

BOARD MEETING

AGENDA

WEDNESDAY, FEBRUARY 4, 2026
2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from January 7, 2026
5. Executive Director's Report
6. **Presentation:** Morrisville Borough Certified Redevelopment Area (CRA)
by Jeff Darwak, Executive Director, Redevelopment Authority of the County of Bucks
7. Recertification of Morrisville Borough Certified Redevelopment Area (CRA)
8. Act 247 Reviews for February 4, 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 February 4, 2026.

MINUTES OF MEETING

WEDNESDAY, JANUARY 7, 2026

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

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

STAFF PRESENT: Scott Burton; Andrew G. Heimark; Erin M. Holden; Bryn-Erin Kerr;
Christian Regosch; Michael A. Roedig; Patricia Rosica; Jeremy Stoff;
Evan J. Stone; Matthew M. Walters; Lisa M. Wolff

SOLICITOR: Trevor L. Gross

IN-HOUSE GUESTS: Jeff Darwak, Bucks County Redevelopment Authority

-
- **CALL TO ORDER**
Mr. Donovan called the meeting to order at 2:01 PM.
 - **PLEDGE OF ALLEGIANCE**
All rose for the pledge of allegiance, followed by a moment of silence.
 - **PUBLIC COMMENT (AGENDA ITEMS)**
There were no public comments.
 - **APPROVAL OF MINUTES FOR THE MEETING, DECEMBER 3, 2025**
Upon motion of Mr. Jennings, seconded by Mr. Nyman, the motion carried to approve the minutes of the December 3, 2025, meeting as presented.
 - **REPORT FROM THE NOMINATING COMMITTEE AND ELECTION OF OFFICERS FOR 2026**
On behalf of the Nominating Committee, Mr. Tosti nominated the officers to remain unchanged for 2026: Ms. Breslin as Chair, Mr. Donovan as Vice Chair, and Mr. Jennings as Secretary. Upon a motion by Mr. Nyman, seconded by Mr. Tosti, the motion carried, and the officers were approved as presented.
 - **EXECUTIVE DIRECTOR'S REPORT**
Mr. Stone reported that Abigail Thomas, Planner, and Janelle McGlasson, Senior Planner (Housing) will start on Monday, January 12, 2026.

Mr. Stone thanked Erin Holden, Drew Heimark and Juliet Kelchner for all their work on the new BCPC website.

On Friday, January 9, 2026, Mr. Stone will be speaking at the local chapter of the PA Association of Zoning Officials reviewing our activities of the past year. This will be Mr. Stone's last presentation as Executive Director of the BCPC.

Mr. Stone reported that in December 2025, we received 11 applications, reviewed a total of 42 lots or units and 556,000 square feet of nonresidential land development, collecting \$9,015.00 in revenue. Year-to-date we have received 243 applications, reviewed a total of 1,764 lots or units and 1,796,037 square feet of nonresidential development, collecting \$210,793.25 in revenue. In comparison to last year, year-to-date in December 2024, we received a total of 224 applications, reviewed a total of 1,098 lots or units and 1,940,828 square feet of nonresidential development, collecting \$158,994.29 in revenue.

Mr. Stone shared that he is retiring with a sense of pride in the organization's accomplishments over the past eight years and gratitude for the friendships and collaborations formed during that time. He expressed appreciation for the opportunity to serve the residents of the county and for the support of the board and staff and noted his confidence that the work would continue successfully.

Mr. Donovan stated that it had been an honor and a pleasure to serve on the board and work with Evan. Mr. Nyman added that he appreciated Evan's prior service on the board and his transition into the role of Executive Director and thanked him for his many years of service. Mr. Nyman also noted that he serves on the TMA Bucks Board and attended the luncheon where Rich Brahler was recognized for his years of service. Mr. Keenan and Mr. Tosti also congratulated Evan on his retirement and stated that it had been a pleasure to work with him. Ms. Breslin stated that Evan brought his full heart to the service of the county through his knowledge of development, diligence, and genuine care in his role as Executive Director, and she thanked him for his service.

- **MORRISVILLE REDEVELOPMENT AREA**

BY JEFF DARWAK, EXECUTIVE DIRECTOR, REDEVELOPMENT AUTHORITY OF BUCKS COUNTY

Mr. Darwak began by congratulating Evan on his retirement. He then provided an overview of the role of the Redevelopment Authority, highlighted examples of various projects, and gave an update on the redevelopment of Morrisville.

NEW BUCKS COUNTY PLANNING COMMISSION WEBSITE

BY DREW HEIMARK, DIRECTOR OF GIS SERVICES

Mr. Heimark gave the board an overview of the features of the new BCPC webpage, which was designed to be cleaner and easier to navigate. He thanked Evan for his vision and guidance over the past eight years; Juliet Kelchner, our web administrator, for her formatting ideas; and Erin Holden for taking the lead on the project, including her work with the various department sections and the development of their pages.

Both presentations may be found [Sharebase - RDA Presentation and BCPC Website Presentation](#).

The board thanked Mr. Darwak and Mr. Heimark for the presentations.

- **ACT 247 REVIEWS**

The reviews of January 7, 2026, were emailed to the board for their review prior to the meeting; there was a motion made to approve the reviews by Mr. Tosti and seconded by Mr. Tokmajian.

Minutes of Meeting—January 7, 2026

Mr. Nyman commented on BCPC #12882 – Richland Township, he was pleased staff highlighted the data center concerns in the review. Mr. Roedig added that staff did an excellent job compiling the comments, which will be used in future reviews. He also noted that the latest issue of the *Planning InSight* newsletter includes an article about data centers.

- **OLD BUSINESS**

There was no old business.

- **NEW BUSINESS**

Mr. Tokmajian congratulated Evan on his retirement. Mr. Stone stated that his door is always open. Mr. Jennings said he always enjoys attending these meetings, noting that the work is important and consistently interesting. He also remarked that Evan is a class act.

- **ADJOURNMENT**

Upon the motion of Mr. Tosti, seconded by Mr. Tokmajian, Mr. Donovan adjourned the meeting at 2:59 PM.

Submitted by:

Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **Staffing** – Abigail Thomas and Janelle McGlasson started with us on Monday January 12, 2026. Abigail filled our vacant planner position and Janelle filled the Senior Planner (Housing) position and will serve as our housing specialist. The Chief Operating Officer is currently interviewing to fill the Executive Director position. The Director of Sustainability position remains open.
- **PA Association of Zoning Officials (PAAZO)** – Attended, for the last time, the annual kick-off meeting of the local PAAZO chapter and provided an overview of the 2024 annual report as well as preliminary highlights from 2025.
- **Hazard Mitigation Plan (HMP)** – The 2026 Draft Plan has been published for public comment on our BCPC Connects Page and can be found [here](#). On January 13, 2026, staff facilitated two public meetings to initiate the public review of the plan. The HMP Grant must be completed by the end of April 2026 to ensure compliance with the grant period of performance.
- **Bucks County Conservation District (BCCD)** – Attended the monthly meeting of the BCCD in my role as Associate Director and provided an update of current department activities.
- **ACT 167** – Our work on the Act 167 Plan can be found [here](#). The project remains on schedule and is being closely coordinated with PADEP's release of the new MS4 stormwater ordinance and the updated Post-Construction Stormwater Management Manual. While development of the Act 167 model ordinance has been delayed, other components of the plan continue to move forward. A draft of the plan is expected to be released 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 (CRPOS) – Parks and Rec Master Plan** – Attended the final CRPOS steering committee meeting to review the final draft of the master plan.
- **Delaware Valley Regional Planning Commission (DVRPC)** – Attended the January 21, 2026 board meeting.
- **Legislative Updates** – (report at meeting)
- **Revenue Log** – (report at meeting)

This is my last Executive Director's report. It has been an honor and a privilege to serve the residents of the county. I wish the board and staff continued success and good fortune and I am eternally grateful for the time we have shared. All the best, Evan J. Stone.

ACTIVITY REPORT

Community Planning

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

Langhorne Borough Planning Commission – Began assisting with ordinance organization and the preparation of amendments to the zoning ordinance and the subdivision and land development ordinance. Continued assisting with updates to the comprehensive plan.

[New Hope Borough Comprehensive Plan](#) – Staff launched a business survey, coordinated engagement efforts with area non-profits for stakeholder input, and has begun preparations to draft the plan document.

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

Nockamixon Township Comprehensive Plan — Staff attended the regularly scheduled Planning Commission meeting to discuss the comprehensive plan update.

[Plumstead Township Comprehensive Plan](#) – Staff will attend a Board of Supervisors work session in February to discuss feedback on the second draft of *Plumstead Forward*, the township’s implementable comprehensive plan update.

[Riegelsville Comprehensive Plan](#) – Staff attended the Borough Council meeting to receive feedback on *Riegelsville Reimagined*, prior to beginning the 45-day review period.

[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 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**
- 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**
- 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:

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

Geographic Information Systems (GIS)

Staff is working with Housing & Community Development to analyze data related to Hurricane Ida for a CDBG-DR application. Emergency Management damage reports are being used to identify direct and indirect impact related to the storm. The information from that analysis will be used to identify vulnerable populations in the areas most affected by Hurricane Ida.

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

Neale Dougherty, former Director of Sustainability, moved to become Bucks County's Controller starting in January.

The sustainability staff attended the following meetings:

- Meeting with PA Solar Center to work on moving towards constructing a solar array on the one-acre brownfield near the new building in Lower Bucks County.
- Sustainability Champions Meeting 2026 kickoff – Emphasizing implementing Chapter 4, *Purchasing and Material Management*, of the Bucks County Sustainability Plan.
- Sustainable Energy Partnership meeting – Block purchasing and focusing on renewable energy sources.
- Shared Energy Manager meeting – Awarded one year of technical assistance with Wilson Engineering through a DEP grant from the Local Climate Action Program (LCAP).
- Exploratory meeting with EnergyCAP, an Energy Management Software company.

Transportation and Trails

The transportation and trails staff attended the following meetings:

- Bensalem Township Meeting
- DVRPC Board Meeting
- DVRPC TOP Subcommittee Meeting
- Eisold Subdivision / Dark Hollow Trail Meeting with Doylestown Township
- Langhorne-Yardley Rd Intersection Improvements - Coordination Meeting
- Levittown Trail Coordination Meeting
- NGT – Core Creek Progress Meeting
- North Point Commuter Data Meeting
- Regional Technical Committee Meeting (RTC)
- SEPTA TOD Seminar

Staff continued work on:

- County EV Charging Project
- Design of NGT-1 (Nearing completion)
- Draft Maintenance Agreement for the Levittown Trail
- Northpoint Pedestrian, Bicycle and Transit Accessibility Assessment
- NRT-2 Maintenance agreement

Bucks County Planning Commission

Municipal Reviews

February 4, 2026

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Milford Township	<u>23-24-WS1R</u>	25-0309	Board of Supervisors	-	Act 537 Plan Update
Newtown Township	<u>29-26-1</u>	26-0012	Board of Supervisors	-	SALDO Amendment: Landscaping
Quakertown Borough	<u>35-26-SD1</u>	26-0005	Quakertown Community School District	35-7-142	Institutional Land Development: 60,241 square feet



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: Milford Township Board of Supervisors
Milford Township Planning Commission

From: Bucks County Planning Commission

Date: February 4, 2026

Subject: BCPC #23-24-WS1R
Proposal for an Update to the Official Act 537 Sewage Facilities Plan
Applicant: Milford Township Board of Supervisors
Date Received: December 31, 2025
Hearing Date: February 3, 2026

In accordance with the provisions of the Pennsylvania Sewage Facilities Planning Act (Act 537) and Section 304 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at its meeting on February 4, 2026.

GENERAL INFORMATION

Proposed Action: Update the township's current Act 537 Sewage Facilities Plan to provide for the future wastewater management needs of Milford Township.

Proposed Provisions: Milford Township's emphasis remains on providing public sewer services within the Development District and relying on individual on-lot sewage disposal systems for properties outside of the Development District. The following updates are included in the Act 537 Sewage Facilities Plan for Milford Township:

- Residential and Nonresidential Development Goal—to provide adequate wastewater facilities to meet existing and future development needs of the area and to provide for a variety of wastewater facilities to accommodate different types of development.
- Township initiatives that have been implemented include two sump pump ordinances enacted in 2022, conveyance televising and cleaning program, and manhole inspections.
- Demographic data has been updated to include the 2020 Census data and the ACS 5-Year estimates.
- Natural Features section is updated to include recommendations for water resources, forest regeneration, pond management, and streambank stabilization.



- Outlines the January 2023 overflow of the wastewater treatment plant and includes the Sanitary Sewage Collection System Management Program which avoids overloading any portion of the collection and conveyance systems.
- The Milford-Trumbauersville Area Sewer Authority (MTASA) purchased five flowmeters in 2019 to monitor inflow and infiltration in the collection and conveyance system and the updated plan provides that analysis.
- A summary of past, current, and future capital projects are highlighted.
- The following zoning districts were added to the plan under the future growth and land development zoning designations and classifications: Future Commercial, Suburban Residential, Suburban Residential High, Urban Residential Low, Central Commercial, Select Commercial, and Extraction.

COMMENTS

We reviewed a previous version of this plan in October of 2024 (BCPC #23-24-WS1, dated October 1, 2024). The revised plan addresses comments raised by the Pennsylvania Department of Environmental Protection's review of June 4, 2025.

We commend the township officials for undertaking this update of the township's official sewage facilities plan. The plan is comprehensive, well-prepared, and contains informative maps. It explains past Act 537 planning and describes the township's sewage facility planning issues in a clear and concise presentation.

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

MMW:emh
25-0309

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Catherine M. Harper, Esq., Timoney Knox, LLP, Township Solicitor (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer & Office Manager (via email)
Matthew Walters, QAPC (via email)
Act 537 File (via email)



BCPC

Bucks County Planning Commission

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

UNOFFICIAL

MEMORANDUM

To: Newtown Township Board of Supervisors
Newtown Township Planning Commission

From: Bucks County Planning Commission

Date: February 4, 2026

Subject: BCPC #29-26-1
Proposal to Amend the Subdivision and Land Development Ordinance—Landscaping
Applicant: Board of Supervisors
Date Received: January 20, 2026
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 4, 2026.

GENERAL INFORMATION

Proposed Action: Amend the landscaping provisions of the subdivision and land development ordinance by establishing minimum landscape standards and criteria for all subdivisions and land developments.

Proposed Subdivision and Land Development Ordinance Provisions:

Amend Section 22-202, Definitions, to add definitions of Invasive Plant and Native Plant.

Amend Section 22-529 to add an introductory paragraph outlining the intent of the landscaping provisions.

Amend Section 22-529.1.G. to remove a requirement that an overall plan be prepared by a qualified horticulturist and approved by the township planning commission for any part of a site not used for buildings, other structures, loading, parking, sidewalks, and storage areas.

Amend Section 22-529.1. to add subsection I, requiring all plantings in subdivisions and land developments shall be 100 percent native and that plants identified as invasive by the Pennsylvania Department of Conservation and Natural Resources and plants included on the DCNR "Watch List" as potentially invasive and any associated varieties, hybrids, and cultivars of invasive species, are prohibited.



Amend Section 22-529.1. to add subsection J, standards for planting diversity requirements that require a minimum variety of species per plant type, such as canopy tree, understory tree, shrub, perennial, etc., based on the number of plants.

Amend Sections 22-529.2.C.(2)(c) and 22-529.2.C.(2)(e), Tree Protection Standards, to include plastic web construction fence or equivalent protection fence, as other types of acceptable tree protection fencing.

Amend Section 22-529.2.C.(4), Pruning Methods, to reference ANSI A300 Tree Care standards, as last published by the Tree Care Industry Association, and delete the reference to the National Arborist Association standards.

Amend Section 22-529.2.C.(5)(e), Fertilization Methods, to add that fertilizer may be broadcast over an area as deemed appropriate based on soil samples.

Amend Section 22-529.2.D. to clarify that if any plant material is moved, it must be done in accordance with the specifications set forth by the “American Standard for Nursery Stock” (ANSI Z60.1), latest edition, as published by AmericanHort (formerly the American Nursery and Landscape Association).

Combine Section 22-530, Street Trees, and Section 22-531, Buffer Yards, into Section 22-529 with appropriate renumbering and relettering of sections. Delete Sections 22-530 and 22-531 in their entirety and label each as “Intentionally Left Blank.”

Amend Section 22-529.3.L., Street Trees, to revise the list of approved plant material for large and small trees by removing non-native and invasive trees and adding several native trees.

Amend Section 22-529.4. to add regulations for stormwater management plantings. All stormwater management areas shall be planted and landscaped with native plants and plans shall include a narrative and schedule for short-term and long-term maintenance. Provisions are added specific to basin floors intended to be dry most of the year, basin floors or channels that are intended to be wet most of the year, and for perimeter basin plantings. A list of approved trees for the perimeter of detention basins is included.

Amend Section 22-529.6., Buffer Yards, to state listed plantings are approved, rather than recommended, and revise the list of approved plantings by removing non-native and invasive plantings and adding new native planting options.

Amend Section 22-529.8., Specifications, to reference the “American Standard for Nursery Stock” (ANSI Z60.1), latest edition, as published by AmericanHort (formerly American Nursery and Landscape Association), and to add a provision regarding plant materials that may be proposed but not included in the approved plant lists.

Existing Subdivision and Land Development Ordinance Provisions:

Section 22-529 through Section 22-531 contains requirements for landscaping, street tree, and buffer yard planting requirements.

COMMENTS

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

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

LMW:emh
26-0012

cc: David Sander, Esq., The Law Offices of Sean Kilkenny, LLC (via email)
Jenny Dobbins, Paralegal, The Law Offices of Sean Kilkenny, LLC (via email)
Jerry Schenkman, Esq., The Law Offices of Sean Kilkenny, LLC (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)



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UNOFFICIAL

MEMORANDUM

To: Quakertown Borough Council
Quakertown Borough Planning Commission

From: Bucks County Planning Commission

Date: February 4, 2026

Subject: BCPC #35-26-SD1
Preliminary Plan of Land Development for Quakertown Community School District
TMP #35-7-142
Applicant: Quakertown Community School District
Owner: Same
Plan Dated: January 9, 2026
Date Received: January 12, 2026

In accordance with the provisions of Sections 305 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 4, 2026.

GENERAL INFORMATION

Proposal: Redevelop a 5.33-acre site through demolition of an existing elementary school and the construction of a new 60,241-square-foot elementary school. The new school is larger than the existing school by approximately 35,180 square feet. The plan also proposes improvements to parking, vehicular circulation, and stormwater management. Public water and sewer serve the site.

Location: The parcel is bounded by School Lane to the north, South 6th Street to the east, Park Avenue to the south, and South 7th Street to the west.

Zoning: The HR High Density Residential District permits Use 40 School, Elementary or Secondary by conditional use approval. Section 320 of the ordinance notes special considerations for public schools and states that the provisions of the zoning ordinance, with respect to lot area, lot width, yard regulations, building coverage, parking, and any other requirements of the chapter shall be inapplicable to public schools.

Instead, the zoning ordinance states that conditional uses must adhere to the Quakertown Comprehensive Plan and all other Borough ordinances; be suitable for the particular location; not detrimental to the public health, safety, and/or general welfare; will not detract from or cause harm



to neighboring properties by creating negative impact on the aesthetic character of the community; will reflect effective site planning and design in terms of energy efficiency, environmental protection and aesthetic composition; will provide safe and efficient access to roads and will not create traffic congestion, hazardous traffic conditions or excessive traffic volumes; and will preserve woodlands and other trees existing at the site to the maximum extent possible.

Present Use: Elementary school

COMMENTS

1. **Conditional use**—Section 308.4. and Table 3.1 of the zoning ordinance requires conditional use approval for schools in the HR High Density Residential District. The proposed plan should not be approved until this zoning issue is resolved.
2. **Tree preservation**—Section 317.4.R. of the zoning ordinance requires that conditional uses preserve woodlands and other trees existing at the site to the maximum extent possible. The plan shows the removal of at least seven mature trees from the site, three of which are large street trees along South 7th Street and one is a street tree along South 6th Street. We recommend that existing large trees on the site be retained, wherever possible. At a minimum, we recommend all reasonable efforts be made to retain the existing street trees for streetscape continuity.
3. **Vehicle circulation**
 - a. **Vehicle turning templates**—Section 317.4.M. of the zoning ordinance states that conditional uses “will provide safe and efficient access to roads and will not create traffic congestion, hazardous traffic conditions or excessive traffic volumes.” We recommend that turning templates for each type of vehicle be added to the plans to demonstrate the sufficiency of both the access of the design and internal circulation.
 - b. **School Lane**—Based on the narrow, alley-like design of School Lane as well as the Traffic Flow diagram on the Schematic Design presentation, we recommend that the applicant consider revising the design of School Lane to better accommodate traffic associated with student pick-up/drop-off.
 - c. **6th Street**—We recommend that the applicant consider a lay-by lane along 6th Street so queues for student pick-up/drop-off don't block southbound traffic.
 - d. **Stacking space**—Given the unique traffic circulation complexities caused by school buses, we recommend that the applicant ensure that the proposed one-way bus lane has sufficient room for stacking during the student pick-up/drop-off without spilling back into 7th Street.
 - e. **7th Street improvements**—The borough’s Active Transportation Plan identifies 7th Street as an area of speeding concern for the borough and an area of high pedestrian and cyclist use due to the elementary school. The transportation plan recommends flashing radar speed signs, speed bumps, curb bump-outs, and other mechanisms to help control traffic. Those improvements should be installed as the new school is developed to ensure a safe commute for children walking and biking to school.

- f. **Signage**—Due to the nature of all streets bounding this parcel, we recommend that a pavement marking and signing plan be added showing all signs and legends needed for safe access control and internal circulation.
4. **Community character**—Section 317.4.H. of the zoning ordinance states that conditional uses “will not detract from or cause harm to neighboring properties by creating a negative impact on the aesthetic character of the community.” Observing the Schematic Design presentation as well as the design of the existing high school (located across 6th Street from the proposal site), we recommend that consideration be given to designing the new school to more closely reflect the character of the existing high school and the surrounding neighborhood.
5. **Pennsylvania Highlands Trail**—Park Avenue is on the Pennsylvania Highlands Trail Network. We recommend that signage for this trail be installed along Park Avenue.
6. **Stormwater management**—Due to the significant increase in building size and facilities on the site, it is our recommendation that the applicant confirm that the stormwater management design provides sufficient underground basin facilities to maintain or reduce peak flows in the post development condition and that the correct cover types are used in the stormwater management calculations and accurately depict post development conditions.
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

We would appreciate being notified of the borough council’s decision regarding this matter.

SGN:emh
26-0005

cc: Robert Christine, Director of Facilities, Quakertown Community School District (via email)
Samantha Fenstermaker, Terraform Engineering, LLC (via email)
Cowan Associates, Inc., Borough Engineer (via email)
Peter Nelson, Esq., Grim, Biehn & Thatcher, Borough Solicitor (via email)
Scott C. McElree, Borough Manager (via email)
Kris Barndt, Executive Administrative Assistant to the Borough Manager (via email)
Matthew Walters, Secretary, Quakertown Area Planning Committee (via email)

Bucks County Planning Commission
Subdivision and Land Development Reviews
December 27, 2025 to January 23, 2026

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Hilltown Township	13150	25-0292	15-32-79	RCJ Meadowbrook LLC	P	2 Single-family lots
Newtown Township	9907-A	25-0301	29-10-20	Robert Kiszka	F	2 Single-family lots
Upper Southampton Township	8489-D	25-0302	48-26-19	Michael Chiusolo	S	34 Age-qualified semi- detached dwellings
Warwick Township	6219-F	25-0299	51-3-88- 10	Hallmark Building Group, Inc.	P	5 Single-family lots



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

PLANNING COMMISSION:

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

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

Evan J. Stone
Executive Director

MEMORANDUM

To: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: January 5, 2026

Subject: BCPC #13150
Preliminary Plan of Subdivision and Land Development for RCJ Meadowbrook LLC
TMP #15-32-79
Applicant: RCJ Meadowbrook LLC
Owner: RJC Meadowbrook LLC
Plan Dated: November 24, 2025
Date Received: November 25, 2025

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

GENERAL INFORMATION

Proposal: Subdivide an existing 4.56-acre lot into two lots of 1.23 acres (Lot 1) and 3.33 acres (Lot 2). An existing dwelling, shed, and driveway will remain on Lot 1, while a new single-family dwelling and driveway are proposed for Lot 2. A garage, which straddles the proposed subdivision line, is proposed to be removed as a part of this submission. Both lots are proposed to be served by on-lot water and sewer.

Location: Along the north side of Hilltown Pike, approximately 1,300 feet southwest of its intersection with Green Street.

Zoning: The RR Rural Residential District permits Use B1 Single Family Detached dwellings on minimum lots of 50,000 square feet with a maximum impervious surface ratio of 15 percent and a minimum lot width setback of 150 feet. Lots must have minimum yards of 50, 25, and 75 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 140-16.B.(1)

to require a plan scale of 1"=50'

Section 140-28.P.

to provide cartway reconstruction/overlay and drainage improvements along an existing roadway within the frontage of the site

Section 140-29.D.

to provide the required cartway widening

Section 140-35. & 140-36.

to require the installation of curbs and sidewalks

Section 140-38.

to comply with the stormwater management provisions set forth in the SALDO

Section 140-40.

to comply with the erosion and sedimentation control provisions set forth in the SALDO

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. **Existing non-conformity**—Section 160-23.B.(1) of the zoning ordinance requires a minimum 50-foot front yard setback for single-family detached dwellings in the RR-Rural Residential district. The existing structure on Lot 1 encroaches into the front yard setback area and therefore constitutes an existing non-conformity, which should be clearly noted on the plan. Continuation of existing non-conforming uses and structures is governed by Section 160-61. of the zoning ordinance. The township should confirm that this submission complies with all applicable requirements of this section.

3. **Driveways**

- a. **Consistent width**—We recommend that the both the existing and proposed driveways be widened to 12 feet to ensure safe and efficient operation.
- b. **Slope**—We recommend that the applicant provide a centerline profile of the proposed driveway, demonstrating that the initial slope is compatible with the cross slope of Hilltown Pike and is not excessively steep.

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 and land development.

This review will be included in the Bucks County Planning Commission board materials for the February 4, 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:tmr
25-0292

cc: RCJ Meadowbrook LLC (via email)
Scott Mease, P.E., Mease Engineering P.C. (via email)
Timothy A. Fulmer, P.E., Wynn Associates (via email)
Jack D. Wuerstle, Law Office of Jack D. Wuerstle, Township Solicitor (via email)
Deanna Ferry, DPA, Township Manager (via email)



BCPC

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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PLANNING COMMISSION:

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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: January 5, 2026

Subject: BCPC #9907-A
Final Plan of Subdivision for Kiszka
TMP #29-10-20
Applicant: Robert Kiszka
Owner: Robert & Marta Kiszka
Plan Dated: October 14, 2025
Date Received: December 4, 2025

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

GENERAL INFORMATION

Proposal: Subdivide a 1.15-acre (gross) parcel into two single-family detached dwelling lots of 22,052 and 20,761 square feet. An existing dwelling, detached garage, and driveway are to be removed. The application indicates that public water and sewer facilities serve the site.

Location: Along the western side of South State Street, about 70 feet south of the intersection of South State Street and Lincoln Avenue.

Zoning: The TC-2 Town Commercial District permits single-family detached dwellings on a minimum lot area of 20,000 square feet with a minimum lot width of 60 feet. The permitted maximum impervious surface ratio is 50 percent. Required minimum front, side, and rear yards are 10 feet, 10 feet, and 20 feet, respectively.

The plan notes that variances were granted under Appeal #01-485, dated October 4, 2001, from the Zoning Ordinance designation of South State Street as an arterial street and from the 60-foot ultimate right-of-way requirement. A right-of-way of 40 feet from the centerline was approved for Lot 1 and Parcel A, with a 16-foot building setback measured from the 40-foot right-of-way.

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 404.1.A.

to allow a plan scale of 1-inch equals 20 feet instead of the required scale of 1-inch equals 50 feet or 1-inch equals 100 feet

Section 516.2.

to maintain the existing roadway along South State Street and to not provide curbs when curbs are required

Section 517

to maintain the existing bituminous walk along South State Street and to not provide a minimum 15-foot planting strip between a sidewalk and road

Section 530

to defer installation of one additional street tree on Lot 2 until time of the building permit

The applicant has not provided the reasons for the 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 waivers is based and the minimum modifications necessary. The final plan should note all granted waivers.

2. **Driveways**—As noted on the application, no improvements are intended at this time; the plan proposes a minor subdivision only. However, to adequately review the subdivision, we recommend that the intended driveway locations for both lots be shown on the plan. While removal of the existing bituminous driveway on Lot 1 is indicated, the plan does not show how vehicular access to the lots will be accommodated.

The site currently shares a portion of a driveway within an existing 30-foot-wide access easement located along the southern property boundary. It is not clear if the site will continue to share a driveway within the easement. To minimize the number of curb cuts along South State Street, we recommend the applicant consider providing for shared access, wherever possible.

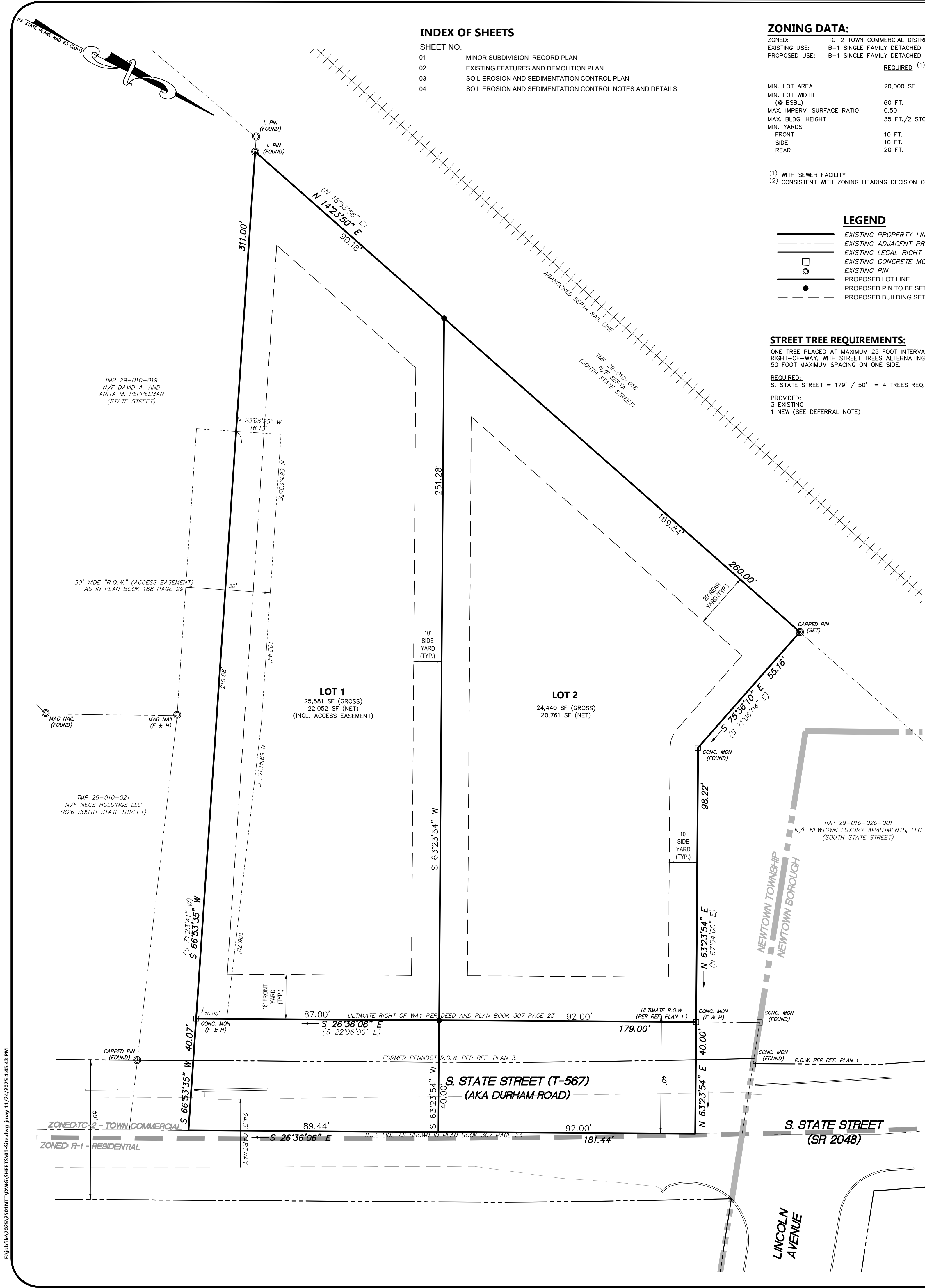
3. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the February 4, 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:tmr
25-0301

cc: Robert Kiszka (via email)
Samuel Costanza, PE, Van Cleef Engineering Associates, Inc. (via email)
J. May, Van Cleef Engineering Associates, Inc. (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)



INDEX OF SHEETS

SHEET NO.	MINOR SUBDIVISION RECORD PLAN
01	EXISTING FEATURES AND DEMOLITION PLAN
02	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
03	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
04	SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

ZONING DATA:

ZONED:	TC-2 TOWN COMMERCIAL DISTRICT		
EXISTING USE:	B-1 SINGLE FAMILY DETACHED (PERMITTED)		
PROPOSED USE:	B-1 SINGLE FAMILY DETACHED (PERMITTED)		
	REQUIRED ⁽¹⁾	PROPOSED	
		LOT 2	LOT 1
MIN. LOT AREA	20,000 SF	22,052 SF	20,761 SF
MIN. LOT WIDTH (Ø BSBL)	60 FT.	86 FT.	92 FT.
MAX. IMPERV. SURFACE RATIO	0.50	0.50	0.50
MAX. BLDG. HEIGHT	35 FT./2 STORIES	35 FT./2 STORIES	35 FT./2 STORIES
MIN. YARDS			
FRONT	10 FT.	16 FT. (2)	16 FT. (2)
SIDE	10 FT.	10 FT.	10 FT.
REAR	20 FT.	20 FT.	20 FT.

- (1) WITH SEWER FACILITY
(2) CONSISTENT WITH ZONING HEARING DECISION OF 10-4-01

LEGEND

—	EXISTING PROPERTY LINE
- - -	EXISTING ADJACENT PROPERTY LINE
—	EXISTING LEGAL RIGHT OF WAY
□	EXISTING CONCRETE MONUMENT
○	EXISTING PIN
—	PROPOSED LOT LINE
—	PROPOSED PIN TO BE SET
●	PROPOSED BUILDING SETBACK

STREET TREE REQUIREMENTS:

ONE TREE PLACED AT MAXIMUM 25 FOOT INTERVALS ALONG STREET RIGHT-OF-WAY, WITH STREET TREES ALTERNATING FROM SIDE TO SIDE, 50 FOOT MAXIMUM SPACING ON ONE SIDE.

REQUIRED:
S. STATE STREET = 179' / 50' = 4 TREES REQ.
PROVIDED:
3 EXISTING
1 NEW (SEE DEFERRAL NOTE)

SITE CAPACITY CALCULATIONS:

1. BASE SITE AREA	a. GROSS SITE AREA	1.148 AC.
	b. SUBTRACT THE FOLLOWING:	
	(1) ROAD RIGHT-OF-WAYS, EASEMENTS	0.104 AC.
	(2) LAND WITHIN ULTIMATE RIGHT-OF-WAYS	0.061 AC. (2)
	(3) UTILITY RIGHTS-OF-WAY, EASEMENTS	0.000 AC.
	(4) DRAINAGE/STORMWATER EASEMENTS	0.000 AC.
	(5) LAND WITHIN RESTRICTIVE COVENANTS, CONSERVATION EASEMENTS	0.000 AC.
	TOTAL LAND WITH RESTRICTIONS	0.000 AC.
	c. EQUALS BASE SITE AREA	0.983 AC.
2. CALCULATION FOR LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION		
RESOURCE	PROTECTION RATIO	LAND AREA IN RESOURCE TO BE PROTECTED
FLOODPLAINS	1.00	0.000 AC.
FLOODPLAIN SOILS	1.00	0.000 AC.
LAKE OR POND	1.00	0.000 AC.
WETLANDS/WATERS	1.00	0.000 AC.
WETLANDS TRANSITION AREA	0.80	0.000 AC.
STEEP SLOPES	0.75	0.000 AC.
15%-25%	0.75	0.000 AC.
25% PLUS	0.85	0.000 AC.
WOODLANDS (JM, CM, CR-1 DISTRICTS)	0.85	N/A
WOODLANDS (ALL OTHER DISTRICTS)	0.50	0.000 AC.
AGRICULTURAL SOILS	0.75	N/A
(CM DIST. RESIDENTIAL USES)		
TOTAL LAND WITHIN NATURAL RESOURCE PROTECTION RESTRICTIONS		0.000 AC.
TOTAL NATURAL RESOURCE PROTECTION LAND		0.000 AC.

3. CALCULATION FOR MINIMUM ACTIVE RECREATION LAND (NOT APPLICABLE SINCE THIS IS NOT A SINGLE FAMILY CLUSTER, PERFORMANCE SUBDIVISION, OR PRD)
4. CALCULATION FOR NET BUILDABLE SITE AREA AND THE MAXIMUM NUMBER OF PERMITTED DWELLING UNITS FOR ALL MULTI-LOT RESIDENTIAL DEVELOPMENTS WITH MORE THAN TWO (2) DWELLING UNITS, THE FOLLOWING CALCULATIONS SHALL APPLY: (NOT APPLICABLE SINCE THIS DOES NOT CONTEMPLATE MORE THAN TWO LOTS)
5. CALCULATION FOR MAXIMUM IMPERVIOUS SURFACE
a. CALCULATION FOR NET BUILDABLE SITE AREA
BASE SITE AREA
SUBTRACT RESOURCE PROT. LAND
EQUALS NET BUILDABLE SITE AREA
b. CALCULATION FOR MAXIMUM IMPERVIOUS SURFACE
BASE SITE AREA
MULTIPLY BY MAX. IMPERV. SURFACE RATIO
EQUALS MAXIMUM IMPERVIOUS SURFACE

GENERAL NOTES:

1. THIS MAP REPRESENTS A BOUNDARY SURVEY COMPLETED BY VCEA IN JUNE 2025. THE REPRESENTATION OF THE TRACT BOUNDARY HEREON IS BASED ON PA STATE PLANE COORDINATE SYSTEM (NAD 83). THE COURSES AND DISTANCES SHOWN IN (PARENTHESES) ARE DERIVED FROM THE DEED OF RECORD.
2. A TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN JUNE 2025. THE VERTICAL DATUM IS NAVD 88 AS DERIVED FROM RTK GPS OBSERVATIONS DERIVED THROUGH THE KEYNETOPS TRIMBLE VRS NETWORK.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE FOR THE SUBJECT PROPERTY WAS OBTAINED FROM FILE NUMBER: 50102-PA, PREPARED BY OVERSEER SETTLEMENT SERVICES, INC. AGENT TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATE OF POLICY MARCH 19, 2025.
EXCEPTIONS:
1.) ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE REPORT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
2.) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORD.
3.) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
4.) EASEMENTS, ENCROACHMENTS, OVERLAPS, SHORTAGES OF AREA, BOUNDARY LINE DISPUTES AND OTHER MATTERS AFFECTING TITLE THAT AN ACCURATE AND COMPLETE SURVEY WOULD DISCLOSE.
5.) REAL ESTATE TAXES FOR THE CURRENT AND PRIOR TAX YEARS WHICH ARE HEREAFTER ASSESSED AND ARE NOT YET DUE AND PAYABLE.
6.) CONDITIONS DISCLOSED BY SURVEY RECORDED IN PLAN BOOK 188 PAGE 29-BUILDING SET BACK LINES, SANITARY SEWER EASEMENT, 30 FEET WIDE RIGHT OF WAY (EASEMENT A) [SHOWN], AND RIGHT OF WAY LINE OF DURHAM ROAD (SR 413).
7.) RIGHT OF WAY TO NEWTOWN BUCKS COUNTY JOINT MUNICIPAL AUTHORITY AS IN DEED BOOK 1682 PAGE 462 AND DEED BOOK 1779 PAGE 1154. [DOES NOT AFFECT]
8.) RESTRICTIONS AFFECTING TITLE AS IN DEED BOOK 1090 PAGE 284. [DOES NOT AFFECT]
9.) RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY IN DEED BOOK 1929 PAGE 426. [DOES NOT AFFECT]
10.) CONDITIONS AS IN DEED BOOK 1891 PAGE 373. [DOES NOT AFFECT]
11.) ALL MATTERS SET FORTH ON THE MINOR SUBDIVISION PLAN, RECORDED IN THE RECORDER'S OFFICE OF BUCKS COUNTY IN PLAN BOOK 307, PAGE 23.
4. NO CERTIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON JUNE 23, 2025 (SERIAL NO. 20251741385).

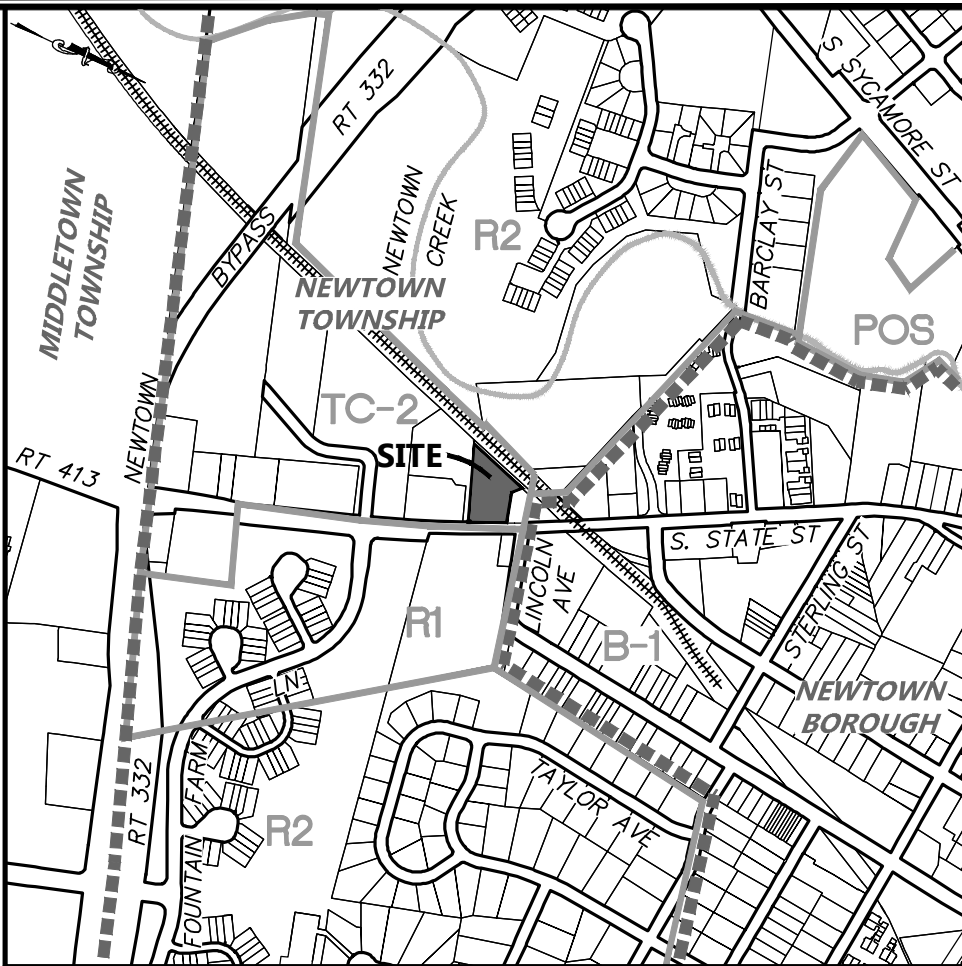
THE FOLLOWING IS A LIST OF REGISTERED UTILITY USERS FOR NEWTOWN TOWNSHIP:

COMPANY: NEWTOWN TOWNSHIP BUCKS COUNTY ADDRESS: 100 MUNICIPAL DR NEWTOWN, PA 18940 CONTACT: JOE SCHIAVONI EMAIL: JOES@NEWTOWNPA.GOV PHONE: 215-968-2800 EXT. 249	COMPANY: NEWTOWN BUCKS COUNTY JOINT MUNICIPAL AUTHORITY ADDRESS: 15 S CONGRESS ST PO BOX 329 NEWTOWN, PA 18940 CONTACT: JEFF MOORHEAD EMAIL: JMOORHEAD@BCKMA.ORG PHONE: 215-968-4109
COMPANY: LUMEN FORMERLY LEVEL 3 ADDRESS: 931 14TH ST DENVER, CO 80202 CONTACT: LUMEN OPERATOR PERSONNEL EMAIL: RELOCATIONS@LUMEN.COM PHONE: 877-368-8344 EXT. 3	COMPANY: NEWTOWN ARTESIAN WATER COMPANY ADDRESS: 307 N LINCOLN AVE NEWTOWN, PA 18940 CONTACT: PATRICK FOSTER EMAIL: PAT@NEWTOWNWATER.COM PHONE: 215-968-6761
COMPANY: PECO AN EXCELON COMPANY C/O USIC ADDRESS: 450 S. HENDERSON ROAD SUITE B KING OF PRUSSIA, PA 19406 CONTACT: NIKKIA SIMPKINS EMAIL: NIKKIASIMPKINS@USICLLC.COM PHONE: 484-681-5720	COMPANY: COMCAST ADDRESS: 1004 CORNERSTONE BLVD DOWNTOWNTOWN, PA 15135 CONTACT: JOHN CEDRICK SALVATERRA EMAIL: JOHN.CEDRICK@SALVATERRACABLE.COMCAST.COM PHONE: 267-271-9761
COMPANY: VERIZON BUSINESS FORMERLY MCI ADDRESS: 7000 WESTON PKWY CARY, NC 27513 CONTACT: VICTOR WOOD EMAIL: VICTOR.S.WOOD@VERIZON.COM PHONE: 919-414-2762	

5. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
6. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS. THERE ARE NO SHOWN WETLANDS BASED ON MAPPING FROM THE NATIONAL WETLANDS INVENTORY.
7. THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 431 OF 532, MAP NUMBER 4201700431K, EFFECTIVE DATE MARCH 21, 2017.
8. THE ULTIMATE RIGHT OF WAY OF S. STATE STREET (T-567) ALONG THE PROPERTY FRONTAGE OF TMP 29-010-020 IS OFFERED FOR DEDICATION TO THE GOVERNMENTAL AGENCY HAVING JURISDICTION AT THE TIME.
9. A VARIANCES WERE GRANTED AS PART OF APPEAL NO. 01-485, DATED 10-4-01 FROM THE ORDINANCE DESIGNATION OF SOUTH STATE STREET AS AN ARTERIAL STREET AND FROM REQUIRING AN ULTIMATE RIGHT OF WAY OF 60 FEET FROM CENTERLINE. A RIGHT OF WAY OF 40 FEET FROM CENTERLINE WAS APPROVED FOR LOT 1 AND PARCEL A SHOWN IN PLANS AND A 16 FOOT BUILDING SETBACK FROM THE 40 FEET ULTIMATE RIGHT-OF-WAY LINE WAS ESTABLISHED.

REFERENCE PLANS:

1. PLAN ENTITLED "MINOR SUBDIVISION PLAN PREPARED FOR PAUL D. ALLEN" BY PICKERING, CORTS & SUMMERSON, INC. DATED MARCH 19, 2001, LAST REVISED OCTOBER 15, 2001, AS RECORDED IN PLAN BOOK 307 PAGE 23.
2. PLAN ENTITLED "SUBDIVISION PLAN MADE FOR RAYMOND G. & MARGARET I. PEPPELMAN" BY ALL COUNTY, INC., DATED MARCH 27, 1979, AS RECORDED IN PLAN BOOK 188 PAGE 29.
3. PLAN ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY ROUTE NO. 152 SECTION NO. 77, SHEET 39 OF 51, AS RECORDED IN HIGHWAY PLAN BOOK 5 PAGE 6.



LOCATION MAP

SCALE: 1" = 800'

OWNERS CERTIFICATION

TO ALL WHOM THESE PRESENTS MAY COME WE, (OWNER NAME(S))
SEND GREETINGS. KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND
SITUATE IN NEWTOWN 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 NEWTOWN, COUNTY OF BUCKS, COMMONWEALTH
OF PENNSYLVANIA, PERSONALLY APPEARED

NOTARY PUBLIC

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

TOWNSHIP ENGINEER

REVIEWED BY THE NEWTOWN TOWNSHIP ENGINEER

SIGNATURE
DATE

NEWTOWN TOWNSHIP PLANNING COMMISSION APPROVAL

REVIEWED BY THE NEWTOWN TOWNSHIP PLANNING COMMISSION ON THIS
DAY OF ____ 20____.

CHAIRMAN

NEWTOWN TOWNSHIP BOARD OF SUPERVISORS APPROVAL

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

CHAIRMAN

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 ____

REPRESENTATIVE, BUCKS COUNTY PLANNING COMMISSION

REQUEST S.A.L.D.O. WAIVER :

1. FROM § 404.1A - DRAFTING STANDARDS
TO ALLOW A PLAN SCALE OF 1" = 20', WHEN 1" = 50' OR 1"=100' IS REQUIRED.
2. FROM § 516.2 - CURBS
TO MAINTAIN THE EXISTING ROADWAY ALONG S. STATE STREET AND TO NOT PROVIDE CURBS WHEN CURBS ARE REQUIRED.
3. FROM § 517 - SIDEWALKS
TO MAINTAIN THE EXISTING BITUMINOUS WALK ALONG S. STATE STREET AND TO NOT PROVIDE A MINIMUM 15 PLANTING STRIP BETWEEN A SIDEWALK AND ROAD.
4. FROM § 530 - STREET TREES
TO DEFER INSTALLATION OF 1 ADDITIONAL STREET TREE ON LOT 2 UNTIL TIME OF BUILDING PERMIT.

DEFERRAL NOTE:

AS A CONDITION OF SUBDIVISION APPROVAL, THE APPLICANT FOR A BUILDING PERMIT FOR
PROPOSED LOT 2 SHALL BE SUBJECT TO FULFILLING STREET TREE REQUIREMENTS AS A
PRE-REQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

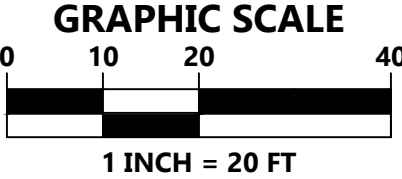
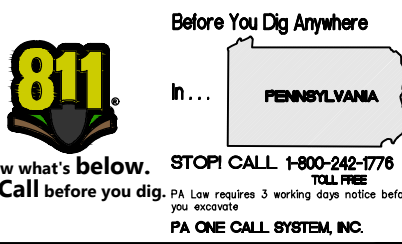
OWNER OF RECORD:

APPLICANT:

Van Cleef
ENGINEERING WITH FOCUS

Local/Regional Planning
Construction Inspection
Environmental
Geotechnical/Dams
Surveying/Aerial Drone/GIS
Water/Wastewater
Site Development
Municipal Engineering
Landscape Architecture

SERIAL NO. 20251741385



PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL
IMPRESSION, OR COLORIZED INK SEAL OF THE
RESPONSIBLE PROFESSIONAL, SHALL BE CONSIDERED
VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED
FOR THE OWNER DESIGNATED HEREON. ANY
MODIFICATION, REVISION, DUPLICATION OR USE
WITHOUT THE WRITTEN CONSENT OF VAN CLEEF
ENGINEERING ASSOCIATES IS PROHIBITED.
OTHER THAN THAT WHICH IS INTENDED SHALL BE
AT THE SOLE DISCRETION AND LIABILITY OF THE
APPLICABLE PARTY.

ROBERT W. COOK, P.L.S.
PENNSYLVANIA PROFESSIONAL
LAND SURVEYOR NUMBER SU075256



VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (717) 345-1976

MINOR SUBDIVISION
RECORD PLAN

FOR
ROBERT KISZKA

DATE: OCTOBER 14, 2025
SCALE: 1"=20'
DESIGNED BY: JEM
DRAWN BY: JEM
CHECKED BY: SDG / RWC
JOB NUMBER: 2501NTT

TMP 29-010-020

NEWTOWN TOWNSHIP,
BUCKS COUNTY, PENNSYLVANIA



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*

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

Evan J. Stone
Executive Director

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: January 20, 2026

Subject: BCPC #8489-D
Sketch Plan of Land Development for 1230 Stump Road
TMP #48-26-19
Applicant: Michael Chiusolo
Owner: Linda, Michael J., and Lawrence M. Chiusolo
Plan Dated: September 15, 2025
Date Received: December 17, 2025

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

GENERAL INFORMATION

Proposal: Construct an active adult community consisting of 34 age-qualified twin single dwellings on a 20.02-acre site. An existing single-family dwelling will be removed. A total of 13.68 acres of open space is proposed. Public water and sewer will serve the site.

Location: Western side of Stump Road, about 1,000 feet southwest of the intersection of Bustleton Pike and Stump Road.

Existing Zoning: The R-1 Residential Conservation District permits single-family detached dwellings on lots of 1 acre or more by right with a permitted maximum impervious ratio of 14 percent and a required open space ratio of 10 percent. This district also permits cluster development on sites of at least 10 acres and environmentally sensitive cluster development on sites of at least 30 acres. The proposed twin single dwelling units are not permitted in the R-1 District.

Present Use: Residential

COMMENTS

The proposed land development is in the R-1 Residential Conservation District. Information on the plan indicates that the project involves developing the site as a neighborhood active adult community in



accordance with the provisions of the NAA Neighborhood Active Adult Community Overlay District. Aerial and dimensional requirements of the NAA Overlay District are listed in the zoning chart. The following comments are based on the regulations for the NAA Overlay District. This is not meant to be a recommendation to rezone the site, but rather to provide comments based on information provided on the submitted sketch plan.

1. **Zoning amendment**—The plan indicates that a zoning amendment will be requested to include the parcel in the NAA Neighborhood Active Adult Overlay District. The plan submission does not indicate that the request to apply the NAA Overlay District to the site has been made to the township. Sections 609 and 610 of the Pennsylvania Municipalities Planning Code (PaMPC) outline the process for amending the zoning ordinance and the zoning map, including public notice and a public hearing. We recommend that the township ensure the procedures of the PaMPC are followed prior to consideration of the project.
2. **District requirements**—The project narrative states that the development is based on the NAA Overlay District standards. We note that the proposal does not meet the minimum tract size and the minimum road frontage requirements of the NAA Overlay District. Also, the overlay does not permit twin single dwellings.
3. **Natural resource protection**
 - a. **Compliance with protection standards**—Section 185-20 of the zoning ordinance includes natural resource protection standards that are applicable to subdivisions and land developments. The plan shows woodlands and a stream in the western portion of the site. The resources will be disturbed by the construction of a trail and bridges over the stream. Future plan submissions should include information indicating the percentage of disturbance for each regulated resource to ensure compliance with the protection standards.
 - b. **Tree replacement**—Section 160-51.N. of the subdivision and land development ordinance (SALDO) requires that for each tree with a diameter of 20 inches or greater that is removed, a replacement tree of a size not less than that provided in this section shall be provided by the developer when such replacement is feasible and desirable in the opinion of the township. Future plan submissions should indicate the diameter of trees intended to be removed so that compliance with this requirement can be determined.
 - c. **Conservation easement**—We recommend a conservation easement be provided on the natural resources in the rear of the site to help ensure the permanent protection of the resources.
4. **Emergency access**—The plan proposes 34 dwelling units served by an 800-foot-long cul-de-sac, which will generate more than 250 daily trips. If the single access is blocked, emergency access may be difficult. We note that adjacent TMP #48-25-49, which is part of the Bryn Gweled Homesteads, contains open space through which an emergency access may be feasible. We recommend that the applicant consider coordinating with the Bryn Gweled Homesteads to determine if an unpaved emergency access driveway is feasible.
5. **Overflow parking**—Section 185-47 of the zoning ordinance requires two and a half parking spaces per unit. The plan shows two driveway spaces for each dwelling in addition to off-street driveway areas for two parking spaces between many of the proposed units for the required overflow parking. We

recommend the developer consider utilizing on-street parking to accommodate the required overflow parking. On-street parking would lessen the cost of construction and maintenance.

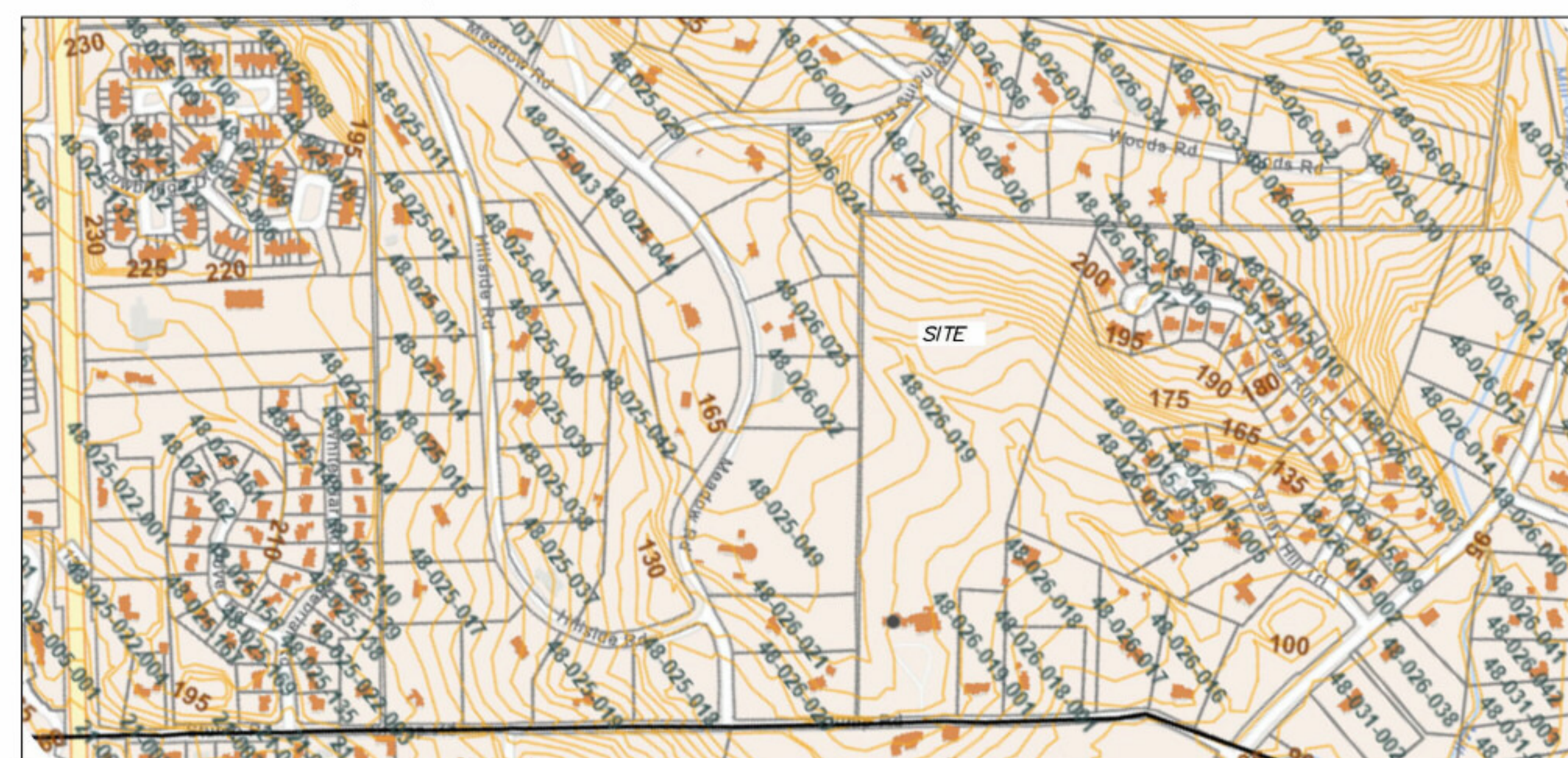
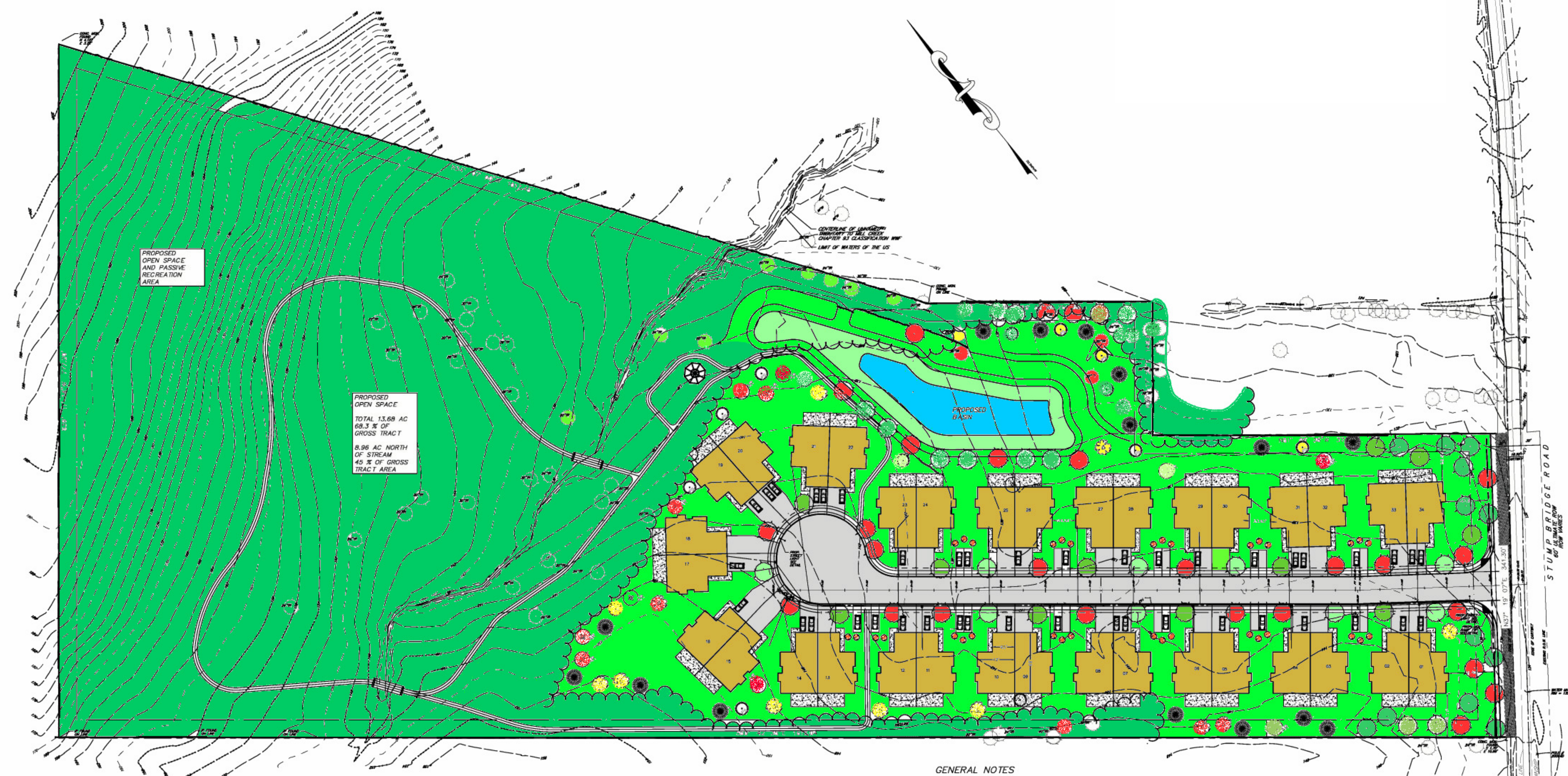
6. **Sidewalks**—Section 160-65.A. of the SALDO requires that sidewalks be constructed on one side of all frontage streets and both sides of all other streets within the land development, unless in the opinion of the board of supervisors with the advice of the planning commission, they are unnecessary for public safety and convenience. The township should determine if the proposed sidewalks along the interior road should be extended to the property lines along Stump Road.
7. **Buffer and screening**—Section 185-60.D. of the zoning ordinance requires that evergreen trees at least 6 feet in height be provided for screen plantings, and at least 50 percent of the projected linear area shall be screened when planted. The plan does not appear to show a sufficient screen of trees along the northeast parcel boundary with adjacent TMP #48-26-19-1.
8. **Cul-de-sac island**—Section 160-38.E. of the SALDO states that an island with an 18-foot radius may be required within a cul-de-sac bulb. Culs-de-sac that are completely paved retain more heat and may be more costly to construct and maintain than landscaped islands. We recommend that the applicant consider providing a planted island.
9. **Dwelling design and placement**
 - a. **Dwelling unit placement**—The plan shows twin units lined up along the proposed cul-de-sac roadway directly opposite each other with an identical setback from the road. This placement provides for a regimented and uniform layout, which lacks visual interest. To vary the streetscape, we recommend that the applicant consider slightly staggering the location of the units so they are not directly opposite each other.
 - b. **Dwelling unit design**—The plan shows each dwelling with a garage extending from the front of the unit. The front door entrance is placed further back from the roadway, alongside the garage space. We recommend that the applicant consider redesigning the dwelling layout to place the front door entrance closer to the front of the unit and move the garage further back. A recessed garage is more pedestrian-friendly, provides for stronger neighborhood character, and lessens the focus on parked cars. If the design is not changed, lessening the dominance of the garage can be achieved by color, garage windows, or landscaping.
10. **Mail delivery**—The plan does not address postal delivery. We recommend that the developer collaborate with the post office to provide a community mailbox.
11. **Editorial**—The sketch plan designates the frontage road as Stump Ridge Road. The plan should be revised to designate it as Stump Road.
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. 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 February 4, 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
25-0302

cc: Michael Chiusolo (via email)
Geno Helm, Fioravanti, Inc. (via email)
Vincent Fioravanti, PE, Fioravanti, Inc. (via email)
Larry Young, PE, TriState Engineers & Land Surveyors, Inc., Township Engineer (via email)
Donald E. Williams, Upper Southampton Township Manager (via email)
Mark Sarson, Upper Southampton Township Assistant Manager (via email)
John A. Torrente, Esq., Begley, Carlin & Mandio, LLP, Township Solicitor (via email)
Joseph Galdo, Lower Southampton Township Manager (via email)



GENERAL NOTES



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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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: January 5, 2026

Subject: BCPC #6219-F
Preliminary Plan of Subdivision for 1908 York Road
TMP #51-3-88-10
Applicant: Hallmark Building Group, Inc.
Owner: Steven & Gail Ostroff
Plan Dated: November 21, 2025
Date Received: December 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 an existing 7.265-acre lot into five building lots and construct a single-family detached dwelling on each lot. The proposed lots vary in size from 44,205 square feet to 57,507 square feet. The plan shows a 1.39-acre lot for common open space. All existing structures are proposed to be removed, including an existing house, barn, two garages, and a shed. This site will be served by public water and sewer.

Location: At the southeast corner of the intersection of Stony Road and Meyer Way.

Zoning: The O-Office District permits Use B1 Single-Family Detached Dwellings by right on a minimum lot size of 12,500 square feet per dwelling and a maximum building coverage of 30 percent. Lots must have minimum yards of 40, 30, and 30 feet for front, side, and rear yards, respectively.

The property is also within the Corridor Overlay District. The purpose of the Corridor Overlay District is to regulate design of the streetscape and buildings along the York Road corridor.

Present Use: Residential



COMMENTS

We reviewed a preliminary plan submission for this site in June of 2025 (BCPC #6219-F, dated June 3, 2025). Although some of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

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

Section 163-24.B.(2)(c)[2]

to not provide the location, names, and widths of streets, the location of the property and governmental boundaries and the names of adjacent owners, the location of water courses, sanitary sewers, water distribution lines, storm drains, monuments, easements, and rights-of-way and similar features within 400 feet of the project; the application indicates an aerial photograph has been included and additional information will be provided, as requested.

Section 163-51.A.

to allow street trees to be planted within the existing street right-of-way of Meyer Way, Stony Road, and York Road; the application indicates widening is being proposed to meet the cartway requirements for Stony Road and Meyer Way, and allowing street trees to be planted within the right-of-way provides additional space on the property for other required plantings

The final plan should note all granted waivers.

2. **Corridor Overlay District**—Since the proposed project is in the Corridor Overlay District, compliance with the design standards in Section 163-51.3. of the SALDO is required. This includes submission of architectural drawings of proposed buildings, pedestrian circulation, lighting and sign standards, and streetscape design.
3. **Access management**—The Record Plan shows separate, closely spaced access points for Lots 1, 2, and 5 along Stony Road and a shared access serving Lots 3 and 4 on Meyer Way. If possible, the number of curb cuts on bordering streets should be minimized for safety and to maintain the function of the roadways. We recommend that the applicant consider providing one shared access roadway in line with Rockcress Drive. If one road providing frontage and access to each lot is feasible, sidewalks should also be provided along the roadway.
4. **Pedestrian connections**—The applicant should explore the possibility of extending the proposed sidewalk along the east side of Stony Road further south to connect to an existing sidewalk at the intersection of Sweetbriar Drive and Stony Road.
5. **Stormwater management**
 - a. **Stormwater basin on Lot 2**—A detention basin within a 14,118-square-foot stormwater management easement is proposed on Lot 2. The easement, shown between the dwelling on Lot 2 and the right-of-way of Meyer Way, is located on about one-third of the 44,650-square-foot lot. The basin and easement are located in the entire side yard of the lot and extend almost to the side of the proposed dwelling. Township officials should determine if this layout is acceptable.

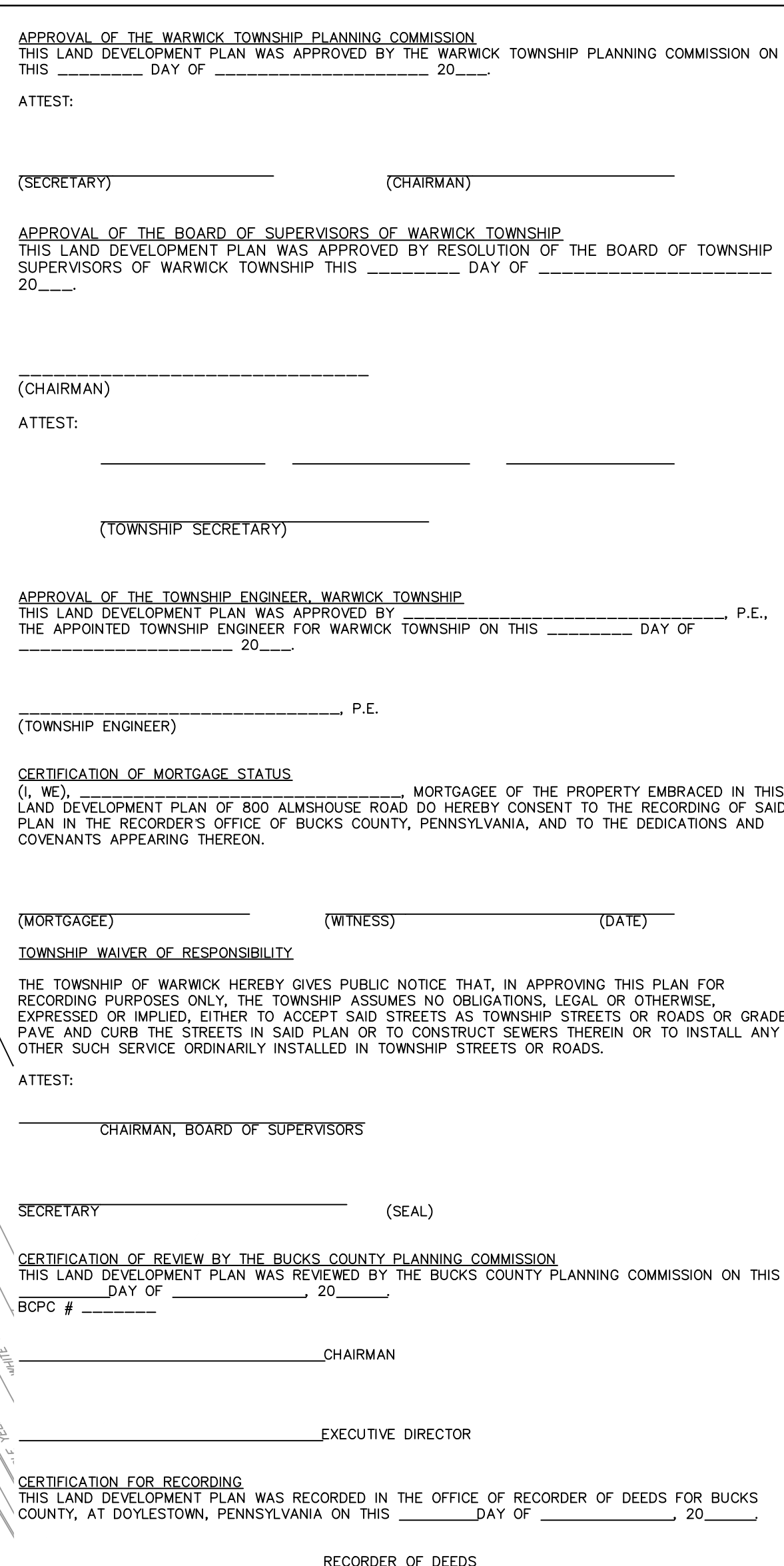
- b. **Maintenance responsibilities**—The stormwater management basins for the development are shown within easements on several lots. A detention basin, within a 14,118-square-foot stormwater management easement, is shown on Lot 2. An infiltration basin, within a 22,080-square-foot easement, is shown on Lots 3, 4, and 5. Note 11 on Sheet 6 indicates that all costs associated with maintenance and repairs of the stormwater facilities shall be the sole responsibility of the individual property owner. Note 9 on Sheet 14 indicates that the BMP located on the property is the responsibility of the homeowners' association to maintain. This discrepancy should be clarified.
6. **Individual tree replacement**—Section 163-51.2. of the SALDO states that any individual trees, outside a forest, having a diameter of 8 inches or more (DBH), which are removed as a result of development of a parcel and cannot be relocated shall be replaced with a new tree of like kind having a minimum diameter of 2.5 caliper inches. This section further states that replacement trees are in addition to all other plantings as required by the ordinance. The Landscape Requirements Chart on Sheet 16 indicates that 31 individual trees meeting the criteria will be removed and replaced with 6 shade trees. The chart references an arborist report, dated November 25, 2024, and states that trees noted as "dead" in the report are not included in the removal count. We recommend compliance with the tree replacement requirement be assured.
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the February 4, 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
25-0299

cc: Tom Imperato, Director of Land Acquisition, Hallmark Building Group, Inc. (via email)
Richard Carroll III, President, Hallmark Building Group, Inc. (via email)
Kristin Holmes, PE, LEED AP, Holmes Cunningham Engineering LLC (via email)
Julie L. Von Spreckelsen, Esq., Eastburn & Gray, PC (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Engineer (via email)
Kyle Seckinger, Township Manager (via email)
Brandy McKeever, BCO, CZO, Township Director of Planning & Zoning (via email)
Thomas Jones, CZO, Zoning Officer (via email)



OWNER'S CERTIFICATION OF INTENT

KNOW ALL MEN BY THESE PRESENTS, THAT: HALLMARK BUILDING GROUP, INC., A CORPORATION OF THE STATE OF PENNSYLVANIA, DOES HEREBY CERTIFY THAT AS ITS SUBSEQUENT AND LONG-TERM DEVELOPMENT PLAN OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF WARWICK, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERSE ADVANTAGES ACCRUING TO IT, DOES DESIRE TO CONVEY TO THE COMMONWEALTH OF PENNSYLVANIA, BY DEED, ALL OF THE LOTS, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811

IN WITNESS WHEREOF, SAID LIMITED LIABILITY COMPANY HAS CAUSED ITS CORPORATE SEAL TO BE
AFFIXED BY THE HAND OF ITS SOLE MEMBER, THIS _____ DAY OF _____
A.D., 20____

HALLMARK BUILDING GROUP, INC.

RICHARD CARROLL, III, PRESIDENT

STATE OF PENNSYLVANIA
COUNTY OF BUCKS

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

(NOTARY SIGNATURE) (SEAL)

MY COMMISSION EXPIRES THE _____ DAY OF _____ 20____.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, KRISTIN HOLMES, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, AND THE LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

I FURTHER CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION AND LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF WARWICK IN WHICH THIS SUBDIVISION OR LAND DEVELOPMENT IS LOCATED.

KRISTIN HOLMES, P.E.
PENNSYLVANIA LICENSE NO. PA073604

OWNER
STEVEN & GAIL OSTROFF
3745 MIDVALE LANE
HUNTINGDON VALLEY, PA 19006

APPLICANT/EQUITABLE OWNER:
HALLMARK BUILDING GROUP INC.
C/O RICHARD CARROLL, III
865 EASTON ROAD, SUITE 320
WARRINGTON, PA 18976
(215) 491-7757

ZONING TABLE			
Zone: O - Office District			
ITEM	REQUIRED / PERMITTED	PROPOSED	ORDINANCE SECTION
Land Use:	B1 Single Family Detached	B1 Single Family Detached	195-30.A
B1 Use Requirements for Lots:			
Min. Lot Area per Dwelling Unit (SF)	12,500 SF *	44,205 SF	195-16.B(1)(a)[2]; 195-75
Min. Lot Width at Setback	100 FT	100 FT	195-16.B(1)(a)[2]
Max. Building Coverage	30%	8.3%	195-16.B(1)(a)[2]
Min. Front Yard Setback	40 FT	40 FT	195-16.B(1)(a)[2]
Min. Side Yard Setback	30 FT	30 FT	195-16.B(1)(a)[2]
Min. Rear Yard Setback	30 FT	30 FT	195-16.B(1)(a)[2]
Max. Lot Impervious Coverage	35%	32%	195-16.B(1)(a)[2]
Max. Building Height	<35 FT	<35 FT	195-54.A
Min. Building Area	12,500 SF	>12,500 SF	195-61.A(1)(a)
B1 Use Requirements for Tracts:			
Max. Site Impervious Coverage	45%	21.0%	195-16.B(1)(a)[2]
Min. Common Open Space (>3 lots)	20% = 1,393 AC	1,394 AC	195-16.B(1)(a)[4]
Parking Requirements: **			
Off-Street Parking Spaces (+4 bed)	3 Spaces / DU	3 Spaces / DU	195-16.B(1)(a)[5]
Buffer Requirements: ***			
Min. Buffer to Arterial Street (including yards)	Class A - 35 FT	35 FT	195-63; Table 1
Notes			
* If not served by public sewer and public water supply, lot size shall be 40,000 square feet. All lots are proposed to be served by public water and sewer.			
** Spaces inside a garage shall not be counted as off-street parking spaces.			
*** The buffer yard may be continuous with required front, side, or rear yards and, in case of conflict, the larger yard requirements shall apply. No structure, manufacturing or processing activity, parking or other paved surfaces, or storage of materials shall be permitted in the buffer yard except fences permitted pursuant to § 195-16B(12). The buffer yard may be part of the open space area or individual lots.			

Tract Calculations												
Lot #	Gross Area (SF)	Legal ROW Area (SF)	Ultimate ROW Area (SF)	Lane Area	Net Lot Area (SF)	Easement Area (SF)	Impervious Area (SF)	Future Impervious To Be Included in SWM Calculations	Impervious (Including Future Impervious)	Building Area (SF)	Building Coverage (%)	Depth to Width Ratio
1	44,205	0	0	0	44,205	0	11,110	5,000	25.1%	3,340	7.6%	1.1
2	49,068	4,418	0	0	44,650	14,118	12,083	5,000	27.1%	3,676	8.2%	1.0
3	48,728	4,410	0	0	44,318	11,504	13,979	5,000	31.5%	3,676	8.3%	1.0
4	55,558	3,486	0	0	52,072	2,533	10,905	5,000	20.9%	3,676	7.1%	1.6
5	57,507	0	0	5,397	52,110	12,539	14,521	5,000	27.9%	3,676	7.1%	1.0
Open Space	61,398	704	0		60,695	0	0	0	0.0%	0	0.0%	
Proposed Overall	316,464	13,018			298,049	0	62,598	25,000	21.0%	18,044	6.1%	
Existing Tract	316,464	13,018	0		303,446	0	4,876	0	1.6%	3,676	1.2%	

NATURAL RESOURCE TABLE					
Resource	Min. Required Protection Ratio	Acres of Land in Resource (Ac.)	Required Resource Protection Land (Ac.)	Proposed Protected Resource Land (Ac.)	Proposed Protection Ratio
Floodplain	100%	0.00	0.00	0.00	100%
Floodplain Soil	100%	0.00	0.00	0.00	100%
Lakes and Ponds	100%	0.00	0.00	0.00	100%
Riparian Buffers	100%	0.00	0.00	0.00	100%
Wetlands	100%	0.00	0.00	0.00	100%
Watercourse	100%	0.00	0.00	0.00	100%
Woodlands (Environmentally Sensitive)	90%	0.00	0.00	0.00	100%
Steep Slopes (25% or more)	85%	0.04	0.03	0.04	100%
Wetland Margins	80%	0.00	0.00	0.00	100%
Lake or Pond Shorelines	80%	0.00	0.00	0.00	100%
Woodlands (other*)	80%	1.65	1.32	1.32	80%
Steep Slopes (15% to 25%)	70%	0.04	0.03	0.04	100%
Steep Slopes (8% to 15%)	60%	0.09	0.05	0.09	96%

[illegible]

Bucks County Planning Commission

Planning Module Reviews

December 27, 2025 to January 23, 2026

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
Bensalem Township	The Bensalem Masjid	11985	26-0007	2-40-30	1-09004-493-3J
Doylestown Township	1850 Turk Road	9-17-12	24-0742	9-17-12	1-09919-419-3J
Tullytown Borough	498 Lovett Avenue Subdivision	13106	25-0307	46-9-8	1-09814-24-3J
West Rockhill Township	Lawn Avenue and Ridge Road	12829	25-0230	52-14-93	1-09952-304-3J



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

PLANNING COMMISSION:

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Richard Donovan, *Vice Chair*
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James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

January 21, 2026

Adnan Khan
AWZ Engineering Inc.
150 River Rd.
Montville NJ, 07045

RE: The Bensalem Masjid Planning Module
PaDEP Code #1-09004-493-3J
BCPC# #11985
TMP #2-40-30
Bensalem Township, Bucks County, PA

Dear Mr. Khan:

We have received a copy of the planning module¹ regarding the construction of 12,401.63-square-foot house of worship on a lot of 4.58 acres. The site is located on the east side of Hulmeville Road, 400 feet south of its intersection with Byberry Road.

The proposal includes an extension of the existing sanitary sewer collection system. Sanitary sewage generated by the proposed development will be conveyed via an on-site gravity collection system to the existing Bensalem Township municipal sanitary sewer located along Hulmeville Road, and ultimately to the Neshaminy Interceptor and the City of Philadelphia's Northeast Water Pollution Control Plant.

The project currently has 500 gpd of allocated treatment capacity, equivalent to two (2) EDUs. In addition, the project is listed on the Neshaminy Interceptor Connection Management Plan (NICMP) for four (4) additional EDUs (1,500 gpd) in the Extended Schedule EDUs (Released) category. The existing sanitary sewer conveyance system has adequate capacity to accommodate the additional maximum daily flow of 1,500 gpd generated by the proposed project.

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

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



Adnan Khan
January 21, 2026
Page 2

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

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

Sincerely,

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

David C Zipf, AICP
Planner

DCZ:emh
26-0007

Attachment

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



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09004-493-3J

BCPC #:11985

**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

The Bensalem Masjid

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

1. Date plan received by county planning agency January 13, 2026
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency January 21, 2026

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met _____
- ☒ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: David C Zipf, AICP
Title: Planner
Signature: David C. Zipf
Date: January 21, 2026
Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

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

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



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

PLANNING COMMISSION:

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

Evan J. Stone
Executive Director

MEMORANDUM

TO: John Koutsouros, PE

FROM: Staff of the Bucks County Planning Commission

DATE: January 23, 2026

SUBJECT: 1850 Turk Road Planning Module
PaDEP Code #1-09919-419-3J
TMP #9-17-12
Doylestown Township, Bucks County, PA

We have revised the original review after receiving a new Component 3 form from the applicant. The new form indicates that the sewage flow generated by the project will be conveyed to and treated at the Green Street Wastewater Treatment Plant, owned by Bucks County Water Sewer Authority, instead of the Kings Plaza Wastewater Treatment Plant. The original planning module review letter and Component 4B – County Planning Agency Review, dated January 21, 2025, should be disregarded.

LR:emh
24-0742

cc: John Koutsouros, PE, Carroll Engineering Corporation (via email)
James Laurice, Shaeffer Homes (via email)
Christopher Lang, Carroll Engineering Corporation (via email)
Elizabeth Mahoney, PaDEP (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie J. Mason, Township Manager (via email)
Act 537 file (via email)





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Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

January 23, 2026

John Koutsouros, PE
Carroll Engineering Corporation
949 Easton Road
Warrington, PA 18976

RE: 1850 Turk Road Planning Module
PaDEP Code #1-09919-419-3J
BCPC #9-17-12
TMP #9-17-12
Doylestown Township, Bucks County, PA

Dear Mr. Koutsouros:

We have received a copy of the planning module¹ regarding the construction of a single-family detached dwelling on a 1.82-acre parcel. The site is located on the north side of Turk Road, approximately 150 feet southwest of the intersection of Turk Road and Quarry Road.

The proposed method of sewage disposal for the new dwelling unit is to connect to an existing private gravity sewer owned by Bucks County Water and Sewer Authority (BCWSA). The sanitary sewer line will be located within a 30-foot-wide sanitary sewer easement on TMP #9-68-2. Sewage will flow to the Castle Valley Interceptor, which conveys to the Green Street Wastewater Treatment Plant, where the flow will ultimately be treated. The projected daily sewerage flow is 250 gallons per day (gpd). 1 EDU is required for the project.

The *Act 537 Sewage Facilities Plan for Doylestown Township* is the official Act 537 Plan for this portion of Doylestown Township. The proposal to connect to the existing BCWSA gravity 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.

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

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.



John Koutsouros, PE

January 23, 2026

Page 2

Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

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

Luke Rosanova

Planner

LR:emh

24-0742

Attachment

cc: John Koutsouros, PE, Carroll Engineering Corporation (via email)
James Laurice, Shaeffer Homes (via email)
Christopher Lang, Carroll Engineering Corporation (via email)
Elizabeth Mahoney, PaDEP (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie J. Mason, Township Manager (via email)
Act 537 file (via email)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09919-419-3J

BCPC #:
9-17-12

**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

1850 Turk Road

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

1. Date plan received by county planning agency January 13, 2026
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency January 23, 2026

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met _____
- ☒ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: Luke Rosanova
Title: Planner
Signature: 
Date: January 23, 2026
Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

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

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



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

PLANNING COMMISSION:

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James J. Keenan
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David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

January 22, 2026

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

RE: 498 Lovett Avenue Subdivision Planning Module
PaDEP Code #1-09814-24-3J
BCPC #13106
TMP #46-9-8
Tullytown Borough, Bucks County, PA

Dear Mr. Fioravanti:

We have received a copy of the planning module¹ regarding the proposed subdivision of a 0.316-acre lot into two lots of 0.182 acres (Lot 1) and 0.134 acres (Lot 2). A new single-family dwelling and driveway are proposed on Lot 2. The site is located directly to the northeast of the intersection between Lovett Avenue and Manor Avenue. The project anticipates an additional flow volume of 242 gpd (1 new residential EDU), as the total flow from the property will increase from 242 gpd to 484 gpd due to the additional dwelling. Both lots are proposed to be tied into the Lower Bucks County Joint Municipal Authority's (LBCJMA) public sewer as the property is within the LBCJMA service area. Wastewater from the dwellings will connect to LBCJMA public sewer located directly in front of the site in a standard gravity flow, with treatment provided at the LBCJMA Wastewater Treatment Plant.

The *Sewerage Facilities Plan for Bucks County (1970)* is the official Act 537 sewage facilities plan for Tullytown Borough. The proposal to utilize existing connections to the water and sewer systems of the LBCJMA is consistent with the official Act 537 Plan, since that plan calls for the entire borough to be treated at the LBCJMA Wastewater Treatment Plant.

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

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 Tullytown Borough sewage facilities plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.



Vincent Fioravanti, PE

January 22, 2026

Page 2

Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeremy Stoff".

Jeremy Stoff
Senior Planner

JS:emh
25-0307

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Patricia Marks, Borough Coordinator (via email)
Act 537 file (via email)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

1-09814-24-3J

BCPC #:

13106

**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

498 Lovett Avenue Subdivision

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

1. Date plan received by county planning agency December 30, 2025
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency January 22, 2026

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met _____
- ☒ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: Jeremy Stoff
Title: Senior Planner
Signature: 
Date: January 22, 2026
Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

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

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



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

Evan J. Stone
Executive Director

December 29, 2025

Nicole Gambone
Ebert Engineering, Inc.
PO Box 540
4397 Skippack Pike
Skippack, PA 19474

RE: Lawn Avenue and Ridge Road Planning Module
PaDEP Code #1-09952-304-3J
BCPC #12829
TMP #52-14-93
West Rockhill, Bucks County, PA

Dear Ms. Gambone:

We have received a copy of the planning module¹ regarding the construction of 25 townhouse units on a 4.94-acre site located at the intersection of Lawn Avenue and Ridge Road.

The proposal will generate 8,750 gallons per day (25 EDUs) of wastewater that will flow via individual gravity lateral from each townhome to an individual grinder pump that will connect into a low-pressure sanitary sewer system. Wastewater will then flow through a 4-inch diameter force main along Ridge Road and turn onto Almont Road where it will connect into Telford Borough Authority's newly installed 8-inch force main. The force main line runs under Route 309 and connects into the existing gravity manhole in Almont Road. The wastewater will then flow via gravity through the Sellersville Borough public sanitary sewer system for ultimate conveyance to the Pennridge Wastewater Treatment Plan (WWTP).

The *West Rockhill Township Sewage Facilities Plan* is the official Act 537 Plan for this portion of West Rockhill. The project site is located within Region 2 of Telford Borough Authority (TBA) Sewer Service Area. The proposal to connect 25 new townhomes to the TBA Sanitary Sewer System is consistent with the official Act 537 Plan.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 2 and 4;

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 *West Rockhill 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.



Nicole Gambone
December 29, 2025
Page 2

transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

A handwritten signature in black ink that reads "Deanna Miller". The signature is fluid and cursive, with the first name "Deanna" and last name "Miller" clearly distinguishable.

Deanna Miller
Planner

DM:emh
25-0230

Attachment

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



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-09952-304-3J

BCPC #:12829

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

Lawn Avenue and Ridge Road

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

1. Date plan received by county planning agency August 13, 2025
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency December 29, 2025

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met _____
- ☒ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: Deanna Miller
Title: Planner
Signature: 
Date: December 29, 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.