COMMENT	OCT. 7, 2024
3	ADM	PER VARIOUS REVIEWS & COMMENT	JUNE 1, 2024
2	JAC	PER VARIOUS REVIEWS	NOV. 27, 2023
1	JAC	S.T.A. PLAN ORIGINATION DATE	JUNE 30, 2023

LAND DEVELOPMENT PLAN—RECORD SHEET 2 OF 3

OF THE

RICHLAND TRACTS — TOLLGATE ROAD

PREPARED FOR

DEVELOPMENT SERVICES LLC

SITE SITUATE IN

RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

STA Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE HORIZONTAL:	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1"=100'	J.A.C.	S.A.R.	3 OF 69
	PROJECT NUMBER 6172	DRAWING FILE NUMBER 6172LD-A	

TOLLGATE ROAD (STA #6172)

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: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: December 5, 2025

Subject: BCPC #13144
Preliminary Plan of Subdivision for Weaver
TMP #36-33-23
Applicant: Susan Weaver
Owner: Same
Plan Dated: November 4, 2025
Date Received: November 5, 2025

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

GENERAL INFORMATION

Proposal: Subdivide a 2.36-acre parcel into two lots. Lot 1 (1.84 acres) contains a single-family detached dwelling and detached garage that are to remain. An existing single-family detached dwelling, garage, and shed are proposed to be situated on Lot 2 (0.52 acres). Public water and sewer facilities will serve both lots.

Location: Along the north side of East Pumping Station Road approximately two hundred feet east of its intersection with Richlandtown Pike.

Zoning: The SRL Suburban Residential Low District permits use B1A Single Family Detached, by right, on a minimum site area of 20,000 square feet and a minimum lot area of 20,000 square feet. The site is also subject to an impervious surface ratio of 20 percent and maximum dwelling unit density of 2 dwelling units per acre.

The plan indicates existing non-conformities with respect to minimum front and side yards.

Present Use: Residential

COMMENTS

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

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

Sections 22-702.C.2, -702.C.3, and -704.C.2
from showing features within 400 feet of the proposed subdivision

Sections 22-702.D.5 and -703.D.5
from providing drainage plans

Sections 22-702.D.14 and 22-703.D.14
from providing an encroachment map

Section 22-703.E
from providing a construction improvement plan

Sections 22-515 and 22-610
from providing curbing along property frontage

Sections 518 and 22-609
from providing sidewalks along the property's frontage

Section 22-611
from providing a storm system sewage plan

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

2. **Stormwater drainage**—Section 22-606 of the SALDO requires applicants provide an adequate storm drainage system. Due to the proximity of the structures to the site's frontage on proposed Lot 2 and in accordance with this provision, we recommend the applicant explore improvements to the swale along the site's frontage to reduce the stormwater impacts to East Pumping Station Road.

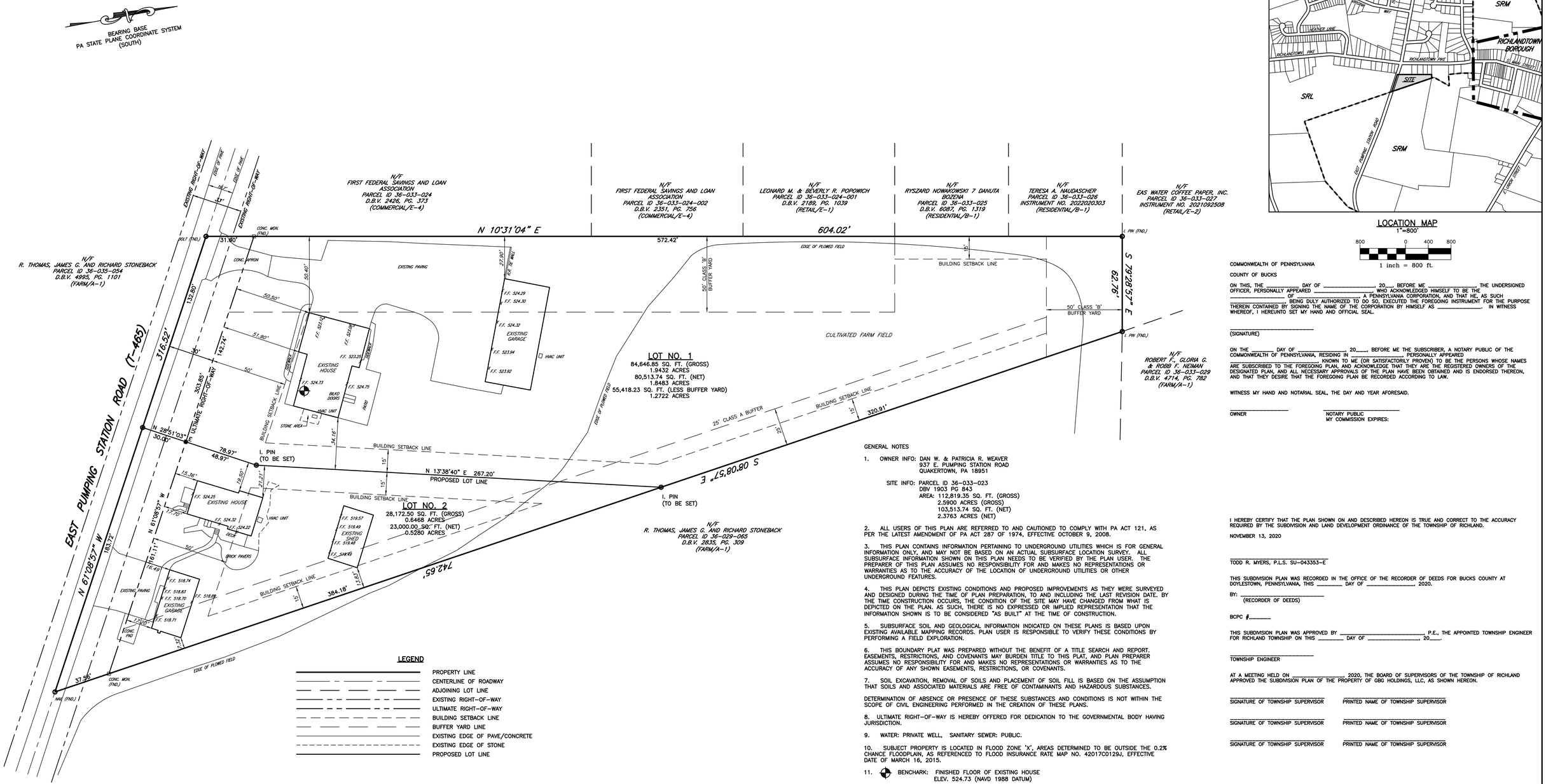
3. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

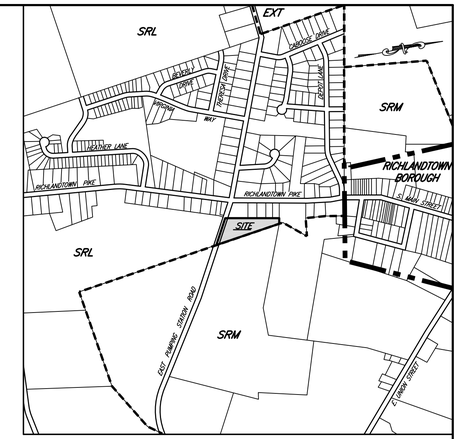
This review will be included in the Bucks County Planning Commission board materials for the January 7, 2026 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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
25-0275

cc: Susan Weaver
Todd Myers, PE, Cowan Associates Inc. (via email)
Mike Schwartz, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Leslie Huhn, Township Manager (via email)
Vicki Schuller, Township Office Administrator (via email)
Rich Brittingham, Township Zoning Officer (via email)





LOCATION MAP
1"=800'

800 0 400 800
1 inch = 800 ft.

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BUCKS

ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____, A PENNSYLVANIA CORPORATION, AND THAT HE, AS SUCH _____, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS _____. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
(SIGNATURE)

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

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

_____ _____
OWNER NOTARY PUBLIC
MY COMMISSION EXPIRES:

GENERAL NOTES

1. OWNER INFO: DAN W. & PATRICIA R. WEAVER
937 E. PUMPING STATION ROAD
QUAKERTOWN, PA 18951

SITE INFO: PARCEL ID 36-033-023
DBV 1903 PG 843
AREA: 112,819.35 SQ. FT. (GROSS)
2.5900 ACRES (GROSS)
103,513.74 SQ. FT. (NET)
2.3763 ACRES (NET)

2. ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008.

3. THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.

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

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

6. THIS BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT, AND PLAN PREPARER ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR COVENANTS.

7. SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES.

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

8. ULTIMATE RIGHT-OF-WAY IS HEREBY OFFERED FOR DEDICATION TO THE GOVERNMENTAL BODY HAVING JURISDICTION.

9. WATER: PRIVATE WELL, SANITARY SEWER: PUBLIC.

10. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, AS REFERENCED TO FLOOD INSURANCE RATE MAP NO. 42017C0129J, EFFECTIVE DATE OF MARCH 16, 2015.

11. BENCHARK: FINISHED FLOOR OF EXISTING HOUSE
ELEV. 524.73 (NAVD 1988 DATUM)

12. ZONING INFORMATION: DISTRICT = SRL (SUBURBAN RESIDENTIAL LOW)
USE = B1A SINGLE FAMILY DETACHED EXEMPTION

LOT REQUIREMENTS:
MIN. SITE AREA: 20,000 SQ. FT.
MIN. LOT AREA: 20,000 SQ. FT.
MIN. LOT WIDTH: 100 FT.
MAX. IMPERVIOUS COVERAGE: 0.20
MAX. DENSITY: 2 DU/ACRE
MAX. BUILDING HEIGHT: 35 FT.
BUILDING SETBACKS:
FRONT YARD: 50 FT.
SIDE YARD: 15 FT.
REAR YARD: 50 FT.

I HEREBY CERTIFY THAT THE PLAN SHOWN ON AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF RICHLAND.

NOVEMBER 13, 2020

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

THIS SUBDIVISION PLAN WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR BUCKS COUNTY AT DOYLESTOWN, PENNSYLVANIA, THIS _____ DAY OF _____, 2020.

BY: _____
(RECORDER OF DEEDS)

BCPC #_____

THIS SUBDIVISION PLAN WAS APPROVED BY _____, P.E., THE APPOINTED TOWNSHIP ENGINEER FOR RICHLAND TOWNSHIP ON THIS _____ DAY OF _____, 20____.

_____
TOWNSHIP ENGINEER

AT A MEETING HELD ON _____ 2020, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF RICHLAND APPROVED THE SUBDIVISION PLAN OF THE PROPERTY OF GBG HOLDINGS, LLC, AS SHOWN HEREON.

_____ _____
SIGNATURE OF TOWNSHIP SUPERVISOR PRINTED NAME OF TOWNSHIP SUPERVISOR

_____ _____
SIGNATURE OF TOWNSHIP SUPERVISOR PRINTED NAME OF TOWNSHIP SUPERVISOR

_____ _____
SIGNATURE OF TOWNSHIP SUPERVISOR PRINTED NAME OF TOWNSHIP SUPERVISOR

ZONING COMPLIANCE CHART									
LOT NO.	MIN. SITE AREA	MIN. LOT AREA	MIN. LOT WIDTH AT B.S.L.	MAX. IMPERVIOUS COVERAGE	MAX. DENSITY	MAX. BUILDING HEIGHT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD
REQUIREMENT	20,000 SQ. FT.	20,000 SQ. FT.	100 FT.	0.20	2 DU/ACRE	35 FT.	50 FT.	15 FT.	50 FT.
EXISTING LOT	103,513.74 SQ. FT.	103,513.74 SQ. FT.	282.74 FT.	0.1794 (18,571 SQ. FT.)	0.84 DU/ACRE	<35 FT.	16.49 FT.*	7.32 FT.*	377.53 FT.
LOT NO. 1	55,418.23 SQ. FT.**	55,418.23 SQ. FT.**	159.03 FT.	0.1352 (13,991 SQ. FT.)	0.54 DU/ACRE	<35 FT.	50.50 FT.	27.90 FT.*	377.53 FT.
LOT NO. 2	23,000.00 SQ. FT.	23,000.00 SQ. FT.	123.72 FT.	0.1991 (4,580 SQ. FT.)	1.89 DU/ACRE	<35 FT.	16.49 FT.*	7.32 FT.*	190.49 FT.

*EXISTING NON-CONFORMITY
** LOT AREA EXCLUDING BUFFER YARDS AND ULT. R.O.W.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

THIS DRAWING IS COPYRIGHTED AND SHALL REMAIN THE PROPERTY OF COWAN ASSOCIATES, INC. ANY REUSE ON PROJECT EXTENSIONS, ANY OTHER PROJECT, OR ALTERATIONS OR ADDITIONS TO THIS PROJECT SHALL BE MADE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO COWAN ASSOCIATES, INC. ONLY DRAWINGS BEARING ORIGINAL IMPRESSIONS AND /OR GREEN INK PROFESSIONAL SEALS SHALL BE CONSIDERED AS VALID.

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

VOID UNLESS GREEN PROFESSIONAL SEAL IS AFFIXED

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TODD ROGER MYERS LAND SURVEYOR No. 43353-E

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

NO.	DATE	REVISIONS	BY	CHK.

RECORD MINOR SUBDIVISION PLAN

PREPARED FOR ESTATE OF

DAN W. & PATRICIA R. WEAVER

PARCEL ID 36-033-023

RICHLAND TOWNSHIP, BUCKS COUNTY, PENNSYLVNAIA

DRAWN BY: SWW	SURVEY CHK. BY: TRM
FINAL CHK. BY: TRM	PROJECT ENGINEER: TRM
DATE: 11-4-25	SCALE: 1"=30'

COWAN ASSOCIATES, INC.
N.J. General Authorization No. 24GA28059300
PROVIDING A FULL RANGE OF CIVIL ENGINEERING & SURVEYING SERVICES
120 PENN-AM DRIVE P.O. BOX 949
QUAKERTOWN, PENNSYLVANIA 18951
TELEPHONE (215) 536-7075
FAX (215) 536-1582

DWG. NO. SP-1
OF 2
JOB NO. 14585.03

V:\PROJECTS\14585\Waiver\14585 Waiver 1971 Pumping Station Rd Minor Subdivision Plan\SUBDIVISION PLANS\TRM 2025-11-13\SP-01 MINOR SUBDIVISION PLAN.dwg

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

PLANNING COMMISSION:
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: Solebury Township Board of Supervisors
Solebury Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: November 24, 2025

Subject: BCPC #13140
Final Plan of Subdivision for New Hope Development Group, LLC
TMP #41-36-22
Applicant: New Hope Development Group, LLC
Owner: Same
Plan Dated: October 3, 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: Subdivide an existing lot of 10.95 acres into two lots of 5.26 acres (Lot A) and 5.02 acres (Lot B). Lot A contains two masonry buildings, a garage, and a cell tower compound which are proposed to remain. No improvements are proposed for Lot B as part of this proposal. Individual on-lot water and sewer serve the site.

Location: Along the south side of Aquetong Road at its intersection with South Sugan Road.

Zoning: The RA Residential/Agriculture District permits Single-family dwellings on lots with a minimum lot area of 1.50 acres and a maximum impervious surface of 25 percent.

Present Use: Residential

COMMENTS

1. **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.

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

This review will be included in the Bucks County Planning Commission board materials for the January 7, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DM:emh
25-0272

cc: New Hope Development Group, LLC (via email)
Justin A. Geonnotti, PE, Dynamic Engineering Consultants, PC (via email)
Daniel Rotonda, Dynamic Engineering Consultants, PC (via email)
Jeffrey Borwn, Dynamic Engineering Consultants, PC (via email)
Daniel Cronin, Dynamic Engineering Consultants, PC (via email)
Curtis J. Genner Jr., PE, Wynn Associates, Inc., Township Engineer (via email)
Christopher Garges, Township Manager (via email)

KEY MAP
1" = 800'

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BASED UPON REFERENCES INCLUDING: ALTA/NSPS LAND TITLE SURVEY DYNAMIC SURVEY, LLC 826 NEWTOWN YARDLEY ROAD, SUITE 201 NEWTOWN, PA 18940 SURVEYOR FILE NO: 5726-25-00974 DATED: 04/30/2025

2. OWNER: T.M.P. 41-036-022 NEW HOPE DEVELOPMENT GROUP LLC 1546 PACKER AVENUE, SUITE 103 PHILADELPHIA, PA 19145

3. APPLICANT: NEW HOPE DEVELOPMENT GROUP, LLC 1546 PACKER AVENUE, SUITE 103 PHILADELPHIA, PA 19145

4. PARCEL DATA: T.M.P. 41-036-022 2015 AQUETONG ROAD SOLEBURY TOWNSHIP BUCKS COUNTY, PENNSYLVANIA

5. ZONE: ZONE RESIDENTIAL/AGRICULTURE DISTRICT (RA ZONE)

6. EXISTING USE: SINGLE FAMILY RESIDENTIAL **(PERMITTED USE)** (§27-402.1.A(1))

7. PROPOSED USE: SINGLE FAMILY RESIDENTIAL **(PERMITTED USE)** (§27-402.1.A(1))

8. SCHEDULE OF ZONING REQUIREMENTS (§27-404.1.B)

ZONE REQUIREMENT	ZONE RA	EXISTING	PROPOSED LOT A	PROPOSED LOT B
MINIMUM LOT AREA	1.5 AC	477,148 SF (10.954 AC)	228,954 SF (5.256 AC)	218,777 SF (5.022 AC)
MINIMUM LOT WIDTH	160 FT	1,017.4 SF	261.62 FT	230.0 FT
MINIMUM LOT FRONTAGE	50 FT	1,020.5 SF	789.3 FT	230.0 FT
MINIMUM FRONT YARD SETBACK (ROAD)				
-BUILDING	70 FT	20.0 FT **(E)**	6.5 FT **(E)**	N/A
MINIMUM REAR YARD SETBACK				
-BUILDING	50 FT	202.3 FT	106.6 FT	N/A
MINIMUM SIDE YARD SETBACK				
-BUILDING	35 FT	30.0 FT **(E)**	30.0 FT **(E)**	N/A
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT	< 35 FT
MAXIMUM LOT COVERAGE	15%	0.72% (3,196 SF)	1.40% (3,196 SF)	0.0%
MAXIMUM IMPERVIOUS COVERAGE	25%	2.77% (12,323 SF)	7.4% (16,832 SF)	0.8% (1,839 SF)

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

6. THE PARCEL NUMBERS SHOWN IN THE TITLE BLOCK ARE BASED ON THE ASSESSORS MAP OF THE TOWNSHIP OF SOLEBURY, BUCKS COUNTY, PENNSYLVANIA.

7. HORIZONTAL DATUM – PA(SOUTH) NAD83 (2011), BASED ON GPS FIELD OBSERVATION PERFORMED BY DYNAMIC SURVEY ON APRIL 3, 2025, UTILIZING THE LEICA RTK CORS NETWORK.

8. DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.

9. LOT LINES, BUILDINGS & DRIVEWAY AREAS OUTSIDE OF THE SUBJECT PROPERTY SHOWN HAVE NOT BEEN FIELD SURVEYED. THE LINES SHOWN ARE A GRAPHICAL REPRESENTATION BASED ON DIGITAL ORTHOPHOTOGRAPHY OBTAINED FROM NJ OFFICE OF INFORMATION TECHNOLOGY (OGIS).

10. SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD.

11. SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.

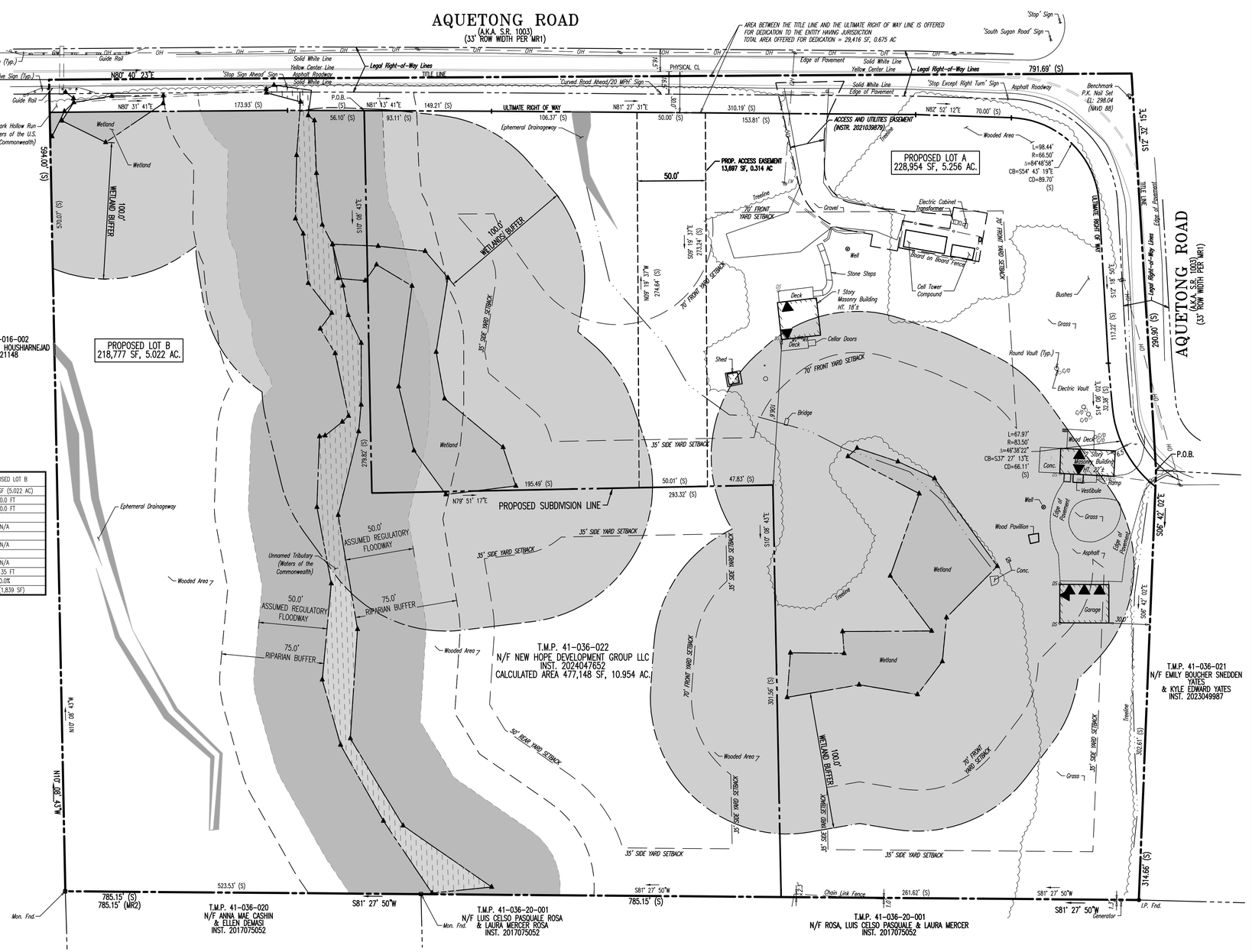
12. BY GRAPHICAL PLOTTING ONLY THE PREMISES IS LOCATED IN ZONE 'X' PER FLOOD INSURANCE RATE MAP NUMBER: 42017C0329J, COMMUNITY NAME: TOWNSHIP OF SOLEBURY, EFFECTIVE DATE: 03/16/2015.

13. OUTBOUND INFORMATION SHOWN HEREON WAS OBTAINED FROM MAP REFERENCED IN NOTE #1 ABOVE.

14. SURVEY MATHEMATICAL CLOSURE EXCEEDS 1/10,000.

15. THE AREA BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT OF WAY LINE OF AQUETONG ROAD IS HEREBY OFFERED FOR DEDICATION TO THE ENTITY HAVING JURISDICTION. AREA OF DEDICATION: 29,416 S.F. = 0.675 AC.

16. ONLY COPIES FROM THE ORIGINAL OF THESE CERTIFICATIONS MARKED WITH AN ORIGINAL OF THE PROFESSIONAL LAND SURVEYOR'S SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE VALID COPIES. SIGNATURE AND SEAL SIGNIFY THAT THIS CERTIFICATION WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE ADOPTED BY THE PA STATE REGISTRATION BOARD OF PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND GEOLOGISTS. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE CERTIFICATION IS PREPARED, AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. UNAUTHORIZED ALTERATION OR ADDITION TO A CERTIFICATION BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW. PROPERTY SUBJECT TO DOCUMENTS OF RECORD.



OWNERS CERTIFICATION

TO ALL WHOM THESE PRESENTS MAY COME WE, _____ SEND GREETINGS. KNOW YE THAT WE, HAVE LAID OUT UPON OUR LAND SITUATE IN SOLEBURY TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS HEREWITH INTENDED TO BE RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20____.

_____ OWNER SIGNATURE

_____ OWNER SIGNATURE

NOTARY

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

_____ OWNER

_____ OWNER

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

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE ____ DAY OF _____ 20____.

BUCKS COUNTY PLANNING COMMISSION REVIEW: BCPC NO._____

CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

_____ BCPC SIGNATURE

TOWNSHIP ENGINEER REVIEW

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

_____ TOWNSHIP ENGINEER'S SIGNATURE

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE SOLEBURY TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 20____.

_____ SUPERVISOR _____ SUPERVISOR _____ SUPERVISOR

DESIGN ENGINEER CERTIFICATION

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

_____ DESIGN ENGINEER SIGNATURE _____ DATE

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 THE _____ DAY OF _____ 20____; 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 _____ SU055025E LICENSE NUMBER

LEGEND

PROPERTY LINES
OFF-SITE PROPERTY LINES
EXISTING MAJOR CONTOUR & ELEVATION
EXISTING MINOR CONTOUR & ELEVATION
APPROX. LOC. EXIST UNDERGROUND CABLE LINES
APPROX. LOC. EXIST UNDERGROUND ELECTRIC LINES
APPROX. LOC. EXIST UNDERGROUND FIBER OPTIC LINES
APPROX. LOC. EXIST UNDERGROUND GAS LINES
APPROX. LOC. EXIST OVERHEAD LINES
APPROX. LOC. EXIST UNDERGROUND FORCEMAIN LINES
APPROX. LOC. EXIST UNDERGROUND SANITARY SEWER LINES
APPROX. LOC. EXIST UNDERGROUND STORM SEWER LINES
APPROX. LOC. EXIST UNDERGROUND TELEPHONE LINES
APPROX. LOC. EXIST UNDERGROUND WATER LINES
EXISTING BARBWIRE FENCE
EXISTING BOARD ON BOARD FENCE
EXISTING CHAIN LINK FENCE
EXISTING POST AND RAIL FENCE
EXISTING STOCKADE FENCE
EXISTING VINYL FENCE
EXISTING TREELINE
EXISTING WETLANDS LINES
EXISTING SANITARY SEWER
EXISTING STORM SEWER
UNDERGROUND UTILITY QUALITY LEVEL (A) (B) (C) (D)

UTILITY POLE
GUY WIRE
SIGN
SIGN DOUBLE POST
'M'-INLET
'C'-INLET
DBL 'M'-INLET
ROUND INLET
YARD INLET
MANHOLE
FLARED END SECTION
HEADWALL
DECIDUOUS TREE
EVERGREEN TREE
SHRUB
TRANSFORMER
MONITORING WELL
AIR PUMP
FIRE HYDRANT
WATER VALVE
WATER METER
GAS VALVE
GAS METER
ELECTRIC METER
ELECTRIC BOX
WELL
CLEAN OUT
WATER SHUT OFF VALVE
DOWN SPOUT
TELEPHONE BOX
VALVE UNKNOWN
EGRESS/INGRESS
WETLAND FLAG
BORING LOCATION
TEST PIT LOCATION
MAIL BOX
BOLLARD
LIGHTED BOLLARD
LIGHT POLE
BUILDING LIGHT
SHOE BOX LIGHT
COBRA LIGHT POLE
TRAFFIC LIGHT
EXCEPTION
PARKING STALL COUNT
P.O.B. POINT OF BEGINNING

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Plotted: 10/17/25 – 1:31 PM, By: dshulo
File: V:\SURVEY PROJECTS\5726 New Hope Development\25-00974 Solebury PA\Dwg\5572625000974MSD.dwg, ----> 24x36 Minor Subdivision

DYNAMIC ENGINEERING CONSULTANTS
SURVEY · TRAFFIC

NO.	REV.	DATE	COMMENTS	BY
1		10/17/25	SIGNATURE BLOCKS AND NOTES #15 & 16	JDS

SURVEY LEGEND:

(MR)	MAP REFERENCE		BENCHMARK
(DR)	DEED REFERENCE		CONC. MONUMENT FND
(S)	SURVEY		CONC. MONUMENT SET
(BOS)	BOTTOM OF STRUCTURE		I.P. / I.B. FND
(TOS)	TOP OF STRUCTURE		I.P. / I.B. SET
(AKA)	ALSO KNOWN AS		STAKE FND
(FKA)	FORMERLY KNOWN AS		STAKE SET
(C/L)	CENTERLINE		PK NAIL FND
LSA	LANDSCAPE AREA		PK NAIL SET
×. 0.00	SPOT ELEVATIONS		DRILL HOLE FND
×.G 0.00	GUTTER ELEV.		DRILL HOLE SET
×.TC 0.00	TOP OF CURB ELEV.		SURVEY STONE FND
×.FF 0.00	FINISH FLOOR ELEV.		SURVEY CAP FND
×.GF 0.00	GARAGE FLOOR ELEV.		CROSS CUT FOUND
×.BW 0.00	BOTTOM OF WALL ELEV.		CROSS CUT SET
×.TW 0.00	TOP OF WALL ELEV.	P.O.B.	POINT OF BEGINNING
WWSE. 0.00	WATER SURFACE ELEV.		

GRAPHIC SCALE
-40 0 20 40
(IN FEET)
1 INCH = 40 FT.

DYNAMIC SURVEY, LLC
BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT
ALTA/NSPS LAND TITLE • FOUNDATION LOCATION
826 Newtown Yardley Road
Suite 201
Newtown, PA 18940
T: 732.749.8780 | F: 267.685.0361
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PROJECT:
NEW HOPE DEVELOPMENT GROUP, LLC
T.M.P. 41-036-022
2015 AQUETONG ROAD
SOLEBURY TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

J. DAVID SHULA
CHIEF SURVEYOR
PENNSYLVANIA LICENSE No. SU055025
LAND SURVEYOR SU055025 E COMMONWEALTH OF PENNSYLVANIA

CRAIG BLACK
PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA LICENSE No. SU075648

TITLE:
MINOR SUBDIVISION

PROJECT No:	SCALE:	DATE:
5726 25-00974	1"=40'	10/03/2025
DRAWN BY: JRS	FIELD BY: EM	CHECKED BY: JDS

SHEET No: 1 OF 1
Rev. #: 1

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

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

MEMORANDUM

To: Warwick Township Board of Supervisors
Warwick Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: December 4, 2025

Subject: BCPC #13143
Sketch Plan of Land Development for 1990 York Road
TMP #51-3-86
Applicant: Altomonte's Italian Markets
Owner: J.J.L. Real Estate Holdings, L.L.C.
Plan Dated: October 1, 2025
Date Received: November 5, 2025

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

GENERAL INFORMATION

Proposal: Construct a 7,200-square-foot retail building attached to an existing 4,500-square-foot building on a 3.04-acre lot. The new structure is shown to contain two leaseholds, a 6,000-square-foot market and a 1,200-square-foot retail space. The existing 4,500-square-foot building will contain a retail use. All other existing structures on the site are to be removed. A total of 79 parking spaces is proposed for the development. The site will be served by public water and sewer.

Location: About 500 feet north of the intersection of York Road and Meyer Way.

Zoning: The C-1 Local-Commercial District permits Use G3 Retail on a minimum lot size of 10,000 square feet with a maximum impervious surface ratio of 70 percent and a minimum lot width of 100 feet. Lots must have minimum yards of 35, 12, and 25 feet for front, side, and rear, respectively.

Present Use: Commercial, contractor's office

COMMENTS

1. **Existing nonconformity**—Section 195-63, Tables 1 and 2 of the zoning ordinance require a 35-foot-wide buffer along arterial roadways. Section 195-63.D.(3) of the zoning ordinance prohibits parking or other paved surfaces, except for driveways, in the buffer yard. The plan indicates an existing

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

nonconformity regarding the buffer along York Road. While the sketch plan shows proposed parking further from York Road than existing parking, parking is still shown within a portion of the required buffer yard. Township officials should determine if this layout is acceptable.

2. **Natural resource protection**—The property contains an area of mature vegetation and may contain other resources, such as wetlands. We recommend that the preliminary plan include the location and delineation of natural resources as well as the required site capacity calculations per Section 195-61.B. of the zoning ordinance. The preliminary plan should also indicate compliance with Section 163-51.1, Tree Protection Standards, and Section 163-51.2, Individual Tree Replacement, of the subdivision and land development ordinance (SALDO).

3. **Parking**

   a. **Number of spaces**—The sketch plan shows 79 parking spaces proposed on the site. However, based on the parking requirement in Section 195-16.G.(3) of the zoning ordinance and in the parking calculations, only 69 parking spaces are required. We suggest revising the plan to include only the required number of parking spaces.

   b. **Parking**—The plan shows seven parking spaces perpendicular to the drive around the side of the building. This driveway is the sole vehicular connection to the loading and parking areas located behind the building. Separating perpendicular parking from this driveway will help to reduce potential conflicts between moving vehicles and vehicles backing out of parking spaces. Consideration should be given to relocating or eliminating these spaces if it is determined they are not required (See Comment 3.a.).

4. **Site circulation**—We recommend that future plan submissions include turning templates showing internal circulation for the largest vehicle type anticipated to access the site buildings.

5. **Corridor Overlay District**—The subject property is located within the Corridor Overlay District. Section 163-51.3. of the SALDO specifies overlay district supplemental regulations which shall apply in addition to all other applicable regulations of the zoning and subdivision and land development ordinances. Standards are established for elements such as prototypical design, landscaping, parking, pedestrian circulation, lighting, and streetscape and green areas to ensure that new development reflects and enhances the visual, historic, and cultural character of the township. Future plans should show compliance with the Corridor Overlay District standards.

6. **Impact statements**—Section 163-13 of the SALDO requires the submission of a developer financial disclosure, an impact assessment, and educational and transportation impact studies, for all land development proposals. All required impact statements should be included with future plan submissions.

7. **Editorial**—The sketch plan proposes retail uses but the legend includes a symbol for a proposed dwelling. Also, the required Class A buffer is 35 feet, not 25 feet as indicated on the plan. We recommend future plan submissions be revised to correct these discrepancies.

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

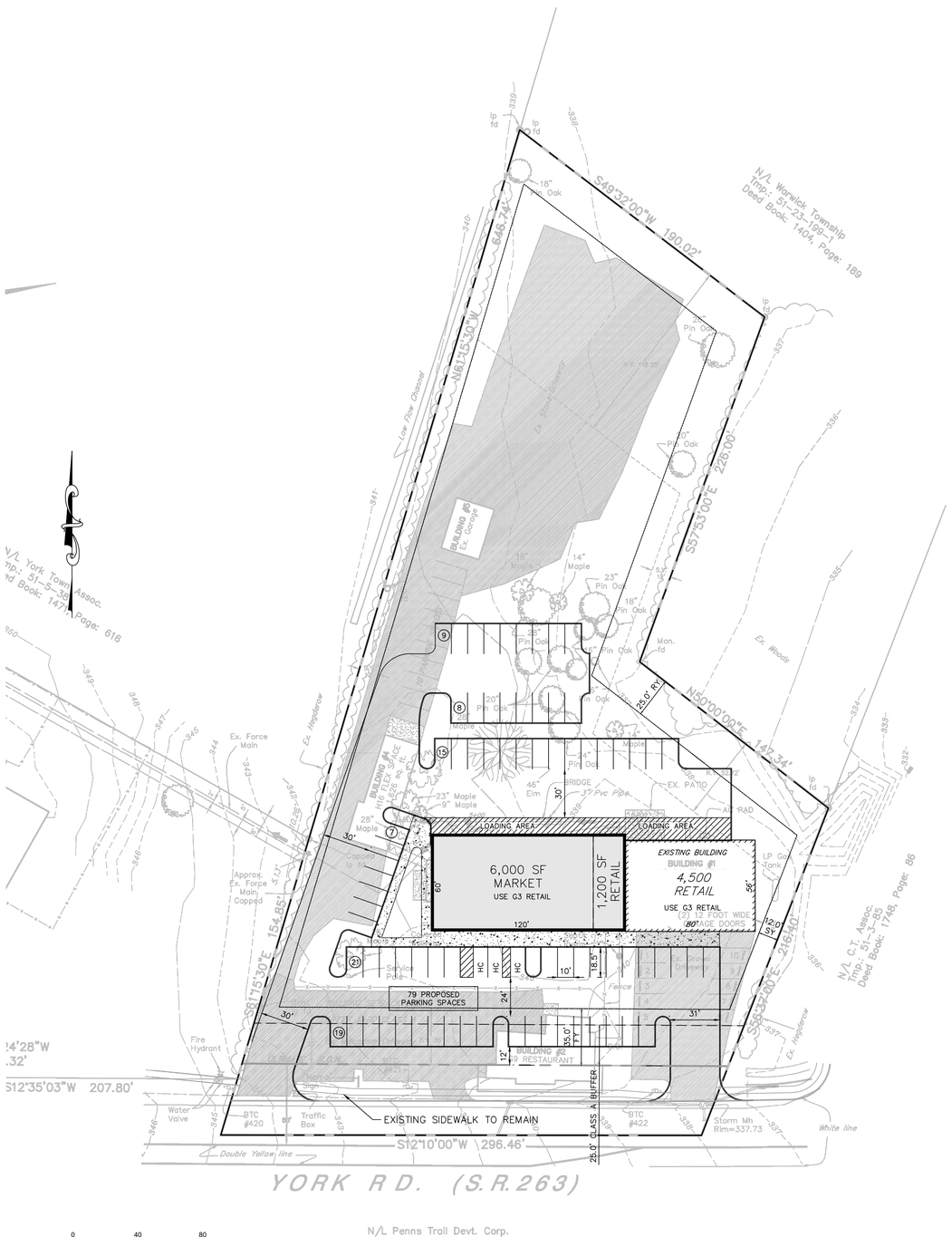
planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the January 7, 2026, 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.

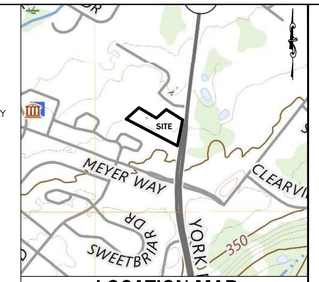
PF:emh
25-0276

cc: Altomonte's Italian Markets (via email)
J.J.L. Real Estate Holdings, LLC (via email)
Robert Cunningham, PE, Holmes Cunningham Engineering (via email)
Kellie A. McGowan, Esq., Obermayer (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Engineer (via email)
Kyle Seckinger, Township Manager (via email)



LEGEND

- PROPERTY LINE
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- EXISTING CONTOUR
- PROPOSED DWELLING
- PROPOSED CONCRETE
- BUFFER LINE
- SETBACK LINE



LOCATION MAP

HATBORO & BUCKINGHAM, PA U.S.G.S. QUADRANGLE MAP 1"=800'

NOTES

1. EXISTING CONDITIONS SHOWN ARE FROM THE CONDITIONAL USE PLAN FOR JJL REAL ESTATE HOLDINGS, LLC – BUILDING 1 PREPARED BY URWILER & WALTER, INC. REVISED 03/06/2011.
2. THIS SITE IS CURRENTLY ZONED C–1 LOCAL COMMERCIAL DISTRICT IN THE TOWNSHIP OF WARWICK.
3. FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 402 OF 532, COMMUNITY MAP NO. 42017C0402J WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015.
4. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008. (800–242–1776).

ZONING TABLE - Warwick Township			
C-1 Local Commercial District			
ITEM	**PERMITTED**	**PROPOSED**	**ORDINANCE SECTION**
Land Use:	G3 Retail		§195-44.B
Max. Building Height	35 FT	<35 FT	§195-45.A
Min. Lot Area	10,000 SF	119,417 SF	§195-45.B
Min. Lot Width at Building Setback	100 FT	303.26 FT	§195-45.B
Max. Building Coverage	55%	9.8%	§195-45.B
Max. Impervious Surface	70%	41.7%	§195-45.B
Min. Front Yard Setback	35 FT	>35 FT	§195-45.B
Min. Side Yard Setback	12 FT	>12 FT	§195-45.B
Min. Rear Yard Setback	25 FT	>25 FT	§195-45.B
Min. Parking	See Table		§195-16.H.3
Min. Buffer To Arterial (inclusive of yards)	Class A - 25 FT	**<25 FT (NC)**	195-63; Table 1
(NC) Existing Nonconformity			

PARKING TABLE			
Use		Units	Required Spaces
G3 Retail	1 Space per 200 SF Total Floor Area	11,700	59
	plus 1 per Two Employees	20	10
Total Parking Required			69
Total Parking Provided			**79**

SITE AREA CALCULATIONS		
	Area (SF)	Area (AC)
Gross Site Area	132,375	3.039
Land Within R.O.W.	12,958	0.297
Net Site Area	119,417	2.741
IMPERVIOUS COVERAGE TABLE		
Cover Type	Area (SF)	Area (AC)
Existing Impervious		
Existing Buildings	10,142	0.233
Existing Driveways and Parking Areas	40,686	0.934
Existing Walkways and Patios	1,192	0.027
Total Existing Impervious	52,020	1.194
Proposed Impervious		
Existing Building to Remain	4,500	0.103
Proposed Building	7,200	0.165
Proposed Driveways	40,585	0.932
Proposed Walkways/Pad	2,931	0.067
Total Proposed Impervious	55,216	1.268
Impervious Coverage (%)	41.7%	
Building Coverage (%)	9.8%	

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

REVISIONS		
Date	Description	
10/1/2025	PARKING ADDED	
10/23/2025	REVISED FOR SKETCH PLAN SUBMISSION	

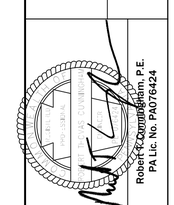
CALL BEFORE YOU DIG!!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION AND ADDITIONAL 10 WORKING DAYS IN DESIGN STAGE
Pennsylvania One Call System, Inc.
1-800-242-1776
(3022426393)
UTILITY LOCATIONS AS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

1990 YORK ROAD

TP# 51-003-086

WARWICK TOWNSHIP, BUCKS COUNTY, PA

SKETCH PLAN



Robert C. Cunningham, P.E.
PA Lic. No. PA076424

File No.
2172_SK1.DWG

Date	Scale	HCE Job	Designed	Sheet
10/1/2025	1"=40'	2172	RC	1 of 1

Drawing No.

SK-1

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

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

MEMORANDUM

To: Wrightstown Township Board of Supervisors
Wrightstown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: December 19, 2025

Subject: BCPC #13145
Preliminary Plan of Land Development for Rienzi Vineyard & Winery, Inc.
TMPs #53-12-30 & 53-12-30-3
Applicant: Rienzi Vineyard & Winery Consulting LLC
Owner: Armando D. & Angela J. Rienzi
Plan Dated: October 31, 2025
Date Received: November 21, 2025

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

GENERAL INFORMATION

Proposal: Consolidate two parcels of 18.41 acres (TMP #53-12-30) and 7.47 acres (TMP #53-12-30-3) to form a 25.61-acre tract and construct a 2,486-square-foot addition to an existing barn structure to be used for commercial vineyard/winery operations. An expansion of the site's accessways, parking area, and stormwater management facilities is also proposed. The site is served by individual on-lot water and community on-site sewage disposal.

Location: Along the north side of Swamp Road, opposite its intersection with Hickory Lane.

Zoning: The CM Conservation Management District permits Use A-1 Agriculture and Horticulture, Use B-1 Single-Family Detached Dwelling, and Use H-17 Public and Retail Use Accessory to a Vineyard or Winery by right on lots of at least 5 acres. For the agricultural use, setbacks of 75, 30, and 100 feet are required for front, side, and rear yards, respectively. For the Single-family detached use, setbacks of 100, 50, and 60 feet are required for front, side, and rear yards, respectively.

The plan notes that at a hearing on November 30, 2022, the Zoning Hearing Board of Wrightstown Township granted variances from the following zoning ordinance provisions:

Section 903.B.13.E.(3)(J)
to permit limited disturbance of and encroachment into Zone 1 and Zone 2 Riparian Buffer Overlay Zones

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

Sections 1001.B.5. & D.1
to permit the existing driveway bridge to remain 15 feet wide (north side)

Section 1002.I.
to permit the winery to provide one loading berth

The approval of variances is subject to the following conditions:

- the applicant is to establish and maintain all-season buffer plantings along the common property boundaries with 548 Swamp Road and 538 Swamp Road
- the lots must be merged
- the applicant must attempt to use pervious pavers in constructing parking areas
- the use of fire, police, or the like of traffic control for special events must be used
- the applicant must eliminate one curb cut leaving one point of ingress/egress for the merged lot

Also, the plan indicates that, by way of a letter of zoning determination dated November 16, 2023, a blended impervious coverage ratio is appropriate for the site, permitting 5 percent for the agricultural portion of the site and 15 percent for the single-family detached portion of the site.

Present Use: Agricultural and residential

COMMENTS

1. **Conditional use requirements**—The plan indicates that, in addition to the granted variances listed above, conditional use approvals are required for the following sections of the zoning ordinance:

   Section 903.B.13.e.(3)(j)
   to permit expansion of the existing driveway and to install the proposed driveway within Zone 1 of the riparian buffer

   Section 903.B.13.e.(4)(d)[1]
   to permit expansion of the existing driveway and to install the proposed driveway within Zone 2 of the riparian buffer

   The proposed plan should not be approved until these zoning issues are resolved.

2. **Variance condition**—According to the decision of the Zoning Hearing Board of Wrightstown Township, issued on January 16, 2023, one of the conditions of the variance approval is to eliminate one curb cut leaving one point of ingress/egress for the merged lot. The submitted plan indicates that both existing driveways to Swamp Road are to remain.

3. **Sight distance**—Section 512 of the subdivision and land development ordinance (SALDO) requires sight distance requirements for all driveways in accordance with current AASHTO and PennDOT design criteria and specifications. Due to the vertical curvature of Swamp Road, the township should confirm that these requirements have been met.

4. **Parking**

   a. **Special events**—Under Use H-17, Public and Retail Use Accessory to a Vineyard or Winery, special events are permitted. To accommodate these events, Section 803.H.H-17.1.h. of the zoning ordinance requires that sufficient on-site parking, as determined by the local governing body, be

provided to service customers and/or visitors to the use. The township should confirm that the proposed parking is adequate to accommodate the site's anticipated special event schedule.

b. **Accessible parking space**—The plan shows one proposed accessible parking space located parallel to the drive aisle around the barn structure. Section 1001.B.3 of the zoning ordinance requires accessible parking stalls to be 12.5 feet in width and 20 feet in depth; it is unclear from the plan whether this space meets these dimensional requirements.

   We would also discourage the applicant from situating the accessible parking space in this location. Positioning the space parallel to the drive aisle could create unsafe conditions for loading and unloading, particularly for vans with side lifts, which require a large, clear rectangular area that does not appear to be provided. In general, perpendicular accessible spaces are preferred, as they better accommodate safe vehicle access and compliance with dimensional standards.

5. **Tree protection fencing**—Section 22-525.F.(2) of the SALDO requires that the tree protection area be at least 15 feet from the trunk of the tree to be preserved or outside the dripline (whichever is greater). The plan appears to show the proposed tree protection fence and the treeline nearly coinciding, which likely would not meet this distance threshold.

   Section 22-525.F.(3) of the SALDO also requires the tree protection areas to be shown on the landscape plan and the grading plan submitted by the applicant. The applicant has only shown a tree protection fence on the erosion and sediment control plan.

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

7. **Lighting**—The proposed Use H-17 Public and Retail Use Accessory to a Vineyard or Winery permits lighting for special events only for the duration of the event, and such lighting must not shine on or produce glare on adjacent properties. We recommend that the applicant provide a lighting plan demonstrating compliance with this requirement.

This review will be included in the Bucks County Planning Commission board materials for the January 7, 2026, 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
25-0277

cc: Rienzi Vineyard & Winery Consulting LLC (via email)
Justin DiNardo, EIT, Bustamante Engineers, Inc. (via email)
Cindy VanHise, PE, CKS Engineers, Inc., Township Engineer (via email)
Stacy Crandell, Township Manager (via email)

WRIGHTSTOWN TOWNSHIP (JOINT MUNICIPAL ZONING) - ZONING DATA TABLE

ZONING DISTRICT: CM-CONSERVATION MANAGEMENT			
ITEM	**REQUIRED/PERMITTED**	**EXISTING**	**PROPOSED**
Zoning District:	CM- CONSERVATION MANAGEMENT	CM- CONSERVATION MANAGEMENT	CM- CONSERVATION MANAGEMENT
Principal Use:	A-1 Agriculture and Horticulture (Vineyard); B-1 Single-Family Detached Dwelling	A-1 Agriculture and Horticulture (Vineyard); B-1 Single-Family Detached Dwelling	A-1 Agriculture and Horticulture (Vineyard); B-1 Single-Family Detached Dwelling
Accesorry Use:	H-17 Public and Retail Use Accessory to a Vineyard or Winery		
Performance Requirements:			
Minimum Gross Site Area:	5AC	25.61 AC	25.61 AC
Min. Lot Area	5AC	25.55 AC	25.55 AC
Maximum Impervious Surface	5%, 15%	SEE IMPERVIOUS TABLES	SEE IMPERVIOUS TABLES
Area and Dimensional Requirements:			
Minimum Lot Width at Building Setback	200 FT	516 FT	516 FT
Maximum Building Height	35 FT	<35 FT	<35 FT
Serbacks			
Front	75 FT	661 FT	661 FT
Side (each)	30 FT	254 FT / 82.5 FT	254 FT / 82.5 FT
Rear	100 FT	216.4 FT	148 FT
Max. Floor Area for serving Customers3	3,000 SF	N/A	2,984 SF
Minimum Lot Area for Special Events	10 AC	25.60 AC	25.60 AC
Minimum Building Envelope	2 AC	17.49 AC	20.08 AC
H-17 Use Setbacks			
Building	75 FT	N/A	148 FT
Parking	50 FT	N/A	103 FT
Minimum Wine-Producing crops Area	5 AC	3.64 AC	5.03 AC

THE FOLLOWING CONDITIONAL USE APPROVALS FROM THE JOINT MUNICIPAL ZONING ORDINANCE ARE REQUIRED:

*Per CKS Engineers review letter dated 4/25/2024, conditional uses are required for the below sections even though a variance was granted for said sections in 11/30/2022 Zoning Hearing Determination

SECTION	**CONDITIONAL USE**
903.B.13.e(3)(j)	TO PERMIT EXPANSION OF EXISTING DRIVEWAY AND TO INSTALL PROPOSED DRIVEWAY WITHIN ZONE 1 OF THE RIPARIAN BUFFER.
903.B.13.e(4)(d)[1]	TO PERMIT EXPANSION OF EXISTING DRIVEWAY AND TO INSTALL PROPOSED DRIVEWAY WITHIN ZONE 2 OF THE RIPARIAN BUFFER.

THE FOLLOWING VARIANCES FROM THE JOINT MUNICIPAL ZONING ORDINANCE WERE PREVIOUSLY GRANTED ON NOVEMBER 30, 2022:

SECTION	**VARIANCE**
903.B.13.E(3)(J)	TO PERMIT LIMITED DISTURBANCE OF AND ENCROACHMENT INTO, AND ZONE 1 AND ZONE 2 RIPARIAN BUFFER OVERLAY ZONE TO CONNECT AND WIDEN THE EXISTING DRIVEWAYS, WHERE ROADS AND BRIDGES ASSOCIATED WITH ZONE ONE AND ZONE TWO "RBOZ" CROSSINGS MUST OTHERWISE BE DESIGNED "AS DIRECTLY AS PRACTICAL".
1001.B.5 &	TO PERMIT THE EXISTING DRIVEWAY BRIDGE TO REMAIN 15 FEET
1001.D.1	IN WIDTH (NORTH SIDE).
1002.I	TO PERMIT THE WINERY TO PROVIDE ONE (1) LOADING BERTH.

PERMITTED IMPERVIOUS SURFACE TABLE

USE	AREA	MAXIMUM IMPERVIOUS SURFACE		
		ALLOWED	EXISTING	PROPOSED
AGRICULTURAL (INCLUDING WINERY)	13.13 AC	5%	0.93%	4.54%
SINGLE-FAMILY DETACHED	12.59 AC	15%	11.24%	13.41%
TOTAL	25.6 AC			

ZONING REQUESTS FOR DETERMINATION LETTER FROM GARY SMITH, DATED NOVEMBER 16, 2023 STATES THAT A "BLENDED IMPERVIOUS COVERAGE" IS APPROPRIATE.

EXISTING IMPERVIOUS SURFACE			
SINGLE-FAMILY DETACHED	543,571 SF	AGRICULTURAL (INCLUDING WINERY)	571,883 SF
SINGLE-FAMILY DETACHED		AGRICULTURAL (INCLUDING WINERY)	
DWELLING	9,954 SF	BARN	2,600 SF
GARAGE	3,676 SF	GAZEBO	141 SF
GAZEBO	340 SF	DRIVEWAY/ PARKING AREAS	2,561 SF
DRIVEWAY/ PARKING AREAS	39,278 SF		
POOL	975 SF		
SIDEWALL, PATIOS, CONCRETE PAD, ETC.	6,628 SF		
WALL	243 SF		
TOTAL	61,094 SF	**TOTAL**	5,302 SF
IMPERVIOUS COVERAGE	11.24%	IMPERVIOUS COVERAGE	0.93%

PROPOSED IMPERVIOUS SURFACE					
SINGLE-FAMILY DETACHED			AGRICULTURAL (INCLUDING WINERY)		
DRIVEWAY	11,804	SF	ADDITION	2,486	SF
			DRIVEWAY/ PARKING AREAS	18,652	SF
			SIDEWALL, PATIOS, CONCRETE PAD, ETC.	2,089	SF
			EXISTING (DRIVEWAY TO BE REMOVED)	(2,561)	SF
TOTAL	11,804	SF	**TOTAL (ADD. PROPOSED)**	20,666	SF
TOTAL (EX. + PROP)	72,898	SF	**TOTAL (EX. + PROP)**	25,968	SF
IMPERVIOUS COVERAGE	13.41%		IMPERVIOUS COVERAGE	4.54%	

STATEMENT OF INTENT:

Develop the existing property to expand the cultivating and winemaking of the existing vineyard. This includes the expansion on the existing barn to allow for more space for aging of the wine and an area for guests to consume wines.

Expansion of access ways and installation of parking lots is required as well as including necessary stormwater BMPs.

TOTAL VINEYARD AREA

EXISTING:	± 3.42 AC
NET PROPOSED:	± 1.61 AC
TOTAL PROPSOED:	± 5.03 AC

UNIT SYMBOL	UNIT NAME	Farmland Classification
AbA	Abbottstown silt loam, 0 to 3 percent slopes	Farmland of Statewide Importance
AbB	Abbottstown silt loam, 3 to 8 percent slopes	Farmland of Statewide Importance
BeB	Bedington channery silt loam, 3 to 8 percent slopes	Prime Farmland
BwB	Buckingham silt loam, 3 to 8 percent slopes	Farmland of Statewide Importance
CyB	Culleoka-Weikert channery silt loams, 3 to 8 percent slopes	Farmland of Statewide Importance
CyC	Culleoka-Weikert channery silt loams, 8 to 15 percent slopes	Farmland of Statewide Importance
PIE	Penn-Klinesville channery silt loams, 25 to 45 percent slopes, extremely stony	None
ReA	Readington silt loam, 0 to 3 percent slopes	Prime Farmland
ReB	Readington silt loam, 3 to 8 percent slopes	Farmland of Statewide Importance
ReC	Readington silt loam, 8 to 15 percent slopes	Farmland of Statewide Importance
RIA	Reaville channery silt loam, 0 to 3 percent slopes	Farmland of Statewide Importance
RIC	Reaville channery silt loam, 8 to 15 percent slopes	Farmland of Statewide Importance
WfD	Weikert-Culleoka complex, 15 to 25 percent slopes	None

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	15.00%	25.00%	156,046 SF	
2	25.00%	1052589.83%	79,391 SF	

STEEP SLOPES WERE DETERMINED ON THE SITE. FOR ASSISTANCE IN LEGIBILITY OF THE PLAN, THE SHADED REGIONS OF THE STEEP SLOPES ARE NOT PROVIDED ON THIS PLAN SHEET.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I, (NAME)_____, AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA: THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON THE __ DAY OF _____, 20_ THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATIONS, 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 WAY COME WE, (OWNER NAMES) RIENZI VINEYARD & WINERY, INC SEND GREETINGS, KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN WRIGHTSTOWN TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS HEREWITH INTENDED TO BE RECORDED. WITNESS OUR HAND AND SEAL THIS ___ DAY OF ____ , 20_.

_____
SIGNATURE OF OWNER

_____
SIGNATURE OF OWNER

NOTARY

COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUCKS ON THE _____ DAY OF _____ 20___, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED

_____ _____ _____
OWNER OWNER OWNER

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 THIS PLAN BE RECORDED ACCORDING TO THE 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'S SIGNATURE

BUCKS COUNTY PLANNING COMMISSION REVIEW: BCPC No.

CERTIFIED BY THE EXECUTIVE DIREFTOR OF THE BUCKS COUNTY PLANING COMMISSION THIS __ DAY OF _____ 20_.

_____
BCPC SIGNATURE

WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION APPROVAL

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

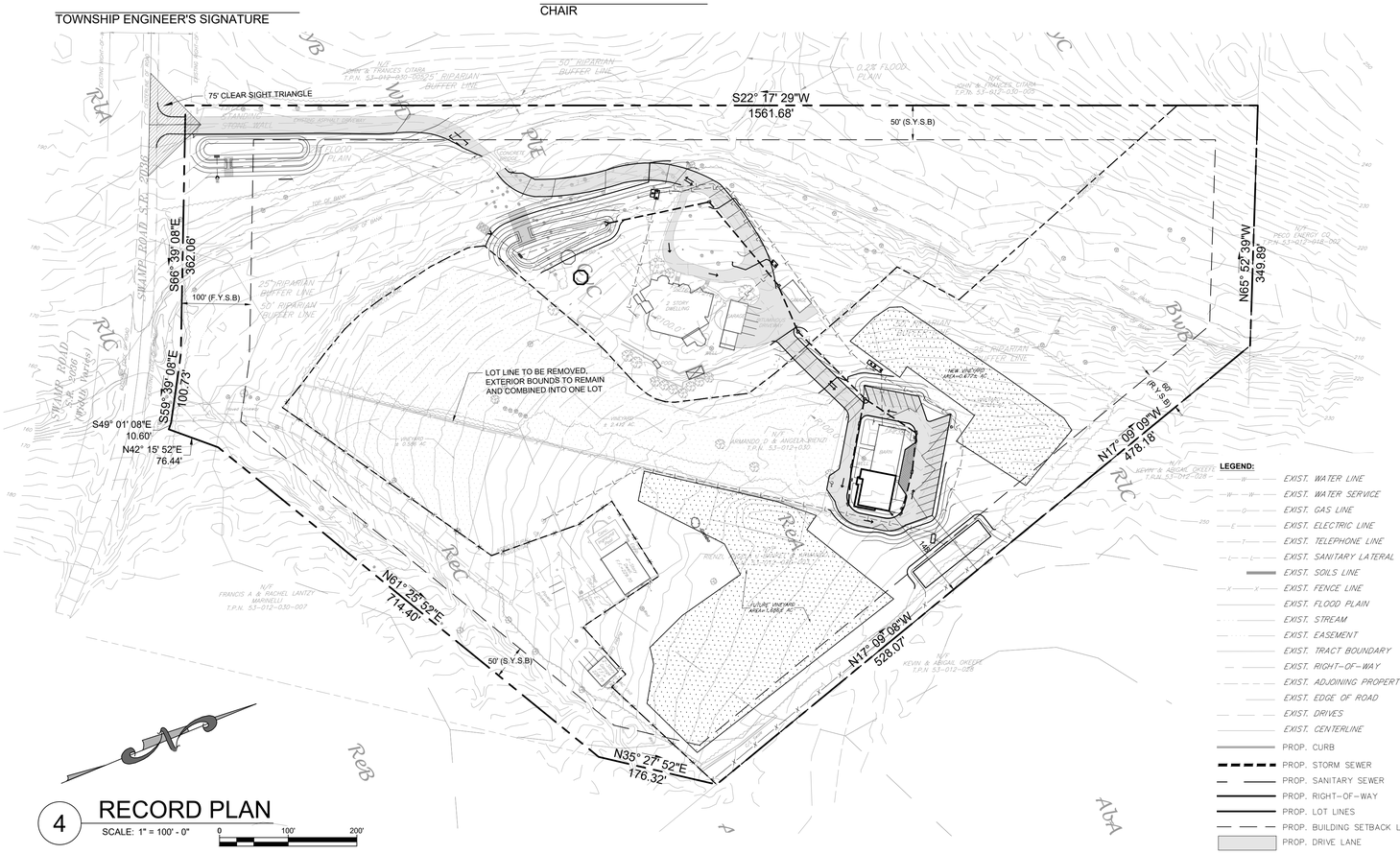
_____
CHAIR

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISOR APPROVAL

APPROVED BY THE WRIGHSTOWN TOWNSHIP BOARD OF SUPERVISORS ON THIS __ DAY OF _____ 20__.

_____ _____ _____
SUPERVISOR SUPERVISOR SUPERVISOR

_____
SECRETARY



4 RECORD PLAN
SCALE: 1" = 100' - 0"
0 100' 200'

COMMONWEALTH OF PENNSYLVANIA
JOSEPH P INGAGLIO
PROFESSIONAL
ENGINEER
No. PE063357

Drawing Notes

BEFORE YOU DIG CONTACT PA. ONE-CALL 1-800-242-1776

PENNSYLVANIA ONE CALL SYSTEM
PA. ACT 172 OF 1986 REQUIRES THREE WORKING DAYS NOTICE

No.	Description	Revised By	Date
1	LD Submission	JND	10/31/2025

BUSTAMANTE ENGINEERS INC.

Firm Name and Address
BUSTAMANTE ENGINEERS, INC
875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 18902

Client:
RIENZI VINEYARD & WINERY, INC
580 SWAMP ROAD
WRIGHTSTOWN, PA 18940

Project:
RIENZI ESTATE VINEYARD
580 SWAMP ROAD
WRIGHTSTOWN, PA 18940

Revision: LD Submission
Date: October 31, 2025
Scale: As Noted
Sheet: RP 5 of 17

Bucks County Planning Commission

Planning Module Reviews

November 22, 2025 to December 26, 2025

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
Doylestown Township	33 Neill Drive	13095	25-0288	9-6-26	1-099190429-3J

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

December 12, 2025

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

RE: 33 Neill Drive Planning Module
PaDEP Code #1-099190429-3J
BCPC #13095
TMP #9-6-26
Doylestown Township, Bucks County, PA

Dear Mr. Cunningham:

We have received a copy of the planning module[1] regarding the construction of 23 attached dwelling units on a 5-acre lot. The existing structures on the site will be removed. The site is located west of the intersection of Neill Drive and Swamp Road with frontage on Swamp Road, Ferry Road, and Neill Drive.

The proposed method of sewage disposal for the 23 dwellings is construction of four grinder pumps to convey flow to the existing low-pressure force main which runs along Neill Drive. The existing low-pressure force main is owned and maintained by the Bucks County Water Sewer Authority. The flow will be conveyed through the Cooks Run Interceptor and ultimately treated in the Harvey Avenue Wastewater Treatment Plant. The proposed daily sewage flow is 5,750 gallons per day and will require 23 EDUs.

The *Doylestown Township Sewage Facilities Plan* is the official Act 537 Plan for this portion of Doylestown Township. The proposal to construct four grinder pumps and connect to the existing public sewer system is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by BCWSA systems.

We note that Section G. Proposed Wastewater Disposal Facilities and Section Q. False Swearing Statement of Component 3 are 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.

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

Component 3 Section G.6., Historic Preservation Act, indicates that sufficient documentation confirming consistency with the Historic Preservation Act has been provided. The referenced documentation was not attached to Component 3 or submitted for review.

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

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

Sincerely,

Luke Rosanova
Planner

LR:emh
25-0288

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Philmont Properties, LP (via email)
Robert Cunningham, PE, Holmes Cunningham Engineering (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie J. Mason, Township Manager (via email)
Act 537 file (via email)

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-09919-429-3J
BCPC #: 13095

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

33 Neill Drive

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

1. Date plan received by county planning agency November 19, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency December 12, 2025

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

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

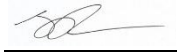
SECTION C. AGENCY REVIEW (continued)

Yes	No		
☐	☐	11.	Have all applicable zoning approvals been obtained? N/A
☐	☒	12.	Is there a county or areawide subdivision and land development ordinance?
☐	☐	13.	Does this proposal meet the requirements of the ordinance? N/A
			If no, describe which requirements are not met _____
☒	☐	14.	Is this proposal consistent with the municipal Official Sewage Facilities Plan?
			If no, describe inconsistency _____
☐	☒	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
			If yes, describe _____
☐	☒	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐		If yes, is the proposed waiver consistent with applicable ordinances.
			If no, describe the inconsistencies N/A
☒	☐	17.	Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐		If yes, will this project plan require the implementation of storm water management measures?

18. Name, Title and signature of person completing this section:

Name: Luke Rosanova

Title: Planner

Signature: 

Date: December 12, 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.