BCPC
Bucks County Planning Commission

BOARD MEETING
AGENDA

WEDNESDAY, MARCH 4, 2026
2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from February 4, 2026
5. Executive Director's Report
6. Presentation: BCPC 2025 Annual Report
   By Michael Roedig, Director of Planning Services
7. Act 247 Reviews for March 4, 2026
8. Old Business
9. New Business
10. Adjournment

Board Members, please remember to contact the BCPC at
215-345-3400 if you are unable to attend. Thank you.
AGENDA SUBJECT TO CHANGE PRIOR TO MEETING

Members of the public wishing to submit questions or comments on the materials may do so by sending them in writing to 1260 Almshouse Road, Doylestown, PA 18901, or, preferably, via email to planningcommission@buckscounty.org no later than 2:00 PM on March 4, 2026.

BCPC
Bucks County Planning Commission

MINUTES OF MEETING

WEDNESDAY, FEBRUARY 4, 2026

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

MEMBERS PRESENT:	Eleanor M. Breslin; Richard Donovan; Thomas Jennings; James E. Miller Jr.; David R. Nyman; Edward Tokmajian; Tom Tosti
MEMBERS ABSENT:	James Keenan
STAFF PRESENT:	Scott Burton; Andrew G. Heimark; Janelle McGlasson; Michael A. Roedig; Patricia Rosica; Jeremy Stoff; Abigail Thomas; Matthew M. Walters; Lisa M. Wolff; David Zipf
SOLICITOR:	Trevor L. Gross
IT SUPPORT:	Shawn Loughlin, Bucks County IT Department
IN-HOUSE GUESTS:	Margaret McKevitt, Chief Operating Officer; Jeff Darwak, Executive Director, Bucks County Redevelopment Authority; Helen Hlahol, Council President of Morrisville Borough

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- **CALL TO ORDER**
  Ms. Breslin 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.

  Before beginning the meeting, Ms. Breslin welcomed Ms. McKevitt. Ms. McKevitt reported they are in the process of interviewing candidates for the Executive Director's position.

  Ms. McKevitt mentioned there are several house bills at the state level relating to Act 247. Mr. Roedig reported that two staff members are tracking legislation and will update the board accordingly.

- **PUBLIC COMMENT (AGENDA ITEMS)**
  Mr. Roedig reported receiving an email regarding a zoning change in Doylestown Township. Staff responded to the email stating rezoning information has not been received to date and that public comments will be included when such information is received.

- **APPROVAL OF MINUTES FOR THE MEETING, JANUARY 7, 2026**
  Upon motion of Mr. Tosti, seconded by Mr. Nyman, the motion carried to approve the minutes of the January 7, 2026, meeting as presented.

- **EXECUTIVE DIRECTOR'S REPORT**
  Mr. Roedig welcomed and introduced our new Planner, Abigail Thomas, and new Senior Planner (Housing), Janelle McGlasson.

  Mr. Roedig reported that in January 2026, we received 16 applications, reviewed a total of 26 lots or units and 153,624 square feet of nonresidential land development, collecting $5,092.15 in revenue.

- **PRESENTATION: MORRISVILLE BOROUGH CERTIFIED REDEVELOPMENT AREA (CRA)**
  BY JEFF DARWAK, EXECUTIVE DIRECTOR, REDEVELOPMENT AUTHORITY OF THE COUNTY OF BUCKS

  Mr. Roedig stated the recertification information, and the staff review of the recertification was sent to the board prior to the meeting via email.

  Mr. Darwak provided a brief overview of the RDA and reviewed the Redevelopment Area Conditions Report (September 2025), including its findings, and asked the board to consider the recertification of the Morrisville Borough Redevelopment Area. Morrisville Borough Council President Helen Hlahol was in attendance and expressed the borough's interest in moving the redevelopment efforts forward. See Attachment A for presentation.

- **RECERTIFICATION OF MORRISVILLE BOROUGH CERTIFIED REDEVELOPMENT AREA (CRA)**
  Upon motion of Mr. Jennings, seconded by Mr. Tosti, the motion carried to recertify the Morrisville Borough Certified Redevelopment Area.

- **ACT 247 REVIEWS**
  The reviews of February 4, 2026, were emailed to the board for their review prior to the meeting; there was a motion made to approve the reviews by Mr. Nyman and seconded by Mr. Tosti.

  There were no comments on the reviews.

- **OLD BUSINESS**
  There was no old business.

- **NEW BUSINESS**
  Ms. Breslin raised concerns regarding data centers and asked the BCPC to provide a toolkit and fact sheet for municipal officials to use as a reference. Mr. Roedig noted that an article on the topic was recently published in the BCPC's newsletter and that additional information will be added to the BCPC Connects page for municipal use. Ms. McKevitt added that the Governor recently released guidelines on data centers and requested that those guidelines be included in the materials provided to municipalities.

- **ADJOURNMENT**
  Upon the motion of Mr. Nyman, seconded by Mr. Tosti, Ms. Breslin adjourned the meeting at 2:45 PM.

Submitted by:
Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

The Executive Director position was vacant during the month of February. The Revenue Report, along with any other pertinent information, will be presented at the meeting.

ACTIVITY REPORT

Community Planning

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

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

- Buckingham Township Planning Commission
- Quakertown Area Planning Committee
- Milford Township Planning Commission
- Newtown Area Joint Zoning Council

Langhorne Borough Planning Commission – Staff continued to assist with ordinance organization and updates to the comprehensive plan.

New Hope Borough Comprehensive Plan – Staff continued to collect responses on 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 — Staff continued working on updating the sign regulations in the joint municipal zoning ordinance.

Plumstead Township Comprehensive Plan – Staff will attend a Board of Supervisors work session to discuss feedback on the second draft of *Plumstead Forward*, the township's implementable comprehensive plan update.

Riegelsville Comprehensive Plan – Staff met with the Borough Planning Commission and Council to review *Riegelsville Reimagined*. The plan is now within the 45-day review period with a public meeting scheduled for March 2, 2026.

Solebury Township Comprehensive Plan – Staff met with the Solebury Township Comprehensive Plan Committee to discuss the draft material on the Future of the 202 Corridor and future land use plans for the comprehensive plan update.

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**
- Bender Farm (17 +- acres) in **Milford Township**
- Bello Farm (20 +-acres) in **Plumstead Township**
- Fleishman/Ottinger Farm (10 + acres) in **Springfield Township**
- Tierney Farm (41 +- acres) in **Tinicum Township**

Review Activity

Subdivision, land development, and municipal proposals require review and comment by the BCPC, as authorized by the Pennsylvania Municipalities Code (Act 247, as amended). This month's activity includes the following:

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

Geographic Information Systems (GIS)

The GIS staff attended the following meetings:

- DVRPC/Bucks County GIS Geospatial Updates
- DVRPC/Bucks Zoning Analysis
- Act 167 GIS Updates

In collaboration with the Buck250PA Commission, staff created the Bucks County Historical Trails web experience. This web experience will highlight the Revolutionary War Trail, Heritage Sites Trail, Abolitionist Trail, and Indigenous History Trail. The Bucks250PA Commission plans to publicly launch the map on Charter Day, March 6, 2026.

Staff worked with Housing and Community Development to create mapping and analysis for the Community Development Block Grant Disaster Recovery (CDBG-DR) for Hurricane Ida relief. This grant will support long-term recovery efforts for the residents of Bucks County.

Housing

Staff continued work on:

- Attended the February 4, 2026, Bucks County Planning Commission Board Meeting for an introduction to the Board.
- Creating maps to be shared on the new Housing Dashboard.
- Meeting with key stakeholders interested in building attainable housing in Bucks County.
- Reviewing existing documentation for the creation of a countywide Blight Property Review Board and working towards reintroducing the implementation process for review.
- Mapping potential YIGBY sites and engaging with faith-based leaders across the county to better understand the needs of faith-based institutions and how their missions can align with, and mutually support, the county's attainable housing objectives.
- Working with Housing and Community Development and Housing Equality Center of Pennsylvania to provide guidance to municipalities for Fair Housing Act compliance.

Sustainability

The sustainability staff attended the following meetings:

- Financials meeting with PA Solar Center continue moving towards constructing a solar array on the one-acre brownfield near the new building in Lower Bucks County
- Sustainability Champions February Meeting 2026 – Developing SMART goals and planning Sustainability Champions Open House
- Sustainable Energy Partnership meeting – Focused on further evaluating needs for solar projects in region
- Shared Energy Manager meeting – Conducted review of Energy Management software options
- Follow up meeting with EnergyCAP, an Energy Management Software company
- In-depth meeting with Jingoli (DOE Energy) for window pilot project at Neshaminy manor

Transportation and Trails

The transportation and trails staff attended the following meetings:

- Bensalem Walk Works
- Bucks Local Bridge Coordination
- Bucks TMA Board
- Burlington County – Delaware River Bridge
- C2P2 Pre-application (Frosty Hollow)
- DVRPC – RTC
- DVRPC TOP Scoring
- EV Charging SOI Scoring
- Hidden Valley site visit
- HUD CPD-CPF Grant
- Maintenance Agreement – NRT II – Northampton Township

- Multi Municipal Stormwater Collaboration Webinar
- NBN Implementation – SEPTA
- Progress NGT – Core Creek
- SEPTA FY2027 Capital Budget Outreach

Staff began developing a Data Centers Resources Page for the county.

Staff is participating in a panel discussion at the Bucks County Association or Township Officials (BCATO) Convention on Saturday, February 28, 2026.

Staff is developing an application to apply for funds for the design of the Mill Creek Parkway Trail (Frosty Hollow Trail).

Staff is developing an application to apply for funds for the design of Phase 3 of the Newtown Rail Trail.

Staff is developing an assessment of the PA avenue Corridor in Falls to address pedestrian, bicycle, and transit access concerns associated with the North Point Development.
Final Design and permitting activities continue for the Levittown Trail, NGT Phase I, and NRT Phase II.

Construction of NGT Phase III (Core Creek Park) is currently on track for completion in the early summer of 2026.

Attachment A

Bucks County Planning Commission

February 4, 2026

Recertification of the Morrisville Borough Redevelopment Area

Brief Overview of the Redevelopment Authority of the County of Bucks:

- **Created in 1962**
- **Empowered by Act 385, more commonly known as the "Urban Redevelopment Law", in the Commonwealth of Pennsylvania.**
- **The Redevelopment Authority assists municipalities, businesses, private developers, non-profits and homeowners located in the County of Bucks, in the rehabilitation of blighted and deteriorated properties and areas, and reuse of abandoned, unused or underutilized commercial and industrial sites.**

REDEVELOPMENT AUTHORITY
OF THE COUNTY OF BUCKS

Riverfront South – Bensalem Township

The reason we are here today:

- **Review the Redevelopment Area Conditions Report (September 2025) and its findings.**
- **Consider recertification of the Morrisville Borough Redevelopment Area**, covering the **same boundaries previously certified in the mid-2000s** *(no new areas proposed).*
- **Request the Planning Commission's review and determination** on whether the **current conditions warrant recertification** of the area.

WHAT ARE REDEVELOPMENT AREAS?

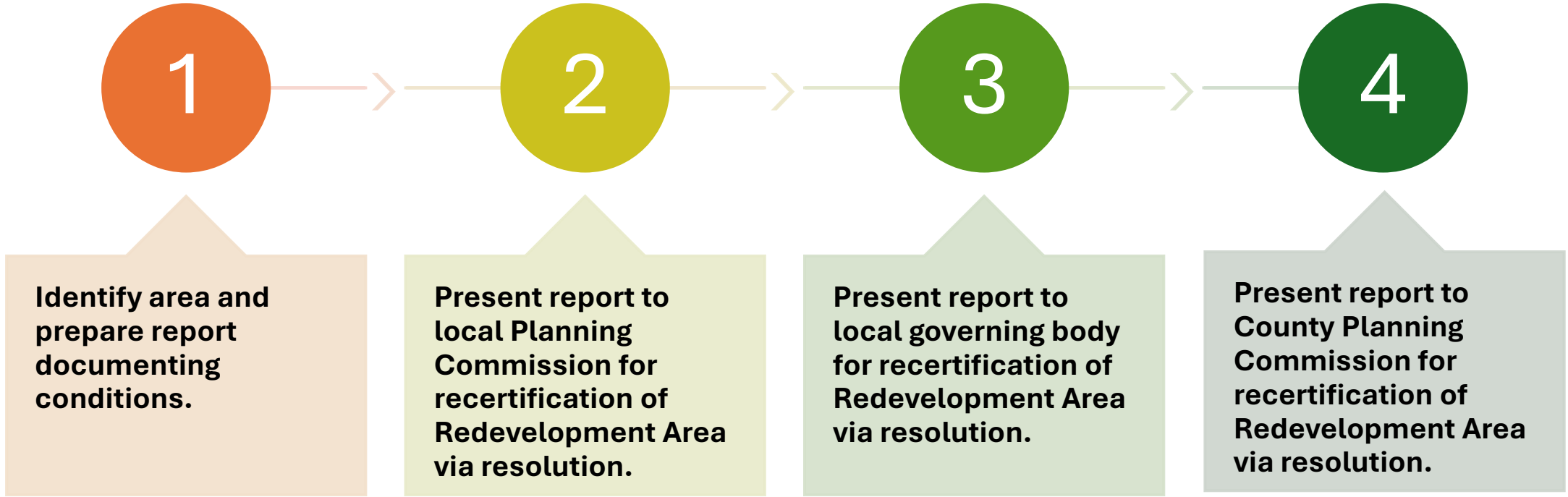
Redevelopment Areas are areas in a community which may need improvement because the existence of the following conditions, as defined in the PA Urban Redevelopment Law, may be present:

- Defective design and arrangement of buildings
- Faulty street or lot layout
- Economically or socially undesirable land uses
- Unsafe, unsanitary, inadequate, or overcrowded conditions of dwellings
- Inadequate planning
- Excessive land coverage by buildings
- Lack of property light, air, and open space

Redevelopment Areas – Key Points:

- The presence of any one of these criteria in an area establishes the need for a Redevelopment Area designation.
- It is not necessary to demonstrate that all seven criteria exist, nor is it necessary to demonstrate that all properties in a Redevelopment Area need improvement.
- Comprehensive planning requires that Redevelopment Areas be considered in their entirety and not in severable parts.
- Redevelopment Areas are established in areas designated and certified by the Bucks County Planning Commission.

Process to Recertify the Redevelopment Area



MORRISVILLE BOROUGH REDEVELOPMENT AREA - TIMELINE

- Summary of Existing Conditions Report Completed in 2004
- Redevelopment Area certified after Report completion
- Morrisville Riverview Redevelopment Area Plan adopted in 2005
- Morrisville Town Center Redevelopment Area Plan adopted in 2006
- Amendment to the Morrisville Town Center Redevelopment Area Plan adopted in 2019 (expanded the TC Redevelopment Area Plan boundaries to include areas located on the easterly side of Pennsylvania Avenue)

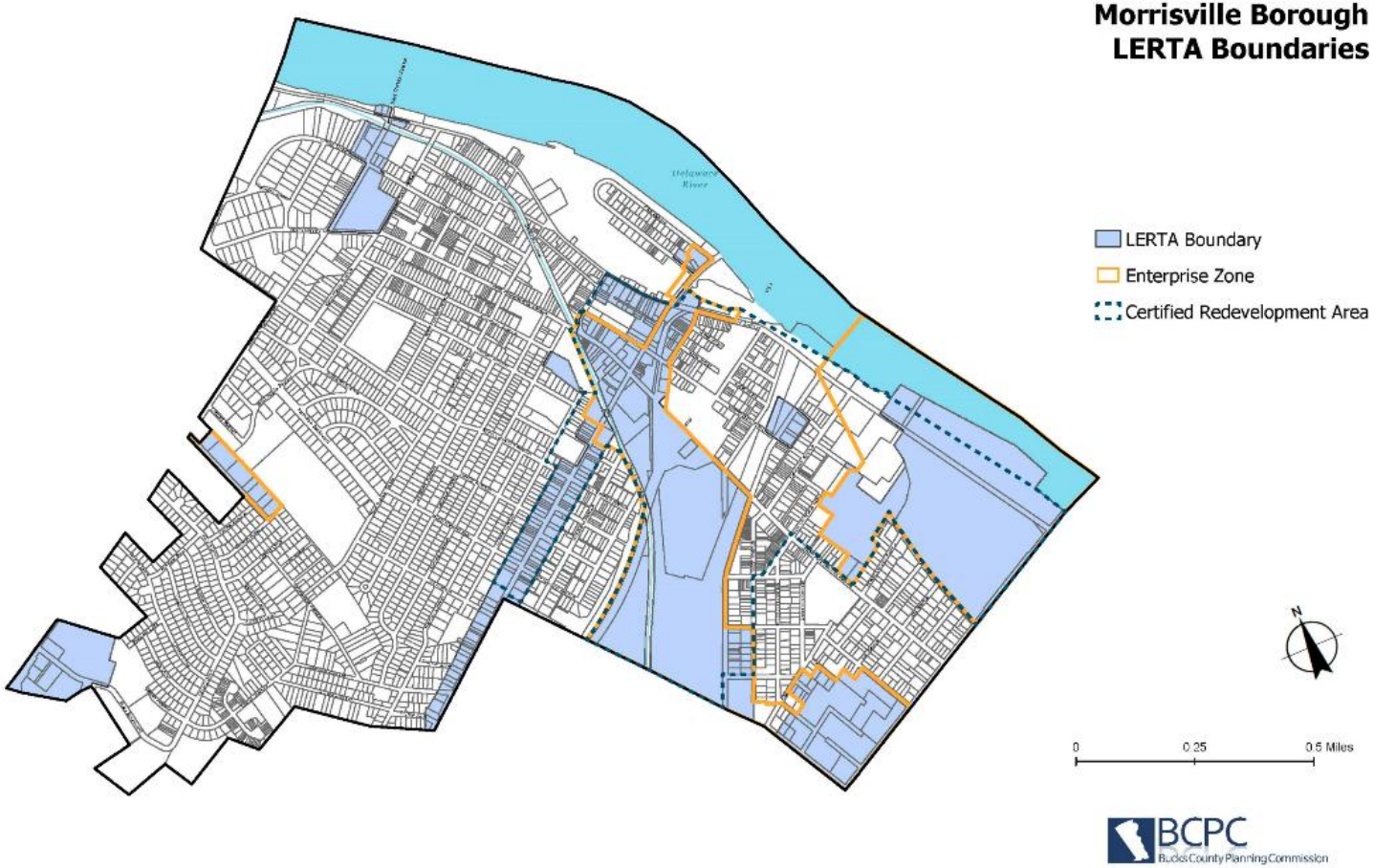
MORRISVILLE BOROUGH REDEVELOPMENT AREA TIMELINE (Continued)

2019

- LERTA Program established in Morrisville Borough.

- LERTA is a state law that authorizes local taxing authorities to provide temporary tax abatement for new construction and improvements to industrial, commercial and other business properties in deteriorated or distressed areas as defined by the criteria under the Urban Redevelopment Law.

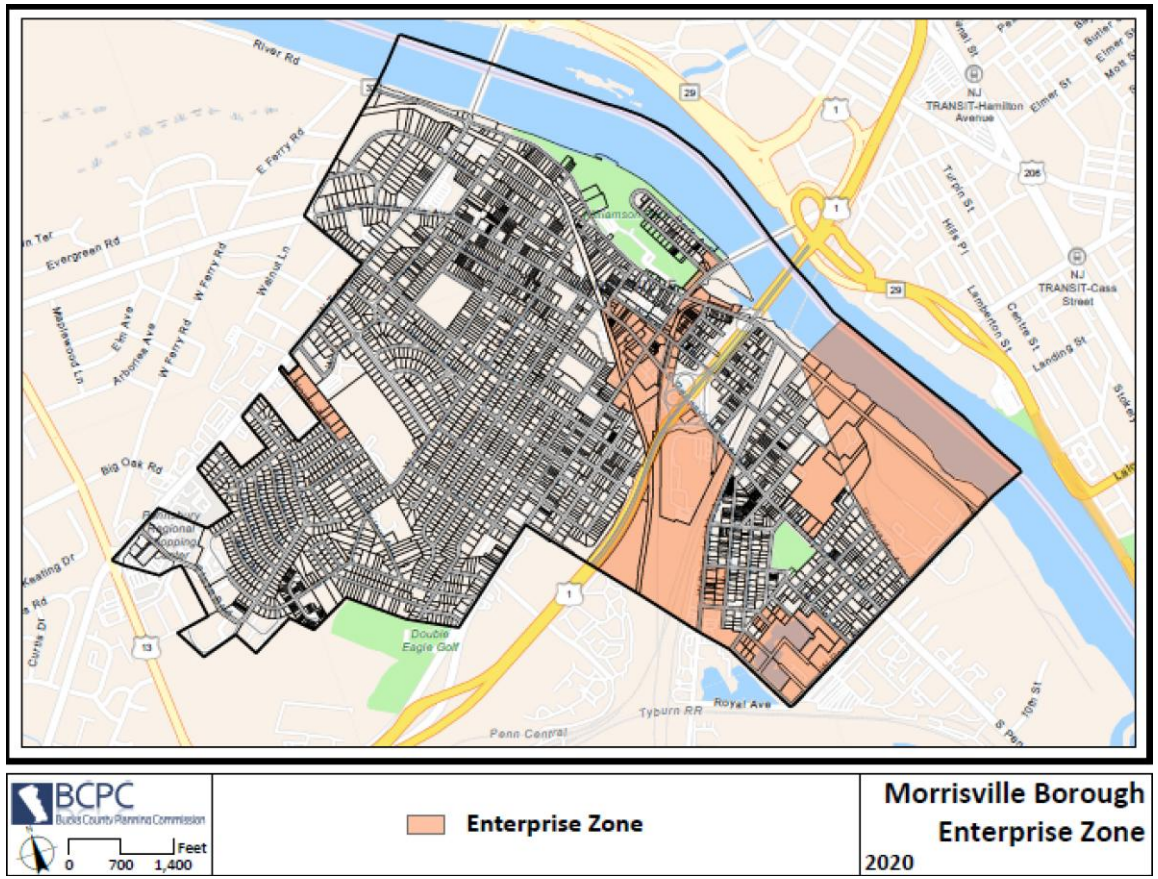
- All properties zoned for business uses were included in the Morrisville LERTA Program.



MORRISVILLE BOROUGH REDEVELOPMENT AREA TIMELINE

2020

- Enterprise Zone of Bucks County, first established in 1997, re-designated by the Commonwealth of Pennsylvania through the Department of Community and Economic Development for a five-year period.
- The Enterprise Zone addresses deteriorated, distressed and blighted industrial and manufacturing areas and aims to improve standards of living through revitalization, attraction of new business and creating job opportunities.
- EZ Exited July 31, 2025, however, benefits extend between two to five years beyond Exit Date.
- Currently beginning the process to prepare a new designation for Bucks County that will continue to include Morrisville Borough.

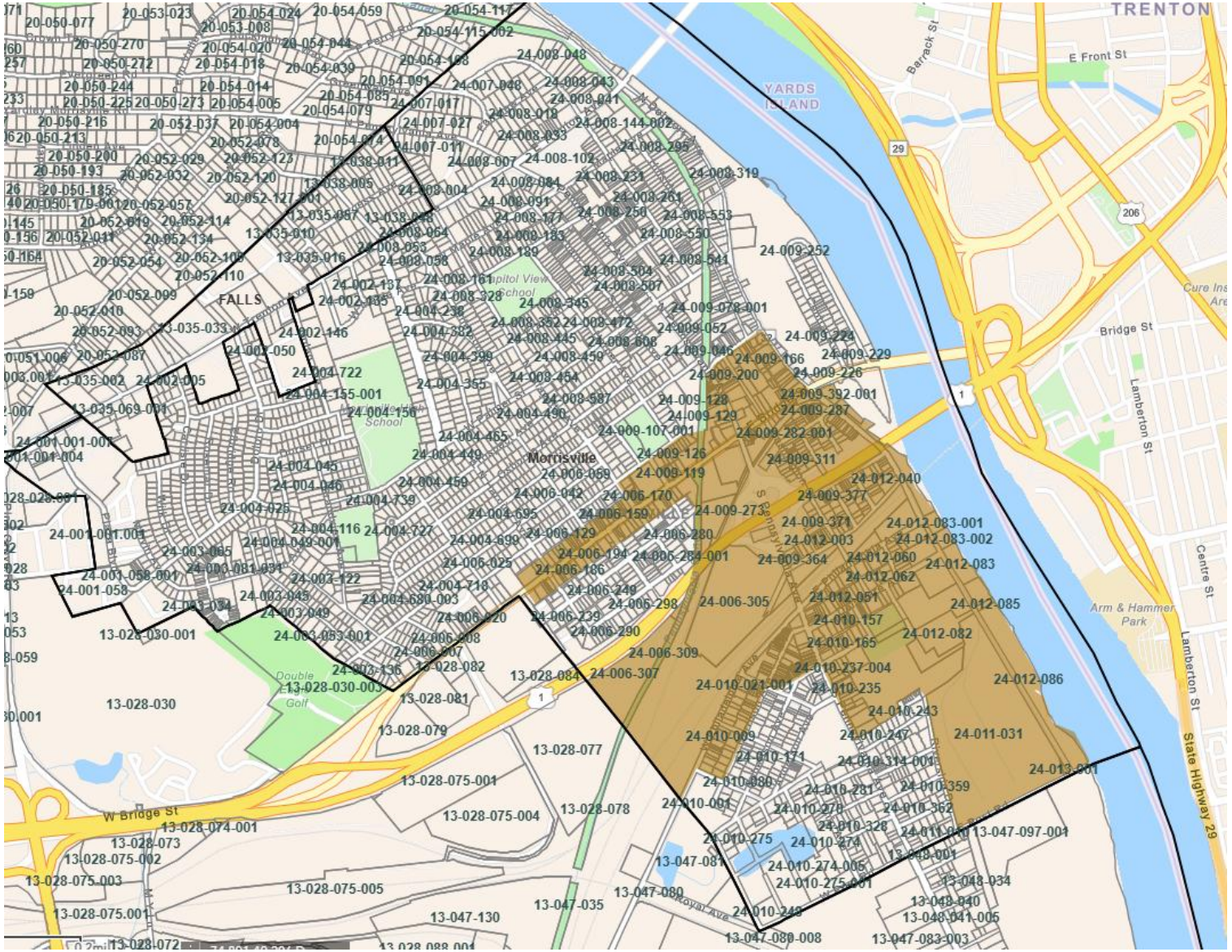


RECERTIFICATION

OF THE

MORRISVILLE BOROUGH REDEVELOPMENT AREA

Boundary Map
(No changes to existing boundary)



Existing Conditions

Existing Conditions

Photo # & Location	Unsafe, Unsanitary, Inadequate, or Overcrowded Conditions	Inadequate Planning	Excessive Land Coverage	Lack of Proper Light, Air & Open Space	Faulty Street or Lot Layout	Defective Design & Arrangement of Buildings	Economically or Socially Undesirable Land Use
1 - PA Ave & Bridge St	X	X	X	X	X	X	X
2 - Bridge St at Falls Township Border	X	X				X	X
3 - Bridge St & Chelton Ave	X	X				X	X
4 - Bridge St & Washington St	X	X			X	X	X
5 – Washington St						X	X
6- Chambers & Washington St	X	X			X	X	
7 – Cleveland Ave	X	X					
8 – S. Delmorr Ave	X	X	X	X	X	X	X
9- S. Delmorr & Phila Ave	X	X			X		X
10- Pennsylvania Ave & Market St	X	X	X	X	X	X	X
11- S. Pennsylvania Ave & Green St		X	X	X	X		X
12 – S. Pennsylvania Ave & Rte 1 Ramps							X
13- S. Pennsylvania Ave	X	X			X		
14- S. Pennsylvania Ave	X	X			X		
15- Penn Ave	X	X					X
16 - Philadelpha Ave & Washington St	X	X	X			X	X
17 – Grove St	X						X
18- Post Rd	X	X		X	X	X	X
19- Riverview Ave & Delaware		X			X		X
20- Phila. Ave & Washington St		X			X		X
21- Riverview Ave		X			X	X	X
22- S. Pennsylvania Ave	X	X			X		X
23- Bowling Green Ave		X		X	X		X
24- Bowling Green Ave	X	X	X	X	X	X	X
25 – Borough Parking Lot	X	X	X	X	X	X	X
26- N. Pennsylvania Ave	X	X	X		X	X	X
27- N. Pennsylvania Ave		X			X	X	

Photo #1

- Location: Pennsylvania Ave & Bridge St
- Description: Vacant Stockham Building
- Condition: unsafe, unsanitary, or overcrowded conditions; inadequate planning; excessive land coverage; lack of proper light, air, and open space; faulty street and lot layouts; defective design and arrangement of buildings; economically or socially undesirable land uses

Photo #3

- Location: Bridge St & Chelton Ave
- Description: Vacant Building
- Condition: unsafe, unsanitary, or overcrowded conditions; inadequate planning; defective design and arrangement of buildings; economically or socially undesirable land uses

Photo #4

- Location: Bridge St & Washington St
- Description: Vacant Lot & Former Laundromat Building
- Condition: unsafe, unsanitary, or overcrowded conditions; inadequate planning; faulty street and lot layouts; defective design and arrangement of buildings; economically or socially undesirable land uses

Photo #5

- Location: Washington St
- Description: Underutilized Building
- Condition: defective design and arrangement of buildings; economically or socially undesirable land uses

Photo #8

- Location: S. Delmorr Ave
- Description: Rail directly adjacent to street and property access; storage units adjacent to Delaware River; trash/debris
- Condition: unsafe, unsanitary, or overcrowded conditions; inadequate planning; excessive land coverage; lack of proper light, air, and open space; faulty street and lot layouts; defective design and arrangement of buildings; economically or socially undesirable land uses

Photo # 9

- Location: S. Delmorr & Philadelphia Ave
- Description: Road w/ embedded rail line directly at intersection; adjacent to Delaware River; vacant land
- Condition: unsafe, unsanitary, or overcrowded conditions; inadequate planning; faulty street and lot layouts; economically or socially undesirable land uses

Photo #10

- Location: Pennsylvania Ave & Market St
- Description: Rail line running through intersection and adjacent downtown properties/Borough parking lot; Incompatible/undesirable land uses (vacant Stockham Building, car wash)
- Condition: unsafe, unsanitary, or overcrowded conditions; inadequate planning; excessive land coverage; lack of proper light, air, and open space; faulty street and lot layouts; defective design and arrangement of buildings; economically or socially undesirable land uses

Photo #12

- Location: S. Pennsylvania Ave & Rte 1 Ramps
- Description: Key Gateway, gentlemen’s club
- Condition: socially undesirable land uses

Photo #14

- Location: S. Pennsylvania Ave
- Description: Jersey barriers to separate commercial parking lot from access road with adjacent rail line
- Condition: unsafe, unsanitary, or overcrowded conditions; inadequate planning; faulty street and lot layouts

Photo #16

- Location: Philadelphia Ave & Washington St
- Description: Former Fire Station
- Condition: unsafe, unsanitary, or overcrowded conditions; inadequate planning; excessive land coverage; defective design and arrangement of buildings; economically or socially undesirable land uses

Photo #19

- Location: Riverview Ave & Delaware Ave
- Description: Lack of access to Delaware River
- Condition: inadequate planning; faulty street and lot layouts; economically or socially undesirable land uses

Photo #20

- Location: Philadelphia Ave & Washington St
- Description: Vacant lot
- Condition: inadequate planning; faulty street and lot layouts; economically or socially undesirable land uses

Photo #22

- Location: S. Pennsylvania Ave
- Description: Lack of access to Delaware River; vacant lots; former landfill site
- Condition: unsafe, unsanitary, or overcrowded conditions; inadequate planning; faulty street and lot layouts; economically or socially undesirable land uses

Photo #24

- Location: Bowling Green Ave
- Description: Lack of access to Delaware River; underutilized lots; incompatible land uses
- Condition: unsafe, unsanitary, or overcrowded conditions; inadequate planning; excessive land coverage; lack of proper light, air, and open space; faulty street and lot layouts; defective design and arrangement of buildings; economically or socially undesirable land uses

Photo #26

- Location: N. Pennsylvania Ave
- Description: Vacant former bank building
- Condition: unsafe, unsanitary, or overcrowded conditions; inadequate planning; excessive land coverage; faulty street and lot layouts; defective design and arrangement of buildings; economically or socially undesirable land uses

SUMMARY OF FINDINGS

- Comprehensive analysis confirms persistent blighting conditions as defined by the *PA Urban Redevelopment Law (P.L. 991, §1702)*.
- **Conditions remain evident** today despite limited redevelopment progress.
- **Blight factors identified** include all seven criteria defined by the PA Urban Redevelopment Law.
- These conditions continue to **constrain economic vitality**, **limit reinvestment**, and **impede the 2021 Comprehensive Plan goals**.

Conclusion

- The Redevelopment Area **continues to meet statutory criteria** for blight under *PA Urban Redevelopment Law*.
- Persistent deterioration, vacancies and incompatible land uses underscore the **ongoing need for targeted redevelopment.**
- **Recertification** will:
  - Maintain eligibility for redevelopment programs and funding.
  - Provide framework for **strategic reinvestment.**
  - Support Borough objectives for **revitalization, economic growth,** and **public riverfront access.**

NEXT STEPS

- Morrisville Borough Planning Commission recommendation to governing body (via resolution) ✓
- Present to Morrisville Borough Council for recommendation (via resolution) ✓
- Present to County Planning Commission for recertification of the redevelopment area
- Work with Borough and Planning Commission on preparing and/or updating redevelopment plan(s) and strategies
- Prepare and submit Redevelopment Area Plan & Proposal for all or part of Redevelopment Area for approval in accordance with URL

What are Benefits of a Redevelopment Area?

Provides communities with the ability to shine a bright light on an area in need of redevelopment & revitalization.

Provides local municipalities, through broad consensus, with the ability to plan basic framework for how redevelopment & revitalization should materialize over time when opportunities arise.

Goals, recommendations, and priorities for future development in a RA are done in accordance with a community's comprehensive plan as required under the Act, thereby ensuring alignment with the broader objectives of the community.

Communities can create financing tools and incentive packages such as low-interest financing and tax relief programs to stimulate redevelopment activities within a RA.

Grant and other public-sector incentives. Funding opportunities for projects located within a RA typically confer advantage over projects not located within a RA.

Encourages public-private partnerships to facilitate redevelopment projects to achieve community-wide goals and objectives.

Allows redevelopment authorities to assist with implementation of the Redevelopment Area Plan as directed by the local municipality

REDEVELOPMENT AUTHORITY OF THE COUNTY OF BUCKS

Thank you!

Jeff Darwak, Executive Director
Redevelopment Authority
of the County of Bucks
216 Pond Street
Bristol, PA 19007
215-781-8711
jeff@bcrda.com

Bucks County Planning Commission

Municipal Reviews

March 4, 2026

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Doylestown Borough	8-26-1	26-0039	Borough Council	-	Zoning Ordinance Amendment: Tobacco Stores, Smoke Shops, Hookah Bars, and Cannabinoid and Kratom Sales
Langhorne Borough	18-26-1	26-0024	Borough Council	18-6-2, 18-6-2-1, and 18-6-3	Zoning Ordinance and Zoning Map Amendment, SALDO Amendment: TND-2 Overlay District
Langhorne Borough	18-26-2	26-0038	Borough Council	-	Amend and Codify the SALDO and Zoning Ordinance
Lower Makefield Township	20-25-5R	26-0037	Board of Supervisors	-	Zoning Ordinance Amendment: Renewable Energy Systems
Riegelsville Borough	38-26-CP1	26-0045	Borough Council	-	Comprehensive Plan Review
Warrington Township	50-26-1	26-0049	Board of Supervisors	-	Zoning Map and Zoning Ordinance and SALDO Amendment: Omnibus
Newtown Jointure	56-26-1	26-0036	Newtown Area Joint Zoning Council	-	Zoning Ordinance Amendment: Use B-17 Elderly Housing

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

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

UNOFFICIAL

MEMORANDUM

To: Doylestown Borough Council
Doylestown Borough Planning Commission

From: Bucks County Planning Commission

Date: March 4, 2026

Subject: BCPC #8-26-1
Proposal to Amend the Zoning Ordinance—Tobacco Stores, Smoke Shops, Hookah Bars, and Cannabinoid and Kratom Sales
Applicant: Borough Council
Date Received: February 11, 2026
Hearing Date: April 20, 2026

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 4, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by adding Use 29.4. Unregulated Cannabinoid Substances Retailer, Use 29.5. Regulated Cannabinoid Substances Retailer, Use 29.6. Tobacco Store/Smoke Shop, and Use 29.7. Hookah Bar/Lounge. The new uses will be permitted by special exception in the RC Retail Commercial District only.

Proposed Zoning Provisions:

Amend Section 27-202 by adding definitions for Cannabinoid, Hookah, Kratom, and Pharmacy.

Amend Section 27-406, Table of Use Regulations, Use 29 Retail Shop, to exclude regulated cannabinoid substances retailers, unregulated cannabinoid substance retailers, tobacco store/smoke shops, and hookah bars/lounges from Use 29 Retail Shop.

Amend Section 27-406, Table of Use Regulations, by adding a new use, Use 29.4. Unregulated Cannabinoid Substances Retailer, defined as a retail establishment that lawfully sells cannabinoid substances without a license issued by the Commonwealth of Pennsylvania. The use regulations include separation requirements from residential uses and districts and other unregulated cannabinoid substances retailers, limits on hours of operation, age restrictions on customers,

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

requirements for burglar and fire alarm systems, and insurance requirements. The new use will be permitted by special exception in the RC Retail Commercial District.

Amend Section 27-406, Table of Use Regulations, by adding a new use, Use 29.5. Regulated Cannabinoid Substances Retailer, defined as a retail establishment that sells, pursuant to a license from the state, cannabinoid substances that are regulated by the Commonwealth of Pennsylvania. The use regulations include separation requirements from residential uses and districts and other regulated cannabinoid substances retailers, limits on hours of operation, age restrictions on consumers, requirements for burglar and fire alarm systems, and insurance requirements. The new use will be permitted by special exception in the RC Retail Commercial District.

Amend Section 27-406, Table of Use Regulations, by adding a new use, Use 29.6. Tobacco Store/Smoke Shop, defined as a retail or wholesale establishment engaged in selling tobacco and/or tobacco products and/or vaping products comprising 20 percent or more of its total display area. The use regulations include separation requirements from residential uses and districts, limits on hours of operation, age restrictions on customers, the requirement that smoke and vapors be prevented from migrating into adjacent buildings and outdoor public areas, requirements for burglar and fire alarm systems, and insurance requirements. The new use will be permitted by special exception in the RC Retail Commercial District.

Amend Section 27-406, Table of Use Regulations, by adding a new use, Use 29.7. Hookah Bar/Lounge, defined as any establishment that is dedicated to the smoking of hookah. The use regulations include separation requirements from residential uses and districts, limits on hours of operation, age restrictions on customers, the requirement that smoke and vapors be prevented from migrating into adjacent buildings and outdoor public areas, requirements for burglar and fire alarm systems, and insurance requirements. The new use will be permitted by special exception in the RC Retail Commercial District.

Amend Chapter 27: Zoning, Attachment 5 – Table of Use Regulations by adding the proposed new uses and specifying that they are permitted by special exception in the RC Retail Commercial District and not permitted in all other zoning districts.

COMMENT

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

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

MMW:emh
26-0039

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

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MEMORANDUM

To: Langhorne Borough Council
Langhorne Borough Planning Commission

From: Bucks County Planning Commission

Date: March 4, 2026

Subject: BCPC # 18-26-1
Proposal to Amend the Zoning Ordinance, Subdivision and Land Development Ordinance (SALDO), and Zoning Map—TND-2 Traditional Neighborhood Development – 2 Overlay District
TMPs #18-6-2, 18-6-2-1, and 18-6-3
Applicant: Langhorne Borough Council
Date Received: January 29, 2026
Hearing Date: March 11, 2026

In accordance with the provisions of Sections 304, 505 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 4, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to establish the TND-2 Traditional Neighborhood Development – 2 Overlay District. Amend the SALDO to establish design standards for the TND-2 Overlay District. Amend the zoning map to add a zoning overlay district, TND-2 Overlay District. The TND-2 Overlay District will encompass TMPs #18-6-2, 18-6-2-1, and 18-6-3.

Location and Size of Tract: The 17.5-acre tract is located southeast of the intersection of Flowers Avenue and Pine Street.

Proposed Zoning Provisions:

Amend Article III to establish the TND-2 Traditional Neighborhood Development – 2 Overlay District. The district overlays TMPs #18-6-2, 18-6-2-1, and 18-6-3, which are in the PS Professional Service District.

Sections 404 and 405 are amended to create use E15 Village Shop and allow the use by right in the C and C-1 Districts and the TND-2 Overlay District. The use does not include stores in excess of 2,000

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square feet of floor area. It also does not include businesses with more than three retail outlets which sell the same merchandise with the same retail concept, store branding, interior décor, exterior sign, and using the same trademark or logo.

Add Appendix J, TND-2 Traditional Neighborhood Development – 2 Overlay District. The purpose of the TND-2 Overlay District is to encourage flexible development opportunities that promote a harmonious combination of efficient land use, improved community space, preserved open space, and increased pedestrian mobility. The TND-2 District permits a mix of residential and nonresidential uses, including single-family detached dwelling, townhouse, twin, cultural facility, public recreational facility, sit-down restaurant, quick-service restaurant, and village shop. A mix of residential and nonresidential uses is required. Density bonuses are offered if a retail and consumer services use is proposed or if the proposed open space contains recreation land consistent with the goals and objectives of the *Open Space Plan for Langhorne Borough, Bucks County, Pennsylvania* (2009).

Existing Zoning Provisions: TMPs #18-6-2, 18-6-2-1, and 18-6-3 are located in the PS Professional Services District. The PS District permits a variety of institutional, recreational and educational land uses, as well as limited residential uses, such as B1 Single-Family Detached. The purpose of the PS District is to provide an appropriate area for professional services which do not require the high visibility or ease of access which commercial services would require; to encourage the preservation of the character of the existing buildings in the district; and, to provide appropriate standards for development which are harmonious with the existing character of the area and to provide for public convenience.

Proposed SALDO Provisions:

Add Appendix E, Design Standards for the TND-2 Traditional Neighborhood Development – 2 Overlay District. The purpose of the appendix is to establish uniform design standards that encourage development in the TND-2 Overlay District to reflect and enhance the overall community vision, and the visual, historical, and cultural character of Langhorne Borough. The design standards require new construction to be of an architectural style complementary to the borough, including Federal/Adams, Second Empire, Queen Anne, Georgian, and Bungalow. In addition to design standards for new buildings, site design elements are required. These include streetscape and intersection improvements, sustainable design, and open and public spaces.

COMMENT

We recommend that borough council consider the following in addressing the proposal to amend the zoning ordinance, SALDO, and zoning map:

Consistency with the comprehensive plan—The *Langhorne Borough Comprehensive Plan* (2014) identifies the parcels to be rezoned as existing institutional uses. The parcels comprise the Langhorne Branch of the Bucks County Free Library and a portion of the Woods Services campus. The PS District is suitable for institutional and offices uses, as well as residential uses that meet the requirements of the R-2 District. The proposed uses within the TND-2 Overlay District appear to exceed what the comprehensive plan states is intended for land within the PS District.

We are aware that the borough is currently updating their comprehensive plan. We recommend that borough officials ensure that the potential changes to the Woods Services and Bucks County Free Library parcels are consistent with the land use policies in the updated comprehensive plan. Also, we recommend

borough officials ensure the maps in the comprehensive plan are updated to reflect the potential change in land use on this site.

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

LR:emh
26-0024

cc: Daivd J. Truelove, Esq., Hill Wallack LLP, Borough Solicitor (via email)
Barbara M. Kirk, Esq., Hill Wallack LLP, Borough Solicitor (via email)
George DiPersio, ARRO Consulting, Borough Engineer (via email)
Mary Zimmerman, Langhorne Borough Manager (via email)
Kathleen Horwatt, Council President (via email)
Paul Schneider, Councilmember (via email)
Gabe Tenaglia, Administrative Assistant (via email)
Eden Ratliff, Middletown Township Manager (via email)
Dan Grieser, Bucks County Solicitor (via email)
Trevor Gross, Assistant County Solicitor (via email)
Margaret A. McKevitt, Bucks County Chief Operating Officer (via email)

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PERTINENT INFORMATION

Site Characteristics: The site contains Woods Services care facilities and operations and the Langhorne Branch of the Bucks County Free Library.

Existing Land Uses: Care facility and library

Surrounding Land Use:

North: Single-family residential and vacant
East: Care facility
South: Care facility
West: Care facility and place of worship

Surrounding Zoning:

North: R-2 Residential District and PS Professional Service District
East: R-1 Residence District (Middletown Township) and CDT Overlay District (Middletown Township)
South: R-1 Residence District (Middletown Township) and CDT Overlay District (Middletown Township)
West: PS Professional Service District and TND-1 Overlay District

Municipal Comprehensive Plan: The *Langhorne Borough Comprehensive Plan* (2014) states that the Woods Services campus contains large areas of open space which could accommodate future infill development. The plan also states that the PS District contains nonprofit, institutional, and office uses including the library and Woods Services property. The PS District allows residential uses that meet the requirements of the R-2 District. Important issues to consider regarding any new or redevelopment of lots in the R-2 District include compatibility with the layout and design features of adjoining residences, assurances that sufficient parking is provided and that necessary maintenance to building interiors and exteriors is completed.

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Tom Tosti

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MEMORANDUM

To: Langhorne Borough Council
Langhorne Borough Planning Commission

From: Bucks County Planning Commission

Date: March 4, 2026

Subject: BCPC #18-26-2
Proposal to Amend and Codify the Subdivision and Land Development Ordinance and Zoning Ordinance
Applicant: Langhorne Borough Council
Date Received: February 11, 2026
Hearing Date: April 11, 2026

In accordance with the provisions of Section 304, 505, and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 4, 2026.

GENERAL INFORMATION

Proposed Action: Amend and codify the subdivision and land development and zoning ordinance. Amendments include changes to definitions and references in the subdivision and land development ordinance (SALDO) and zoning ordinance.

Proposed SALDO Provisions:

Amend Section 390-201 to revise, add, and repeal definitions.

Amend several sections to revise and add references to the comprehensive plan and entities such as the Bucks County Recorder of Deeds.

Proposed Zoning Provisions:

Amend several sections to be consistent with terms used and update references to state and federal regulations.

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COMMENT

We commend the borough for codifying their ordinances. A codified ordinance will be indexed and organized, making it easier to reference and amend. The proposed SALDO and zoning amendments address inconsistencies and update references. We encourage the borough to continue to evaluate its SALDO and zoning ordinance to ensure ordinance language and standards are up to date.

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

LR:emh
26-0038

cc: David J. Truelove, Esq., Hill Wallack LLP, Borough Solicitor (via email)
Barbara M. Kirk, Esq., Hill Wallack LLP, Borough Solicitor (via email)
George DiPersio, ARRO Consulting, Borough Engineer (via email)
Mary Zimmerman, Langhorne Borough Manager (via email)

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MEMORANDUM

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

From: Bucks County Planning Commission

Date: March 4, 2026

Subject: BCPC #20-25-5R
Proposal to Amend the Zoning Ordinance—Renewable Energy Systems
Applicant: Board of Supervisors
Date Received: February 10, 2026
Hearing Date: Not indicated

In accordance with the provisions of Section 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 4, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to regulate renewable energy systems.

Proposed Zoning Ordinance Provisions:

Amend Section 200-7 to add new definitions pertaining to renewable energy systems.

Amend Section 200-68.(A) to add Principal Solar Energy Systems (PSES) to the list of permitted principal uses. The PSES use is permitted as a conditional use in the C-2, C-3, and O-R districts. The PSES use regulations include standards for exemptions, nuisances, decommissioning, solar easements, inspections, and standards specific to both roof and wall mounted PSES and ground mounted PSES.

Amend Section 200-69.(A) to add Accessory Solar Energy Systems (ASES) to the list of permitted accessory uses. The ASES use is permitted by right in all zoning districts. ASES with a power rating of more than 15 KW shall comply with the requirements for PSES. The ASES use regulations include standards for exemptions, nuisances, decommissioning, solar easements, inspections, and standards specific to both roof and wall mounted ASES and ground mounted ASES.

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Amend Section 200-69.(A) to add Geothermal Energy Systems to the list of permitted accessory uses. Open-loop geothermal energy systems are prohibited and closed-loop geothermal energy systems are permitted by right in all zoning districts.

Amend Section 200-69.(A) to add Wind Energy Systems to the list of permitted accessory uses. Wind energy systems are permitted by conditional use.

Amend Section 200-69.(A) to add Outdoor Furnace to the list of permitted accessory uses. Outdoor furnaces are permitted by special exception.

COMMENT

We issued a review of a previous version of this proposal (BCPC# 20-25-5 on December 3, 2025). Although comments from our previous review have been addressed, we want to add the following comment for the board of supervisors to consider before adoption:

Zoning Districts—Section III.(19)(a) and Section III.(20)(a) of the proposed amendment indicates that wind energy systems are permitted as a conditional use and outdoor furnaces are permitted as a special exception, respectively. However, the proposed amendment does not indicate which districts wind energy systems and outdoor furnaces are permitted in, although it does indicate which districts PSES, ASES, and geothermal energy systems are permitted in. We recommend township officials consider specifying which districts each new use is permitted in.

We also recommend township officials update Attachment 1: Uses By District to include the new uses and indicate which districts they are permitted in.

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

LR:emh
26-0037

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

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MEMORANDUM

To: Riegelsville Borough Council
Riegelsville Borough Planning Commission

From: Bucks County Planning Commission

Date: March 4, 2026

Subject: BCPC #38-26-CP1
Proposal for a New Comprehensive Plan
Applicant: Borough Council
Date Received: February 13, 2026
Hearing Date: Not indicated

In accordance with the provisions of Section 301.3 and 302 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 4, 2026.

GENERAL INFORMATION

Proposed Action: Adopt *Riegelsville Reimagined – Riegelsville Borough 2026 Comprehensive Plan.*

COMMENTS

The staff of the Bucks County Planning Commission assisted the borough in the development of the proposed comprehensive plan. *Riegelsville Reimagined* will be the borough's first comprehensive plan. We recommend that the borough adopt the proposal as submitted, since it is consistent with the requirements of Section 301 of the Pennsylvania Municipalities Planning Code.

We commend Riegelsville Borough officials for their continuing efforts in planning for the future of the borough through the development of an "implementable" comprehensive plan. Implementable comprehensive plans, like *Riegelsville Reimagined*, seek to identify solutions to land use problems through an intensive community-based planning process. The plan is then structured around the issues most important to the community rather than traditional comprehensive plan elements.

Riegelsville Reimagined – Riegelsville Borough 2026 Comprehensive Plan provides an overview of the current conditions, assets and future challenges of the borough. The planning process to complete this document included three sets of public workshops and a public survey to gain essential input from

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residents. The plan then uses this information to provide goals, opportunities, and action steps for borough officials to consider.

Riegelsville Reimagined – Riegelsville Borough 2026 Comprehensive Plan will serve as the borough's official comprehensive plan. The plan provides a framework for achieving short-term action steps which will ensure the borough achieves their long-term goals. It is designed to be a living document that serves as a policy guide to decision making about growth and improving the community. This plan is a statement of the community's future goals and vision for use by the Riegelsville Borough Planning Commission, Borough Council, private stakeholders and regional, state and federal entities.

At the core of a comprehensive plan are the values of the community and a vision of a better future. This plan used input from residents to establish five key focus areas for improvement in Riegelsville. The five focus areas include: Downtown, Parks and Recreation, Sewer, Resiliency and Route 611. Each focus area includes goals, opportunities and action steps for the borough to consider while implementing this plan. The plan appendix also includes all the recommended opportunities and action steps with an implementation timeline to determine which goals should be prioritized by the borough. This provides a starting point for which the community can gain momentum for putting these recommendations into action.

The plan also provides a comprehensive overview of the current population and demographic characteristics, a brief history of the borough, a summary of findings from the resident survey, and various maps and figures to graphically depict the future land use recommendations.

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

DM:emh
26-0045

cc: Todd R. Myers, PE, Cowan Associates, Inc. (via email)
Sherry Masteller, Borough Secretary (via email)
Scott A. MacNair, Esq., Clemons, Richter & Reiss, PC, Borough Solicitor (via email)

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MEMORANDUM

To: Warrington Township Board of Supervisors
Warrington Township Planning Commission

From: Bucks County Planning Commission

Date: March 4, 2026

Subject: BCPC #50-26-1
Proposal to Amend the Zoning Map and Zoning Ordinance and the Subdivision and Land Development Ordinance—Omnibus
Applicant: Board of Supervisors
Date Received: February 17, 2026
Hearing Date: March 10, 2026

In accordance with the provisions of Section 304, 505, and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 4, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning map and various sections of the zoning ordinance and subdivision and land development ordinance (SALDO).

Location and Size of Overlay District: The CMU District is located at four locations along the Route 611 corridor (three south of Street Road and one north of Valley Square Shopping Center), encompassing portions of the R2 Medium-Density Residential, BZ Business Zone, and CBD Central Business zoning districts.

Existing Zoning:

The R2 Medium-Density Residential District permits single-family detached dwellings, agriculture, forestry, schools, and municipal uses by right. Twin dwellings, commercial recreation uses, day-care centers, and places of worship are permitted by conditional use. Multigenerational apartments are permitted by special exception. Minimum lot sizes range from 15,000 square feet for the twin dwellings to 30 acres for a golf course.

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The BZ Business Zone District permits a variety of commercial uses on lots of 20,000 square feet or more. The permitted maximum building coverage and impervious surface coverage rates are 35 and 70 percent, respectively.

The CBD Central Business District permits professional and business offices, retail business and services, and other similar uses. Shopping centers require lots of 1 acre or more. Mixed-use developments must include a minimum of three different uses, with no single use occupying more than 60 percent of the gross site area. The permitted maximum building coverage and impervious surface coverage are 25 and 65 percent, respectively.

Proposed Zoning Map Amendments:

Amend the zoning map to apply the Corridor Mixed-Use (CMU) Overlay District to four areas along Easton Road. The parcels on the east side of Easton Road, from County Line Road north to the parcel containing Pete's Express Carwash, are included. On the west side of Easton Road, the district is expanded to include the parcels just north of Titus Avenue to Little Neshaminy Creek. Also, part of the district expansion in this immediate area is TMP #50-31-31 on the east side of Easton Road. The third additional area includes the parcels between Little Neshaminy Creek and Walgreens at the southeast corner of Easton Road and Street Road. The final area to be expanded are the parcels on the eastern side of Easton Road from Valley Square Boulevard north to the Health and Wellness Center near Shetland Drive. The exact parcels are as follows:

TMPs #50-34-26, 50-34-27, 50-34-1, 50-34-4 through -8, a portion of 50-34-13, 50-31-10 through -15, 50-31-31, 50-32-42, 50-32-43, 50-32-43-1, 50-32-43-2, 50-32-44 through -47, a portion of 50-32-48, 50-32-50, 50-33-11, 50-33-18, 50-24-45 through -48, and 50-33-12

Amend the zoning map to rezone an area of PI-1 Planned Industrial District to match the adjoining PI-2 Planned Industrial to the southeast. This rezoning includes TMPs #50-4-95, 50-4-96, 50-4-97, 50-4-97-1, and 50-4-99.

Amend the zoning map to eliminate the following split-zoned parcels:

- Rezone TMP #50-44-57 to the R3 Residential Single-Family District.
- Adjust the split-zone boundary on TMP #50-34-13 so the site's frontage on Poplar Avenue is zoned R2 Medium-Density Residential District, not BZ Business Zone District.
- Rezone the portion of TMP #50-4-85 that is zoned PI-1 Planned Industrial District to the PI-2 Planned Industrial District.

Amend the zoning map to rezone TMPs #50-55-103, 50-28-105, and 50-34-34-1 from the R2 Medium-Density Residential District to the OS/P Open Space/Parkland District. These parcels are open space and stormwater facilities in existing residential subdivisions.

Proposed Zoning Provisions:

Amend the entire zoning ordinance to replace each instance of the word "should" with "shall."

Amend Section 370-202, Definitions, to add or revise the definitions for As-Built Plans, As-Built Survey Plan, Central Air Unit, Impervious Surface, Land Development, Reverse Frontage Lot, Temporary Sign, and Integrated Development.

Amend Table 300, Table of Permitted Land Use by District, as follows:

- E1 Adult-oriented Business will be removed as a conditional use in the PI-1 Planned Industrial District.
- E5 Automobile Sales will be permitted by special exception instead of conditional use in the WV Warrington Village District.
- E6 Automotive Repair shall be permitted by right in the PI-1 Planned Industrial District.
- E13 Outdoor Entertainment shall be permitted as a CU in the WV Warrington Village District.
- E14 Repair Shop shall be permitted by right in the WV Warrington Village District.
- E22 Microbrewery, Microwinery, Microdistillery shall be permitted by right in the WV Warrington Village District.
- E23 Brewpub shall be permitted by right in the WV Warrington Village District.
- E24 Tavern/Bar shall be permitted by right in the BZ Business Zone District.
- E40 Indoor Entertainment shall be permitted by right in the WV Warrington Village District.
- E41 Athletic Recreational Facility shall be permitted in the WV Warrington Village District.
- G1 Truck Terminal shall be removed as a permitted use in the PI-2 Planned Industrial District.
- G5 Warehouse is removed as a permitted use in the PI-2 Planned Industrial District.
- H6 Drive-through removed as a permitted use in the WV Warrington Village District.

Amend Section 370-305.B.(14) to revise the description of B14 Rooming House or Boardinghouse to include one month's compensation or more as a standard to be classified as a B14 use.

Amend Section 370-305.D.(1) to. revise the description of D1 Professional or Business Office to include business administration.

Amend Section 370-305.E.(5) a to revise the E5 Automotive Sales description to include ATVs.

Amend Section 370-305.E.(15) to permit D2 Veterinary Office as an accessory use to E15 Retail/Store, Trade and Service.

Amend Section 370-305.E.(26) to permit D2 Veterinary Office as an accessory use to E15 Pet Daycare and Salon.

Amend Section 370-305.E.(31)(c) to require that the outdoor play area for E31 Daycare Center meets state licensing requirements. The outdoor play area may include a pool as an accessory use.

Amend Section 370-305.E.(15) to permit outdoor storage for up to 60 days once per year or two times per year at 30 days.

Amend Section 370-305.E.(36) to revise the description of E36 Personal Service use to allow dance studio, music and art center, martial arts, cooking lessons, massage, or similar shops.

Amend Section 370-305.E.(37) to require that short-term rentals take access to access to arterial or collector.

Amend Section 370-305.H.(6)(h) to revise the standards so that a detached garage or accessory building is not allowed in required front yard setbacks or within side yard setbacks.

Amend Section 370-305.H.(7) to allow children's play structures such as swing sets, playhouses, sandboxes, and similar facilities as part of H5 Accessory Residential Recreation uses.

Amend Section 370-305.H.(8)(b) and 305.H.(8)(e)[1] to revise the standards for H6 Drive-through to prohibit access opposite or adjacent to residential lot and/or residential use.

Amend Section 370-404 to add subsection C to include the requirement that when the subdivision of a lot that is within two or more districts, all applicable zoning regulations for each district shall be applied separately for each portion of a parcel or lot which is split-zoned as applicable.

Amend Section 370-417.D.(1)(b)[10] to revise the required open space for B9 Midrise Apartment from 45 percent to 20 percent.

Amend Section 370-424.C. to add B15 Village House, E14 Repair Shop, E22 Microbrewery, Microwinery, Microdistillery, E23 Brewpub, E40 Indoor Entertainment, and E41 Athletic Recreational Facility to uses permitted by right in the WV Warrington Village District.

Amend Section 370-424.D. to remove D2 Veterinary Office, E5 Automobile Sales, E11 Bed-and-Breakfast, E17 Private Club or Lodge, E24 Tavern/Bar, E45 Funeral Home or Mortuary, H6 Drive-through, H7 Temporary Structure or Use, H9 Accessory Outdoor Eating Area, and H11 Financial Self-Service Kiosk from the uses permitted by conditional use in the WV Warrington Village District.

Add a new subsection E to Section 370-424 to allow E5 Automotive Sales by special exception in the WV Warrington Village District.

Amend Section 370-424.E.(1) to revise the WV Warrington Village District chart by adding the new permitted uses that may be part of E29 Shopping Center.

Amend Section 370-424.F.(1)(b)[3] to delete H6 Drive-through as conditional use in the WV Warrington Village District.

Amend Section 370- 425.C. to permit E24 Tavern/Bar in the in the BZ Business Zone District and revise the district chart.

Amend Section 370-426.E.(1)(b) to change the maximum site area to minimum site area.

Amend Section 370-429.B. to add E6 Automotive Repair as a permitted use in the PI-1 Planned Industrial District.

Amend Section 370-435.B. to allow noncontiguous parcels within 120 feet to be part of a development in the Corridor Mixed-Use (CMU) Overlay District.

Amend Section 370-435.C. to allow D2 Veterinary Office, E22 Microbrewery, Microwinery, Microdistillery, E23 Brewpub, and E26 Pet Daycare and salon by right in the Corridor Mixed-Use (CMU) Overlay District. These uses were previously permitted by conditional use.

Amend Section 370-503.G.(2) to require that forest removal is restricted in perpetuity to no more than 50 percent or 80 percent when it is associated with no other environmentally sensitive resource.

Amend Section 370-503.H. to require a report regarding dead and diseased trees to be submitted to the township. Also, any trees removed in violation of this section shall be replaced in accordance with this subsection and Table 9 of the SALDO.

Amend Section 370-601. by deleting subsections B, E, and F. These parking design standards are now found in the SALDO.

Amend Section 370-601.P. to refer to Article III, Use regulations, and Article IV, Classification of Districts.

Amend Section 370-601.R. to add “electric vehicle” so that the requirements read “At-home, personal electric vehicle chargers shall only be used by occupants of the property.”

Amend Section 370- 601.S. to delete the minimum parking space dimensions. These standards are now found in the SALDO.

Delete Section 370-604 and renumber the subsequent sections. These standards are now found in the SALDO.

Amend Section 370-801.E. to revise the nonconforming standards to allow the rebuild of a dwelling without having to obtain zoning permit.

Amend Section 370-802.E.(1)(a) to require conditional uses and special exceptions to be compatible with the existing area uses.

Amend Section 370-802.E.(6) to revise the time limits on conditional use and special exception approvals.

Add a new Section 370-802.F. to provide procedures for applications for conditional use approval.

Amend Section 370-808.A.(4) to revise the standards for enclosures, barriers and gates for swimming pool areas.

Amend Section 370-809.B. to remove flagpoles from the list of structures that are permitted in the required side or rear yards.

Amend Section 370- 809.F. to add generators to the list of objects permitted in the rear or side yards. Additional requirements for noise levels are also included.

Amend Section 370- 809.H. to permit flagpoles in the setback areas.

Amend Section 370- 815.A.(1) by removing subsection (b) which referenced exceptions to fences provided in the EV Eureka Village and WV Warrington Village districts.

Amend Section 370-815.B. to revise the heading to be “Fences in nonresidential districts” rather than “Fences in commercial and industrial districts.”

Amend Section 370-815.B.(1) to permit a fence in the front yard in the EV Eureka Village and WV Warrington Village districts.

Amend Section 370-815.C. to prohibit fences in floodplains and streams and provide standards for fences in the flood fringe and within easements.

Add a new Section 370-820 to provide regulations for secondary kitchens which may only be permitted in single-family and two-family detached dwellings and townhouses.

Add a new Section 370-822 to regulate extensions or modifications to existing conforming buildings and uses.

Add a new Section 370-823 to regulate restoration of conforming dwellings.

Add a new Section 370-824 to require land developments within the WV Warrington Village, BZ Business Zone, CBD Central Business, EV Eureka Village, CR Commercial Residential, and IST Industrial Science Technology districts to meet the design standards in Section 350-333 of the SALDO.

Amend Section 370-1103.C.(2)(b)[3] to retitle “as-built survey” to “as-built survey plan.”

Amend Section 370-1107.H. by specifying that upon receiving an applicant’s appeal the board shall give notice of a public hearing. The existing requirement does not include the word “applicant’s.”

Amend Section 370-1107.I. by adding “or application” to the first sentence so that it reads “The Zoning Hearing Board shall conduct a public hearing on such appeal or application…”

Amend Section 370-1107.K. by revising the time limit for a variance from 6 to 12 months.

Proposed SALDO Provisions:

Amend Section 305-202 to add or revise the definitions of As-Built Plans, Environmentally Sensitive Area, Impervious Surface, Land Development, Public Meeting, and Public Notice.

Amend Section 305-304 to establish design standards for emergency accessways.

Amend Section 305-312.B. to revise parking stall and lot design requirements.

Amend Section 305-317.A. to add subsection (9) to require all streetlighting equipment to meet the standards within Appendix H, Municipal Streetlighting Technical Standards.

Amend Sections 305-317.C.(3)(c) and 305-317.D.(3) to revise the color temperature standards from no more than 2,700 Kelvin to no more than 3,000 Kelvin for outdoor light fixtures for residential applications and outdoor parking facilities.

Amend the cross references in Sections 305-329.C., 305-329.D.(8)(a)[3], 305-333.D(7)(b), 305-333.F(1)(c), 305-501.B. Table 12, 305-504.B., 305-509.D.(9), 305-505.D.(6), 305-505.E.(4)(t), 305-505.F.(5)(c), 305-506.D., 305-505.D.(8)(c), 305-506.E., 305-506.E.(6)(a), 305-507.B.(2), and 305-510.C.(1).

Amend Section 305-329.D.(8) to add subsection (b) to require that trees greater than 24 inches dbh shall be shown on the landscape plan.

Amend Section 305-329.D.(8)(a)[2] to remove the fee-in-lieu provisions for new trees.

Amend Section 305-333.B. to add subsection (5) to require that all proposed design, material, and color changes are approved by the Board of Supervisors.

Amend Section 305-403 to require that changes approved by the Township Engineer or the Board of Supervisors shall be incorporated into a final set of as-built plans.

Add a new Section 305-505 to provide standards for minor land developments including purpose, general standards, fees, procedures, and submission requirements. All subsequent sections shall remain and be renumbered accordingly.

Add Section 305-334 to provide design standards for parking facilities in the BZ Business Zone, CBD Central Business, EV Eureka Village, IST Industrial Science Technology District, and WV Warrington Village zoning districts. Design standards include minimum setbacks from street lines, provisions for conditional parking reduction, and access management for driveways.

Add Appendix H, Municipal Streetlighting Technical Standards, and Appendix I, Warrington Township Bus Shelter Specifications.

COMMENTS

The staff of the Bucks County Planning Commission assisted the township in the development of the updated zoning ordinance and SALDO in previous years. An effort is currently underway by the township to adopt those revisions to fix inconsistencies between the two documents. We recognize that the amendments proposed are consistent with the applicable comprehensive plan sections and municipal ordinances. However, we recommend that the township not adopt the amendments until the following concerns have been addressed:

A. **Zoning Map Changes**

1. **Comprehensive Plan**—The 2018 *Warrington Township Comprehensive Plan* recommends that design standards be adopted for sites and buildings and to extend the Corridor Mixed-Use (CMU) Overlay to other areas of the township. The proposed amendment includes four new areas, as described above, of the CMU Overlay District. Each of these areas contain similar land uses which are consistent with the purpose of the overlay. Therefore, we believe the proposed amendment is consistent with the comprehensive plan

2. **Compatibility with surrounding zoning and land use**—The parcels to be included in the overlay district areas along Easton Road are zoned BZ Business Zone District and CBD Central Business District and are surrounded by primarily commercial uses to the north and south. The uses to the east and west of the overlay parcels are generally within the R-2 Medium-Density Residential District. The SALDO requires a buffer between these uses. Almost all the uses in the overlay are existing commercial uses, and any future development will have no significant new impacts upon existing adjacent land uses

3. **Existing land use**—The parcels to be included in the CMU Overlay District contain a variety of existing commercial retail, services, and vacant uses. The purpose of the CMU Overlay District is to provide a variety of options for infill and redevelopment. Over the years, residential structures have been adapted for commercial use, and each has individual driveway access to Easton Road. This area also has no sidewalks and few street trees.

4. **Future land use**—The CMU Overlay District promotes integrated development within the corridor that is consistent in appearance and design. Developments in the overlay are required to have shared access drives, sidewalks, and open space.

5. **Split zoning**—The changes to the zoning map include rezoning a portion of TMPs #50-34-13 and 50-32-48. The amendment does not specify the dimension of the area to be rezoned. We recommend that the zoning map depict the area to be rezoned with a note and a measurement of the area to be rezoned to provide for a distinct demarcation of the boundary.

B. **Zoning Ordinance Text Amendments**

Effect of Zoning Hearing Board's decision—Section 1107.K.(1) of the zoning ordinance states that if a variance is granted and subsequently a zoning permit is secured, the authorized variance must begin within 12 months after the date upon which the zoning permit is secured. For clarity, we recommend that this sentence be revised to replace "variance" with "action" so that it reads "If

the variance is granted and subsequently the zoning permit is secured, the authorized action must begin within 12 months after the date upon which the zoning permit is secured."

C. **Subdivision and Land Development Ordinance Amendments**

Bollards—Section 305-312.B.(5) of the SALDO requires that bollards be proved at 6-inch increments where publicly accessible outdoor or patio seating is provided. We recommend that this increment be changed to 6 feet and that bollards also be required where the is no curb between a parking stall or driveway in nonresidential uses.

We would appreciate being notified of the board of supervisors' decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Sections 505.(b) and 609.(g) of the Pennsylvania Municipalities Planning Code.

DCZ:emh
26-0049

cc: Jeffrey Garton, Esq., Begley, Carlin & Mandio, LLP (via email)
Angela Benner, Township Manager (via email)
Karen Fetterolf, Chief Permit Administrator, (via email)
Amanda Fuller, PE, Gilmore & Associates, Inc., (via email)
Bonnie Brossman, Begley, Carlin & Mandio, LLP (via email)

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BCPC
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Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
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Thomas J. Jennings, *Secretary*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

UNOFFICIAL

MEMORANDUM

To: Newtown Area Joint Zoning Council

From: Bucks County Planning Commission

Date: March 4, 2026

Subject: BCPC #56-26-1
Proposal to Amend the Zoning Ordinance—Use B-17 Elderly Housing
Applicant: Newtown Area Joint Zoning Council
Date Received: February 10, 2026
Hearing Date: Not indicated

In accordance with the provisions of Sections 304, 609, and 809-A of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 4, 2026.

GENERAL INFORMATION

Proposed Action: Amend regulations for Use B-17 Elderly Housing to provide exceptions to required setbacks to allow for the placement of air conditioners and whole-house generators, subject to approval of the applicable homeowner or community association.

Proposed Zoning Provisions:

Amend Section 803.B.B-17.3. of the Newtown Area Joint Municipal Zoning Ordinance to add an exception to the required setback for B-17 Elderly Housing use:

All design and dimensional standards set forth in Section 405.C of this Ordinance shall apply for all housing types permitted in the R-2 High Density Residential Districts, except that air conditioners and whole-house generators, including pads, may be placed within a required setback as close as practicable to the relevant dwelling unit in subdivisions developed and constructed under the B-17 Elderly Housing use, existing of January 1, 2026, subject to written approval by the Homeowners' Association or Community Association having jurisdiction over the subject property.

Existing Zoning Provisions:

Section 803.B.B-17.3. of the joint municipal zoning ordinance states:

All design and dimensional standards set forth in Section 405.C of this Ordinance shall apply for all housing types permitted in the R-2 High Density Residential Districts.

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

COMMENT

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

The amendment will provide the flexibility needed to address an identified issue for residents living in existing communities developed under the B-17 Elderly Housing use. Some of these communities have dwelling units built directly at the side yard setback lines. With current ordinance requirements prohibiting the placement of generators and air conditioner units within setbacks, residents must resort to the variance procedure to obtain approval for the placement of such customary residential equipment. Allowing the placement of air conditioners and whole-house generators within the setbacks, subject to approval by the applicable homeowner or community association, will provide flexibility to homeowners with the assurance of review and approval by the applicable association.

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

LMW:emh
26-0036

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

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Bucks County Planning Commission

Subdivision and Land Development Reviews

January 24, 2026 date to February 20, 2026

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Doylestown Borough	9993-B	26-0010	8-8-276-1	Doylestown Historical Society	P	Commercial Land Development: 254-square-foot addition
Hilltown Township	10141-D	25-0308	15-1-8-2	Fiddletree, LLC	RF	Industrial Land Development: 62,720 square feet
Hilltown Township	13155	26-0008	15-28-116	Nick Vielhauer & Lindsay Hockman Vielhauer	P	2 Single-family lots
Middletown Township	13154	26-0006	22-13-136	Carleighs Castles LLC	P	3 Single-family lots
Perkasie Borough	11294-C	26-0013	33-9-1	Perkasie Place, LLC	S	1 Commercial lot; 1 Industrial lot: Industrial Land Development: 22,079 square feet
Richland Township	13152	25-0305	36-29-86 & 36-34-5	Robert Brown	P	4 Single-family lots; Lot line change
Solebury Township	12899	25-0306	41-13-96-5	Barley Custom Homes, LLC	F	2 Single-family lots
Trumbauersville Borough	13097	26-0023	45-3-6-1	118 North Main Street Partners, LLC	RS	10 Multifamily units
Upper Makefield Township	13153	26-0001	47-1-4	625 Street Rd LLC	F	2 Single-family lots
Warrington Township	11085-B	26-0004	50-29-7, -8	Flagship Pennsylvania Propco, LLC	P	Commercial Land Development: 12,011 square feet

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

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Thomas J. Jennings, *Secretary*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

MEMORANDUM

To: Doylestown Borough Council
Doylestown Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 13, 2026

Subject: BCPC #9993-B
Preliminary Plan of Land Development for Doylestown Historical Society
TMP #8-8-276-1
Applicant: Doylestown Historical Society
Owner: Same
Plan Dated: August 21, 2025
Last Revised: January 9, 2026
Date Received: January 16, 2026

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

GENERAL INFORMATION

Proposal: Construct a 254-square-foot addition to an existing two-story building. The 14,404-square-foot site is served by public water and sewerage.

Location: On the west side of South Main Street, about 150 feet south of West Oakland Avenue.

Zoning: The CC Central Commercial District permits a variety of retail, office, and institutional uses. Office uses are permitted by right on a minimum lot area of 6,000 square feet with a maximum lot coverage of 70 percent.

Present Use: Office

COMMENTS

1. **Parking requirements**—We recommend that the applicant provide parking calculations to account for the increase in square footage of the building. The location of the parking areas should also be shown on the plan.

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

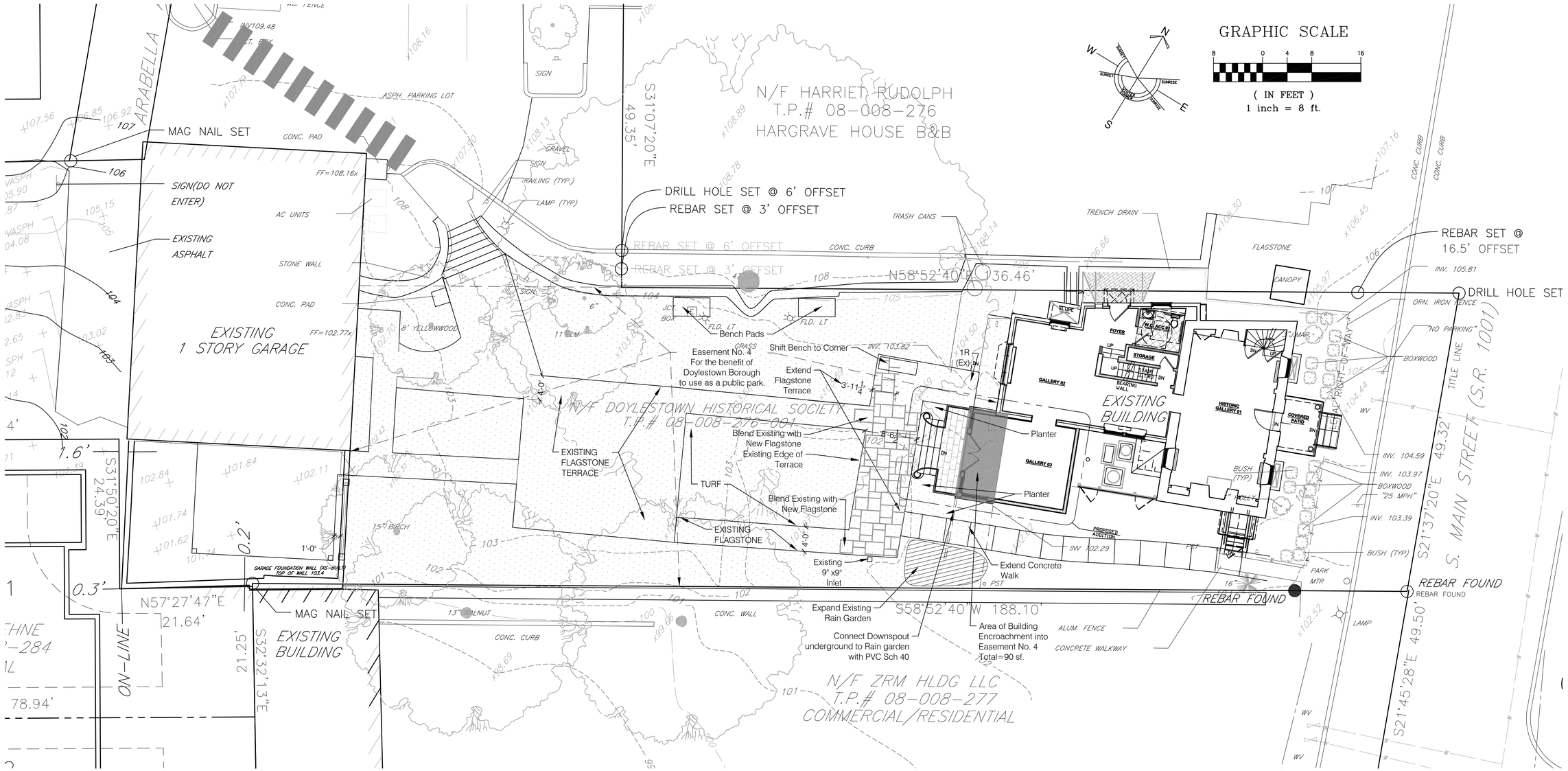
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

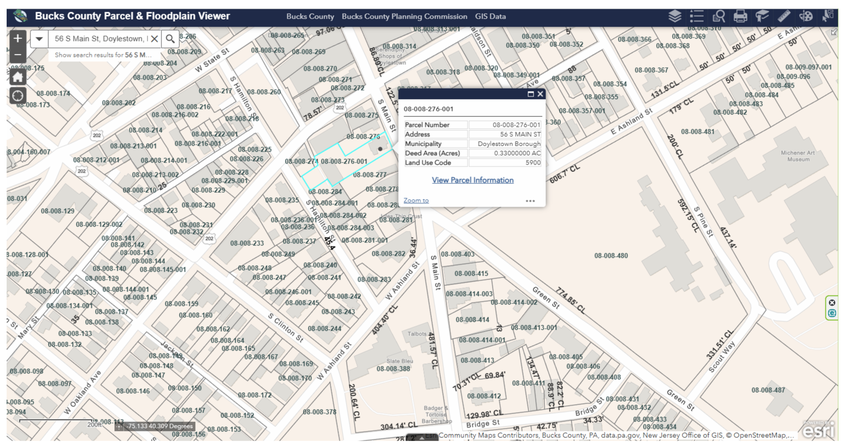
This review will be included in the Bucks County Planning Commission board materials for the March 4, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:emh
26-0010

cc: Doylestown Historical Society (via email)
Lisa Roman, Carter van Dyke Associates (via email)
Stephen B. Harris, Esq. (via email)
James P. Dougherty, PE, Gilmore & Associates, Borough Engineer (via email)
John H. Davis, Borough Manager (via email)
Karyn Hyland, PE, Director of Planning and Zoning (via email)





1 L-1 LOCATION MAP
SCALE: 1"=200'-0"

ZONING INFORMATION

(Existing information from Easement & Record Plan, Dated October 15, 2021)

Requirement	Required	Existing	Proposed
Minimum Area	6,000 sf	14,404 sf Gross 13,515 sf Net	14,404 sf Gross 13,515 sf Net
Min. Width at Setback	75 ft	40.30 ft*	40.30 ft*
Min. Width at Street	75 ft	40.35 ft*	40.35 ft*
Min. Front Yard Setback	10 ft	6.48 ft*	6.48 ft*
Min. Side Yard Setback**	5 ft	1.90 ft*	- ft*
Min. Rear Yard Setback	15 ft.	2.02 ft*	2.02 ft*
Max. Building Height	35ft/3 stories	≤35ft/3 stories	≤35ft/3 stories
Max. Lot Coverage (Net)	70%	28.7%	29.37%
Max. Floor Area Ratio (Net)	210%	45.2%	47% **

Proposed area of additional building coverage, porch and stair: 185 sf **
Proposed additional floor area for FAR ration on 1st/ and 2nd/ floor: 254 sf **

*= Existing Non Conformance
**= FAR based on information provided by Ralph C. Fey Architects.

EXISTING SITE CONDITIONS & SITE PREPARATION NOTES

1. Contractor shall verify all conditions in the field and report any discrepancies between the plans and actual conditions to the Landscape Architect.

2. Use extreme care during all phases of construction. Any damage to adjacent, on-site and off-site facilities, such as, but not limited to: buildings, utilities and trees will be the sole responsibility of the contractor to replace in kind.

3. Special care shall be taken when grading to protect existing tree roots during construction. Hand grading around mature trees to minimize damage to tree roots is highly recommended.

4. No work or storage of materials or equipment will be permitted outside the limit of work or within the dripline of any trees to remain without written consent by the Landscape Architect. The penalty for not observing this note, the contractor shall aerate and feed the entire root zone of the effected tree.

5. Stripped native soils shall be stockpiled as directed by the Landscape Architect. No stripping of native soil will be allowed in any location where grades are to be altered 6" or less.

6. Staging stockpile and disposal areas shall be as directed by the Owner.

7. Contractor shall secure all permits that may be required from all jurisdictions affected by this work.

SITE INFORMATION

Owner: Doylestown Historical Society
Site Address: 56 South Main Street, Doylestown, PA 18901
Municipality: Borough of Doylestown, Bucks County
Parcel ID#: 08-008-276-001
Zoning District: CC - Central Commercial, Historic Overlay

NOTES
1. Existing survey information provided by Holmes Cunningham Engineering LLC, Plan number C1.0 titled Lands Development Plan, Originally dated 2/10/2016.
2. Building information provided by Ralph C. Fey Architects.

CALL BEFORE YOU DIG! IT'S THE LAW PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 DAYS IN DESIGN STAGE - STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 OR 811

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Issue Date: 8/21/2025
Revisions: 01/09/2026
Drawn/checked by: lar/cvd

Carter van Dyke Associates
299 Maple Avenue, Barn 2nd Floor
PO Box 165
Doylestown, PA 18901-4325
Voice: 215 345 5053
Web: www.CVDA.com
CVDA
Landscape Architects / Planners
Carter van Dyke, Landscape Architect
Pennsylvania License # 705E

Doylestown Historical Society
Site Plan
Doylestown Historical Society
56 South Main Street, Doylestown, PA 19081
Doylestown Borough, Bucks County

Scale: 1" = 8' - 0"
Sheet No. 1 of 2
L-1

Project No: 0000.00
Filename: F:\Doylestown Hist Society 21078.00\CAD Current Drawings\Layouts\2025Add1-1-1-Site.dwg
Plotted: 1/12/2026 12:26:21 PM
Device: Bamboo PEN13 Printer.mgl4doc.pc3
Plot Style: MP_General Monoclb

BCPC
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E-mail: planningcommission@buckscounty.org

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

MEMORANDUM

To: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 5, 2025

Subject: BCPC #10141-D
Revised Final Plan of Land Development for Fiddletree Development Project
TMP #15-1-8-2
Applicant: Fiddletree, LLC
Owner: Same
Plan Dated: December 22, 2025
Date Received: January 5, 2026

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

GENERAL INFORMATION

Proposal: Construct a 62,720-square-foot manufacturing structure on a 7.69-acre lot. Existing structures on the site will be removed. Public water and sewer serve the site.

Location: Along the west side of Bethlehem Pike, approximately 575 feet south of its intersection with Keystone Drive.

Zoning: The HI Heavy Industrial District permits Use H1 Manufacturing by right on lots with a minimum lot size of 2 acres and a minimum lot width of 200 feet. The required front, side, and rear yards are 50, 30, and 50 feet, respectively. The maximum permitted impervious surface ratio in this district is 60 percent.

Present Use: Industrial

COMMENTS

We reviewed a preliminary plan submission for this site in August of 2024 (BCPC #10141-D, dated July 15, 2024). Information provided on the application form states that the submission is a revised final plan that incorporates minor changes at the request of a prospective tenant. Changes to the revised plan include a reduction in the number of loading docks, the designation of some parking spaces as future parking, and

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

the establishment of an access easement through adjacent TMP #15-1-7. The application indicates there is no increase in the limit of disturbed area and the rate of runoff from the site is decreased with the proposed revisions.

Before approval of this revised final plan, the township should ensure that the plan meets all conditions of previous plan approvals for the development. The plan should not be approved until all issues are resolved. In addition, we note the following:

1. **Granted waivers**

   a. **Subdivision and land development ordinance (SALDO)**—The site plan indicates that waivers have been granted from the following requirements of the subdivision and land development ordinance (SALDO):

   Sections 140-28.P., 140-29.D.(1), 140-35
   from providing the required cartway reconstruction/overlay, cartway widening, curb and sidewalk installation along Bethlehem Pike (S.R. 408) within the frontage of the site

   Section 140-36
   from providing sidewalks along Bethlehem Pike

   Section 140-38.C.(2)(c)
   from using the required concrete storm sewer pipes

   Section 140-38.C.(2)(d)
   from using the required storm sewer pipe size of 18 inches, the project proposes using 15-inch storm sewer pipes, and will use 18-inch pipes at the basin outlets

   Section 140-39.B.
   from using the 4:1 maximum slope grading

   b. **Stormwater management ordinance**—The site plan indicates that waivers have been granted from the following requirements of the township's stormwater management ordinance:

   Section 134-20.D.
   from providing checker blocks at emergency spillways

   Section 134-20.M.
   to not set back pipe discharge 75 feet from a receiving waterway

   Section 134-21.F.
   from the requirement that 100 percent of existing impervious surfaces be considered meadow in good condition, and wooded areas to be in good condition

2. **Access easement**—The plan shows a proposed access easement through adjacent TMP #15-1-7. We recommend that the plan indicate who will be responsible for maintaining the accessway. Also, the terms of the easement should be written into the deeds for the parcels.

This review will be included in the Bucks County Planning Commission board materials for the March 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
25-0308

cc: Fiddletree, LLC (via email)
Robert Brink (via email)
David Zeidenberg (via email)
Andrew J. Woods, PE, PLS, Hanover Engineering (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Deanna Ferry, Township Manager (via email)

BUFFER EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L9	S2° 22' 34"E	479.95
L10	S78° 50' 24"W	22.28
L11	N2° 22' 34"W	478.03
L12	N78° 13' 35"E	34.44
L13	S86° 20' 24"W	13.89

ROW DEDICATION TABLE		
LINE	BEARING	LENGTH
L14	N78° 13' 35"E	40.37
L15	S2° 28' 35"E	520.00
L16	S78° 25' 14"W	39.15
L17	N2° 36' 22"W	519.67

LEGEND

- PROPOSED TRACT LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED BUILDING RESTRICTION LINE
- PROPOSED FENCE
- PROPOSED TREE LINE
- PROPOSED CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED DRIVEWAY
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED GUIDERAIL
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED SANITARY LINE
- PROPOSED SANITARY LATERAL LINE
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL LINE
- PROPOSED MONUMENTATION
- PROPOSED SANITARY MANHOLE
- PROPOSED CLEANOUT
- PROPOSED STORM MANHOLE
- PROPOSED INLET
- PROPOSED SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER SHUTOFF
- CONCRETE PAVEMENT

EXISTING LEGEND

- PROPERTY LINE
- EXISTING ADJOINER LINE
- EXISTING EASEMENT
- EXISTING PENNDOT RIGHT-OF-WAY
- EXISTING OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING SANITARY LINE
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING CENTER LINE
- EXISTING CURB
- EXISTING DRIVEWAY
- EXISTING EDGE OF PAVE
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING APPX. FLOODPLAIN 100Y
- EXISTING GRAVEL
- EXISTING RAILROAD
- EXISTING STREAM
- EXISTING EDGE OF WETLAND
- EXISTING TREE LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING GUY WIRE
- EXISTING LIGHT/LAMP
- EXISTING GUY WIRE POLE
- EXISTING ELECTRIC POLE
- EXISTING STORM MANHOLE
- EXISTING STORM STRUCTURE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING MONUMENT
- EXISTING IRON PIN/PIPE
- BENCHMARK
- EXISTING MAIL BOX
- EXISTING SIGN
- EXISTING TREES
- CALCULATED 100 YEAR FLOODPLAIN

OWNER:
TAX MAP PARCEL 15-001-008-002
INSTRUMENT NO. 2023021476
FIDDLETREE LLC
SITE ADDRESS: 4610 BETHLEHEM PIKE
OWNER OF RECORD – FIDDLETREE LLC

SITE DATA:

PARKING
STALLS 9.5' x 19.5'
ISLE WIDTH 24'
MIN. RADIUS 9
PAVEMENT OFF BLDG. (10' MIN. SHOWN)
PAVEMENT OFF PROP. B.R.L.
LOT SIZE = 7.69 AC / 334,918 SF
MAX. BLDG. COVER = 30% ALLOWED / 18.73% AS SHOWN
MAX. IMPER. COVER = 60% ALLOWED / 57.58% AS SHOWN
SEWER SERVICE – PUBLIC (TELFORD BOROUGH AUTHORITY)
WATER SERVICE – PUBLIC (TELFORD BOROUGH AUTHORITY)

ZONING DATA: H1 –MANUFACTURING

	REQUIRED	PROVIDED
MIN. LOT SIZE:	2 ACRES– SERVED BY MUNICIPAL WATER AND SEWER	7.69 ACRES
BUILDING SETBACKS		
MIN LOT WIDTH:	200'	520'
FRONT YARD:	50'	141.2'
SIDE YARD:	30'	52.7'
REAR YARD:	50'	239.0'
BUILDING AREA:		62,720 S.F.
MAX BLDG COVERAGE:	30%	18.73%
MAX IMP. COVERAGE:	60%	40.73%
MAX. BLDG. HT.	35'	35'
PARKING SETBACK	YARD SETBACKS	
OFFSTREET PARKING REQUIRED: REQUIRED / PROVIDED		
* 22 EMPL. (MAX)	7	12

*MANUFACTURING
ORD. 3 SP./ 4 EMP.ON LARGEST SHIFT + 1/CO. VEHICLE

ACTUAL SHIFT BREAKDOWN:

20–22 EMPLOYEES

8 FIRST SHIFT / 6 SECOND SHIFT / 6 THIRD SHIFT / MAINTENANCE

HILLTOWN TOWNSHIP NOTES:

1. SHEETS 1 THROUGH 13 (SEE SHEET INDEX) INCLUSIVE, ON RECORD AT THE TOWNSHIP SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.

ATT EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	S2° 22' 34"E	16.50
L2	S86° 20' 24"W	12.48
L3	S78° 50' 24"W	270.73
L4	S61° 06' 24"W	89.52
L5	S78° 25' 14"W	55.47
L6	N61° 06' 24"E	145.03
L7	N78° 50' 24"E	274.38

BENCHMARKS FOR THIS PLAN
1. FOUND IRON DISK AT THE SOUTHEAST CORNER OF THE BRIDGE, TOP DISC ELEV.=369.65

"CALL BEFORE YOU DIG"
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
SERIAL NUMBER
20232614080

811 Know what's below. Call before you dig.

AMENDED FINAL PLAN

RECORD PLAN

FIDDLETREE LAND DEVELOPMENT PROJECT

HILLTOWN TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

THIS DOCUMENT IS THE PROPERTY OF HANOVER ENGINEERING ASSOCIATES, INC., AND IS NOT TO BE USED IN ANY WAY FOR ANY PURPOSE THAT DOES NOT CONTAIN A RED INK SEAL OR A COMP SEAL. IF NEITHER APPEARS ON THIS PLAN, BEYOND THE SCOPE INTENDED BY THE ENGINEER. ANY USE HAVE BEEN MADE WITHOUT THE APPROVAL OR KNOWLEDGE OF THE SIGNATORY.

HanoverEngineering
Bethlehem Office
252 Brodhead Road, Suite 100
Bethlehem, PA 18017-8944
P:610.691.5644
F:610.691.6968
HanoverEng.com

CHECKED BY: AJW
DATE: 12/22/25
DRAWN BY: DM
SCALE: 1" = 50'
PROJECT NO. 5280
SHEET NO. 2 OF 13
DATE
REVISIONS
NO.
SEAL:

1" = 50'

Y:\Projects\Private\5280\DWG\Current Plan Set\Land Development Plan_002-REC.dwg Dec 23,2025 - 11:11am

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

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

MEMORANDUM

To: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 12, 2026

Subject: BCPC #13155
Preliminary Plan of Subdivision for Vielhauer
TMP #15-28-116
Applicant: Nick Vielhauer & Lindsay Hockman Vielhauer
Owner: Walter Dale Hockman & Bonnie Joan
Plan Dated: December 18, 2025
Date Received: January 14, 2026

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 6.02-acre lot into two lots. Lot 1 is proposed to be 3.14 acres and contain a single-family detached dwelling, while Lot 2 is proposed to be 2.88 acres with no improvements. The site will be served by public sewage and individual on-lot water.

Location: About 300 feet southeast of Paige Trail along the north side of Telegraph Road.

Zoning: The RR Rural Residential District permits Use B1 Single-Family detached dwellings by right with a minimum lot area of 50,000 square-feet with a maximum impervious surface coverage of 12 percent.

Present Use: Vacant

COMMENTS

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

   Section 140-29.D(1), 140-35. & 140-36.
   from providing roadway widening, curbing, and sidewalks along Telegraph Road

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

The applicant has not provided the reason for the waiver request. 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. **Sight distance**—The sight distance for vehicles entering the site via left turns should be shown on the plans due to the vertical curvature of Telegraph Road.

3. **Driveway**—The initial width of the throat of the proposed driveway should be increased to reduce potential conflicts between vehicles simultaneously entering or exiting the site. As a means of demonstrating safety and compliance, we recommend the applicant provide a chart detailing all dimensional requirements for the proposed driveway (e.g. throat width, radii sizes, etc.).

4. **Street trees**—Section 140-37.A. of the SALDO outlines the requirements for street trees and landscaping. The plan does not show any proposed street trees along Telegraph Road.

5. **Dedication of recreation land**—Section 140-59. and 140-60. of the SALDO require that all residential subdivisions provide for public dedication of land suitable for park and/or recreation use, unless the applicant agrees to a fee-in-lieu, as outlined in Section 140-63. The plan does not indicate how recreation land will be provided. We recommend that the plan be reviewed by the Hilltown Township Park and Recreation Board to provide an assessment of the area's recreation needs and give an opinion as to the suitability of either a land dedication or a fee in lieu for this subdivision.

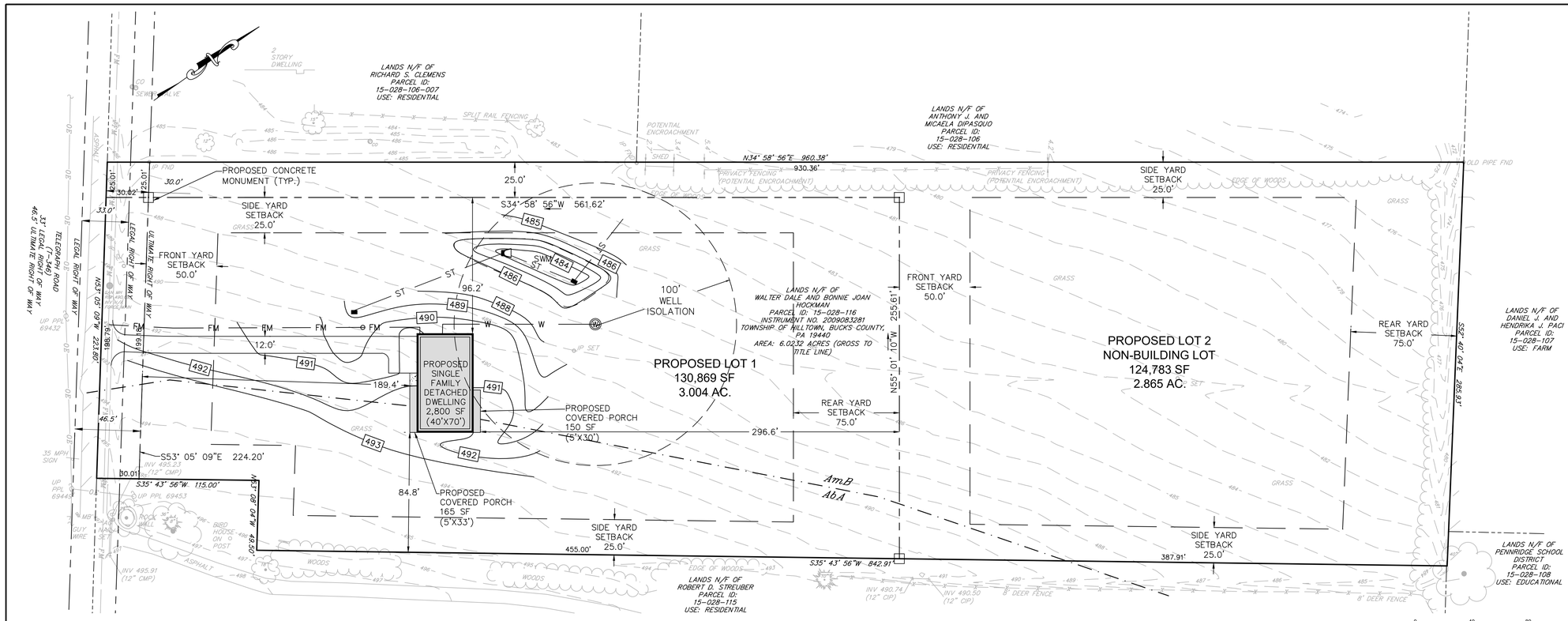
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision and land development.

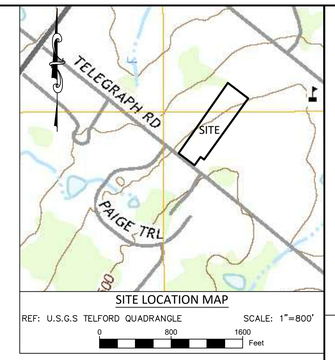
This review will be included in the Bucks County Planning Commission board materials for the March 4, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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
26-0008

cc: Nick Vielhauer & Lindsay Hockman Vielhauer (via email)
Walter Dale Hockman & Bonnie Joan (via email)
Robert Cunningham, PE, Holmes Cunningham LLC (via email)
Deanna Ferry, Township Manager (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email





LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- BUILDING SETBACK
- EASEMENT
- PROPOSED BUILDING
- EXISTING BUILDING TO REMAIN
- PROPOSED MONUMENT
- EX. CONTOUR
- EX. SANITARY MAIN
- PROP. SANITARY LATERAL — S —
- PROP. WATER LATERAL — W —
- PROP. STORM PIPE — ST — ST —

RESOURCE PROTECTION STANDARDS					
Resource	Min. Required Protection Ratio	Total Area of Land in Resource	Required Resource Protection Land	Actual Resource Protection Land	Actual Protection Ratio
	%	(Ac.)	(Ac.)	(Ac.)	%
Floodplains	100%	0.00	0.00	0.00	N/A
Lakes or Ponds	100%	0.00	0.00	0.00	N/A
Wetlands	100%	0.00	0.00	0.00	N/A
Pond Shore	80%	0.00	0.00	0.00	N/A
Lake Shore	70%	0.00	0.00	0.00	N/A
Steep Slopes 25%+	85%	0.00	0.00	0.00	N/A
Steep Slopes 15%-25%	70%	0.00	0.00	0.00	N/A
Steep Slopes 8%-15%	60%	0.00	0.00	0.00	N/A
Woodlands	80%	0.32	0.25	0.32	100%

IMPERVIOUS COVERAGE CALCULATIONS		
Existing Impervious Area		
	S.F.	**AC**
Total Existing Impervious	0	0.000
Existing Impervious Coverage	0.00%	
Proposed Impervious Area		
Proposed Dwellings	3,115	0.072
Proposed Driveways	2,608	0.060
Proposed Sidewalk	45	0.001
Total Proposed Impervious	5,768	0.132
Proposed Impervious Coverage	2.26%	
Building Coverage	**1.2%**	
Change in Impervious Area	**5,768**	

ZONING DATA TABLE		
ZONING DISTRICT: RR - RURAL RESIDETIAL DISTRICT		
ITEM	REQUIRED/PERMITTED	PROPOSED
Land Use:	B1: Single Family Detached	
Tract Requirements:		
Min. Site Area	50,000 SF	255,652 SF
Max. Density	0.75 DU/AC	0.34 DU/AC
Max. Impervious Coverage	12.0%	2.3%
Use Requirements:		
Min. Lot Size	50,000 SF	124,790 SF
Min. Lot Width at Building Line	150 FT	199.8 FT
Min. Front Yard Setback	50 FT	189.4 FT
Min. Side Yard Setback	25 FT	84.8 FT
Min. Rear Yard Setback	75 FT	296.6'
Max. Impervious Coverage	15.0%	4.4%
Max. Building Height	35 FT	< 35 FT

NOTES:
1. THE PLAN IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CARROLL ENGINEERING CORPORATION LAST REVISED NOVEMBER 2025.
2. BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 257 OF 532, COMMUNITY MAP NO. 42017C0257J WHICH BEARS AN EFFECTIVE DATE OF MARCH 16. 2015.
3. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY COMPANIES AND/OR ABOVEGROUND OBSERVATION. NO EXCAVATIONS HAVE BEEN PERFORMED TO LOCATE EXISTING UNDERGROUND UTILITIES. ALL UTILITIES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES TO BE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE DRAWINGS, BOTH ACTIVE AND ABANDONED. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES AND FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TO BE TRUE AND ACCURATE. THE COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES AND FEATURES IS NOT GUARANTEED BY CARROLL ENGINEERING CORPORATION.
4. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF PL852, NO. 287, DEC. 10, 1974 AS LAST AMENDED ON MAR. 29, 2007, PENNSYLVANIA ACT 181.
5. THE TOPOGRAPHIC INFORMATION IS BASED OFF OF HORIZONTAL DATUM NAD 1983(PA STATE PLANE SOUTH) AND VERTICAL DATUM NAVD 1988.
6. THE PROPERTY IS ZONED RR RURAL RESIDENTIAL.
7. ALL DISCARDED MATERIALS, INCLUDING BUT NOT LIMITED TO WASTE PAPER, RAGS,METAL, BOTTLES, CANS, BUILDING MATERIALS, HOUSE FURNISHINGS, MACHINERY, AND VEHICLES OR PARTS THEREOF, SHALL BE REMOVED FROM LAND PROPOSED TO BE SUBDIVIDED OR DEVELOPED, AND DISPOSED OF PROPERLY.
8. THE PROPOSED DWELLING IS TO SERVED BY ON-LOT WELL AND PUBLIC SEWER. THE SEWER SERVICE IS TO BE PROVIDED BY HILLTOWN TOWNSHIP WATER AND SEWER AUTHORITY.

SITE CAPACITY CALCULATIONS			
Calculation for Base Site Area			
a.	Gross Site Area	6.023	acres
b.	Subtract the following:		
	Land within Existing and Ultimate right-of-way of existing streets	0.154	acres
	Land within Utility rights-of-way and easements	0.000	acres
	Land which is not Contiguous	0.000	acres
	Land which in a previously approved subdivision, was reserved for resource reasons such as flooding, or for recreation	0.000	acres
	Land used or zoned for another use, to include but not necessarily limitied to, commercial or industrial uses in a residential development, or land in a different zoning district thn that of the primary use	0.000	acres
c.	Base Site Area	5.869	acres
Calculation for Maximum Impervious Surfaces			
a.	Total Impervious Surface (See Impervious Coverage Calculations)	0.132	acres
b.	Divide by Base Site Area less all land area required for proposed public streets	5.869	acres
c.	Equals Impervious Surface Ratio	2.26%	
c.	Maximum Allowable Impervious Surface Ratio	12.00%	
Calculation for Maximum Number of Dwelling Units			
a.	Base Sita Area	5.869	acres
b.	Multipy by Maximum Density	0.750	DU/Ac.
c.	Equals Allowable Number of Dwelling Units	4	DU

Soils Table				
Symbol	Unit Name	HSG	Depth to Water	Depth to Bedrock
AbA	Abbottstown Silt Loam, 0 to 3 Percent Slopes	D	6-18 inches	40-60 Inches
AmB	Amwell Silt Loam, 3 to 8 Percent Slopes	D	12-30 inches	40-99 inches

SOIL LIMITATIONS AND RESOLUTIONS
CUTBANKS CAVE – PROVIDE SHORING DURING EXCAVATION; CORROSIVE TO STEEL/CONCRETE – PROVIDE CATHODIC PROTECTION FOR CONCRETE AND STEEL AS NECESSARY; DROUGHTY – PROVIDE WATER TRUCK DURING PERIODS OF DROUGHT AND DRY SOIL CONDITIONS; EASILY ERODIBLE – PROVIDE AN EROSION CONTROL BLANKET ON STEEP SLOPES AND MAINTAIN EXISTING VEGATIVE COVER IN NON-DISTURBED AREAS; DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE – PROVIDE PUMPED WATER FILTER BAGS WHERE A SATURATED ZONE OR SHWT IS ENCOUNTERED; HYDRIC/HYDRIC INCLUSIONS – STRIP EXISTING TOPSOIL TO INDICATING DEPTH, IMPORT SUITABLE FILL FOR CONSTRUCTION, AND PROVIDE ADEQUATE SITE GRADING; LOW STRENGTH/LANDSLIDE PRONE – IMPORT SUITABLE FILL FOR TOPSOIL STOCKPILE AND PROVIDE SHORING DURING EXCAVATION; SLOW PERCOLATION – REPLACE SOIL WITH SUITABLE FILL FOR BETTER PERCOLATION RESULTS; PIPING – PROVIDE CATHODIC PROTECTION FOR PIPES; POOR SOURCE OF TOPSOIL – IMPORT SUITABLE FILL FOR TOPSOIL; FROST ACTION – PROVIDE CAPILLARY FLOW PATH BREAKS IN SOILS; WETNESS – MINIMIZE SOIL COMPACTION FOR INCREASED INFILTRATION OF WATER INTO THE SOIL AND PROVIDE ADEQUATE SITE GRADING;

LOT AREA AND COVERAGE TABLE							
Lot	Gross Lot Area	ROW & Easement Areas	Net Lot Area	Impervious Coverage	Impervious Ratio	Building Coverage	Building Ratio
#	(square feet)	(square feet)	(square feet)	(square feet)	%	(square feet)	%
1	136,839	5,970	130,869	5,768	4%	3,115	2%
2	125,533	750	124,783	0	0%	0	0%

REGISTERED SURVEYOR CERTIFICATION

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

_____
(SURVEYOR)
PENNSYLVANIA LICENSE NO. _____

OWNER'S CERTIFICATION OF INTENT

I, _____ HEREBY CERTIFY THAT I HAVE LAID OUT UPON MY LAND SITUATED IN THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.

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

_____
(OWNER)

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____:

ON THE _____ DAY OF _____ , 20___ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED RALPH C. FRAY, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNER(S) OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.
WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID

_____
NOTARY PUBLIC
(SEAL)

MY COMMISSION EXPIRES: _____

OWNER
HOCKMAN, WALTER DALE & BONNIE JOAN
232 W CREAMERY ROAD
PERKASIE, PA 18944

APPLICANT
NICK VIELHAUER & LINDSAY HOCKMAN VIELHAUER
926 CALLOWHILL ROAD
PERKASIE PA 18944

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____:

ON THE _____ DAY OF _____ , 20___ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED THOMAS J. FRAY, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNER(S) OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.
WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID

_____
NOTARY PUBLIC
(SEAL)

MY COMMISSION EXPIRES: _____

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____:

ON THE _____ DAY OF _____ , 20___ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED HARRY NEAL FRAY, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNER(S) OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.
WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID

_____
NOTARY PUBLIC
(SEAL)

MY COMMISSION EXPIRES: _____

APPROVAL OF THE BOARD OF SUPERVISORS OF HILLTOWN TOWNSHIP
THIS LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF HILLTOWN TOWNSHIP THIS _____ DAY OF _____ 20___.

_____ _____ _____ _____
(CHAIRMAN) (SUPERVISOR)

_____ _____
(SUPERVISOR)

CERTIFICATION OF REVIEW BY THE BUCKS COUNTY PLANNING COMMISSION
THIS LAND DEVELOPMENT PLAN WAS REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 2021.

_____ _____ BCPC #12565

CERTIFICATION FOR RECORDING

THIS LAND DEVELOPMENT PLAN WAS RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR BUCKS COUNTY, AT DOYLESTOWN, PENNSYLVANIA, THIS _____ DAY OF _____, 20___.

BY: _____
RECORDER OF DEEDS

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

REVISIONS

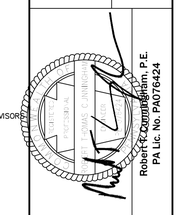
Date	Description

CALL BEFORE YOU DIG!!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR DESIGN, AND MINIMUM OF 10 WORKING DAYS IN DESIGN STAGE – STOP & CALL 811
Pennsylvania One Call System, Inc. 1-800-242-1776
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO DETECT AND PROTECT ALL COMPANIES PRIOR TO ANY EXCAVATION

VIELHAUER SUBDIVISION

TELEGRAPH ROAD; T.M.P. # 15-028-116
HILLTOWN TOWNSHIP, BUCKS COUNTY, PA

RECORD PLAN



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

File No.
2182_C1.0 Record.DWG

Date	Scale	HCE Job	Designed	Sheet
12/18/2025	1"=40'	2182	RC	1 of 1

Drawing No.
C1.0

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

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

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 2, 2026

Subject: BCPC #13154
Preliminary Plan of Subdivision for 156 South Clearview Avenue
TMP #22-13-136
Applicant: Carleighs Castles LLC
Owner: Same
Plan Dated: November 17, 2025
Date Received: January 13, 2026

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 30,400-square-foot parcel into three lots: Lot 1 at 10,001 square feet, Lot 2 at 10,000 square feet, and Lot 3 at 10,399 square feet. Demolish the existing garage and part of an existing driveway on Lot 1. The existing single-family detached dwelling on Lot 1 will remain. A new single-family detached dwelling and driveway are proposed for Lot 2 and Lot 3. Three lots will be served by public water and sewer.

Location: Along the western side of South Clearview Avenue, approximately 200 feet south of its intersection with Brownsville Road.

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

Present Use: Residential

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

COMMENT

1. **Requested waivers**—Plan Sheet 2 indicates that the applicant is requesting waivers from the following requirements of the township's subdivision and land development ordinance (SALDO):

   Section 440-301.A.
   from requiring separate documents for preliminary and final land development plans

   Section 440-407.E.(8)
   to allow grading within 5 feet of the property or right-of-way (ROW) lines of streets, where a minimum of 5 feet is required

   Section 440-410.B.(1)
   from providing sidewalks or widening along South Hazel Avenue and South Clearview Avenue and from providing curbs along South Hazel Avenue

   Section 440-415.A.(4)
   to allow Lot 1 to have a driveway within 2 feet of the proposed internal side yard, where a minimum of 12 feet is required

   Section 440-417.C.
   to allow street trees to be within 25 feet of the ROW, where a maximum of 5 feet is required

   Section 440-507
   from providing streetlights

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

2. **Sidewalk**—As noted in Comment 1, the applicant is requesting a waiver from providing sidewalks along South Hazel Avenue and South Clearview Avenue. The Middletown Township Multimodal Improvement Plan[1] (MMIP) calls for sidewalks along Clearview Avenue. Section 440-419.A. of the subdivision and land development ordinance (SALDO) stipulates that sidewalks be provided where required by the township. For consistency with the MMIP, we recommend that township officials require a sidewalk along South Clearview Avenue.

3. **Recreation land**—Section 440-424 of the SALDO contains provisions for required recreation land or fee-in-lieu. Section 440-424.B.(1) of the SALDO requires a minimum of 1,500 square feet of recreation area per residential dwelling unless exempt. The board of supervisors should decide if recreation land should be provided for this three-lot subdivision.

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.

[1] https://www.middletownbucks.org/Community/Sustainability/Multimodal-Improvement-Plan

This review will be included in the Bucks County Planning Commission board materials for the March 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.

LYL:emh
26-0006

cc: Carleighs Castles LLC (via email)
Heath Alan Dumack, PE, Dumack Engineering (via email)
John Richardson, PE, MS, Dumack Engineering (via email)
Jacqueline Aimino, MS, Dumack Engineering (via email)
Kaitlin Glass, Dumack Engineering (via email)
Isaac Kessler, PE, Remington & Vernick Engineers, Township Engineer (via email)
Eden Ratliff, Township Manager (via email)
Jim Ennis, AICP, Zoning Officer (via email)

ZONED: R-2, RESIDENTIAL DISTRICT

REQUIREMENT	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MINIMUM LOT AREA	10,000 SF	30,400 SF	10,001 SF	10,000 SF	10,399 SF
MINIMUM LOT WIDTH	80 FT	160 FT	80 FT	80 FT	160 FT
MINIMUM FRONT YARD	25 FT	35.54 FT	35.54 FT	29.00 FT	25.25 FT
MINIMUM SIDE YARD	10 FT/25 FT AGG.	26.75 FT/120.34 FT	13.59 FT/40.34 FT	10 FT/25 FT	10.11 FT/65.11 FT
MINIMUM REAR YARD	25 FT	N/A	73.90 FT	81.67 FT	26.75 FT
MAXIMUM IMPERVIOUS SURFACE RATIO	30%	11.32%	23.56%	27.61%	26.10%
MAXIMUM BUILDING COVERAGE	20%	5.70%	13.32%	20%	16.41%
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT	<35 FT	<35 FT
MINIMUM BUILDING ENVELOPE	3,500 SF	18,900 SF	4,138 SF	4,397 SF	3,730 SF
RES. ACCESSORY SETBACK (GARAGE)	5 FT	66.53 FT	N/A	N/A	N/A

*INDICATES AN EXISTING NON-CONFORMITY

EXISTING IMPERVIOUS SURFACE TABULATION	
DWELLING	= 1,332 SF
DRIVEWAY	= 1,387 SF
GARAGE	= 400 SF
WALKS/STEPS	= 214 SF
WALLS	= 80 SF
BILCO DOORS	= 29 SF
TOTAL	= 3,442 SF
	= 11.32%

PROPOSED LOT 1 IMPERVIOUS SURFACE TABULATION	
DWELLING	= 1,332 SF
DRIVEWAY	= 635 SF
WALKS/STEPS	= 350 SF
WALLS	= 10 SF
BILCO DOORS	= 29 SF
TOTAL	= 2,356 SF
	= 23.56%

PROPOSED LOT 2 - IMPERVIOUS SURFACE TABULATION	
DWELLING	= 1,962 SF
PORCH	= 38 SF
DRIVEWAY	= 578 SF
WALK	= 94 SF
BASEMENT WALKOUT	= 89 SF
TOTAL	= 2,761 SF
	= 27.61%

PROPOSED LOT 3 - IMPERVIOUS SURFACE TABULATION	
DWELLING	= 1,544 SF
PORCH	= 162 SF
DRIVEWAY	= 685 SF
WALK	= 73 SF
PATIO	= 160 SF
BASEMENT WALKOUT AREA	= 90 SF
TOTAL	= 2,714 SF
	= 26.10%

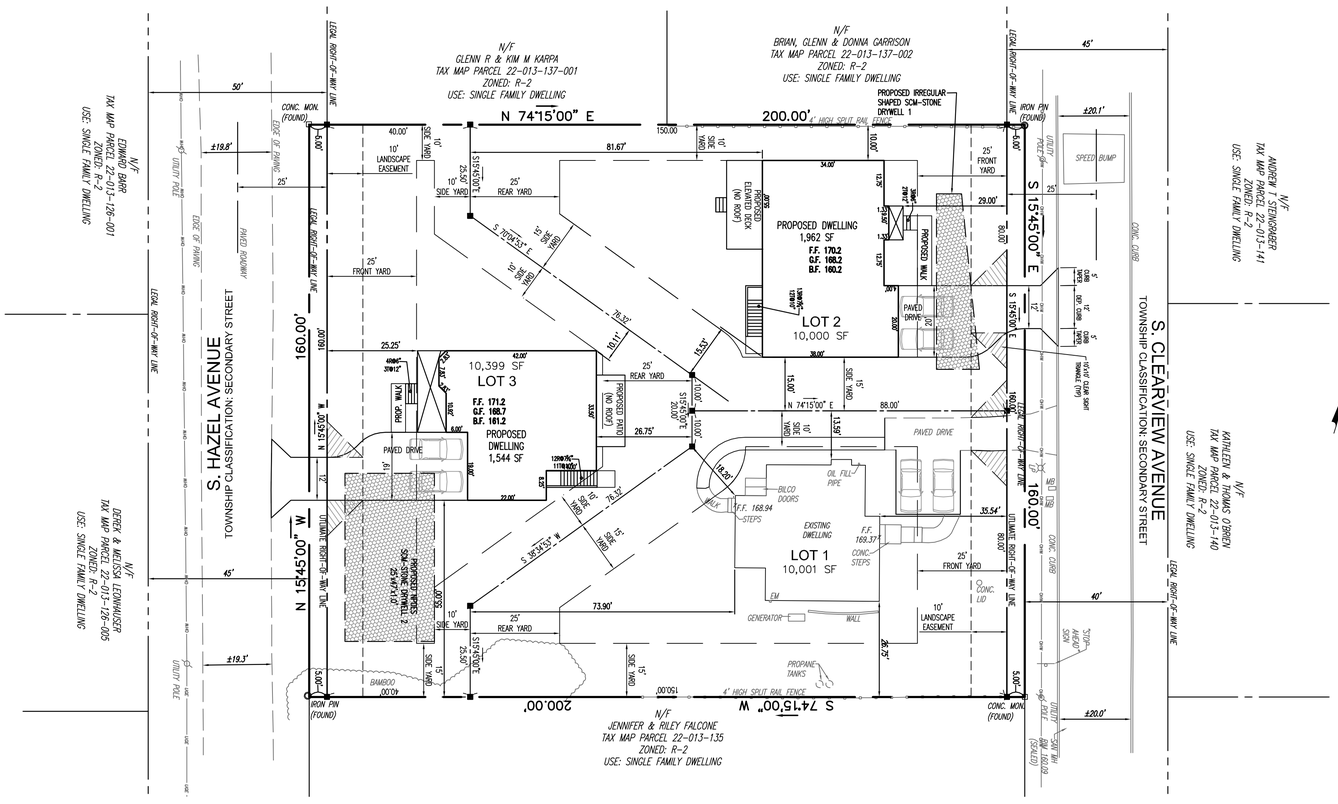
NET CHANGE OF IMPERVIOUS SURFACE	
EXISTING	= 3,442 SF
TOTAL PROPOSED	= 7,831 SF
DIFFERENCE	= 4,389 SF
WHICH IS LESS THAN 5,000 SF OF NET NEW IMPERVIOUS SURFACE	

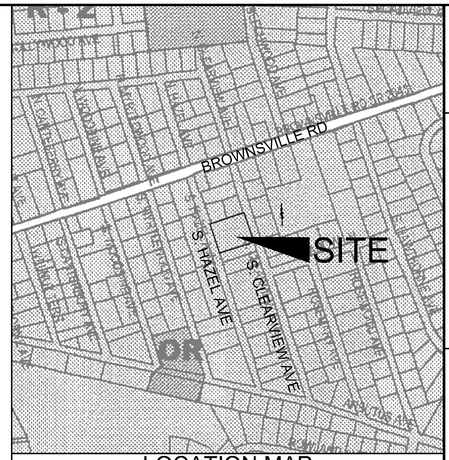
THE FOLLOWING WAIVERS FROM THE MIDDLETOWN TOWNSHIP LAND DEVELOPMENT AND SUBDIVISION ORDINANCE ARE BEING REQUESTED:

SECTION	WAIVER:
440-301A.	TO ALLOW THE PLANS TO BE SUBMITTED AS A PRELIMINARY/FINAL SUBMISSION INSTEAD OF SEPARATE STAGES.
440-407.E(8)	TO ALLOW GRADING WITHIN 5' OF THE PROPERTY LINES AND RIGHT-OF-WAYS
440-410.B.1	TO NOT REQUIRE SIDEWALKS OR WIDENING ALONG OF S HAZEL AVENUE & S CLEARVIEW AVENUE. ALSO TO NOT REQUIRE CURBS ALONG S HAZEL AVENUE.
440-417.C.	TO ALLOW STREET TREES TO BE WITHIN 25 FEET OF THE RIGHT-OF WAY INSTEAD OF THE REQUIRED 5 FEET.
440-415A.(4)	TO ALLOW LOT 1 TO HAVE DRIVEWAY WITHIN 2.00' OF THE CREATED INTERNAL SIDE YARD INSTEAD OF THE ALLOWABLE 12 FEET.
440-507	TO NOT REQUIRE STREET LIGHTS.

GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2024-127.
2. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0437J, EFFECTIVE DATE MARCH 16, 2015.
3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND COVENANTS OF RECORD.
5. DURING CONSTRUCTION, THE PROPERTY OWNER SHALL BE RESPONSIBLE TO RESTORE ANY PAVING, CURBING, ETC... THAT IS DISTURBED DURING REPAIR AND/OR MAINTENANCE OF ANY UTILITIES.
6. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
7. MONUMENTS SHALL BE PLACED IN THE GROUND AT A TIME SPECIFIED BY THE TOWNSHIP ENGINEER AFTER FINAL GRADING IS COMPLETED.
8. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
9. NO EXISTING OR PROPOSED STRUCTURES OR PLANTINGS, HIGHEST POINT OF WHICH IS 2 FEET ABOVE THE CENTERLINE OF THE ROADWAY, SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLES.
10. THE AREA BETWEEN THE EXISTING LEGAL RIGHT-OF-WAY AND THE ULTIMATE RIGHT-OF-WAY IS OFFERED FOR DEDICATION TO MIDDLETOWN TOWNSHIP.
11. THIS PROJECT SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER
12. A BLANKET EASEMENT OVER THE LOT IN FAVOR OR THE TOWNSHIP IS CREATED IN ORDER TO ALLOW THE TOWNSHIP TO PERFORM INSPECTIONS AND EMERGENCY MAINTENANCE, IF NECESSARY, OF THE STORMWATER MANAGEMENT FACILITIES.
13. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT (SWM) STORMWATER CONTROL MEASURES (SCMs), FACILITIES, AREA, OR STRUCTURE UNLESS IT IS A PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED.
14. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR SCM OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR SCM WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
15. A 10' WIDE TEMPORARY GRADING EASEMENT CENTERED ON EVERY CREATED LOT LINE IS HEREBY CREATED FOR THE PURPOSES OF GRADING CONTINUITY BETWEEN THE LOTS. THIS TEMPORARY EASEMENT SHALL EXPIRE ONCE A FINAL CERTIFICATION OF OCCUPANCY IS ISSUED FOR ALL THE LOTS.
16. AS-BUILT PLANS OF THE SWM FACILITY SHALL BE DELIVERED TO THE TOWNSHIP.
17. ALL INLETS SHALL RECEIVE FLEXSTORM CATCH-IT FILTERS.
18. ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE APPLICANT TO PROVIDE A MINIMUM OF 150 FEET OF SIGHT DISTANCE TO THE LEFT AND 150 FEET OF SIGHT DISTANCE TO THE RIGHT FOR A DRIVER EXITING THE PROPOSED DRIVEWAY ONTO THE ROAD. THE DRIVEWAY MUST BE CONSIDERED TO BE POSITIONED 10' FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE AT AN EYE HEIGHT OF THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE. THE POINT SIGHTED BY THE EXITING DRIVER SHALL BE THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE APPLICANT AND /OR THE APPLICANT'S SUCCESSORS AND ASSIGNORS.
19. PROPOSED DOWNSPOUTS SHALL DISCHARGE INTO RESPECTIVE DRYWELL.





LOCATION MAP
SCALE: 1"=400'

I (We)_____ have laid out upon our land situated in the Township of Middletown, County of Bucks, Commonwealth of Pennsylvania, Lots according to this plan which is intended to be recorded. Witness our hand and seal this_____ day of _____ 20____ .

_____

_____

On the_____ day of_____ 20_____ before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared_____ who acknowledged this plan to be the official plan of property shown thereon, situated in the Township of Middletown, County of Bucks, Commonwealth of Pennsylvania, and desired that this plan be recorded according to law.

_____

Notary Public (SEAL)

Approved by the Middletown Township Planning Commission

_____ 20____ .

_____ 20____ .

Reviewed by the Middletown Township Engineer

_____ 20____ .

Approved by resolution of the Supervisors of Middletown Township, Bucks County, Commonwealth of Pennsylvania at a meeting held on the_____ day of _____ 20_____ .

_____ _____

_____ _____

_____ _____

Recorded in the office of the Recorder of Deeds at Doylestown, Pennsylvania in Plan Book_____ Page_____ day of _____ 20____

BCPC No._____

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

_____

Executive Director
Bucks County Planning Commission

SURVEYOR'S CERTIFICATE, BOUNDARY & TOPOGRAPHY

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

_____ _____

HEATH A. DUMACK, PLS DATE

SUI-_____

DRAINAGE PLAN CERTIFICATION:

I, HEATH DUMACK, P.E. ON THIS DATE_____ HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK WATERSHED DISTRICT STORMWATER MANAGEMENT ORDINANCE OR PLAN.

_____ _____

SIGNATURE DATE

APPLICANT STORMWATER & EROSION CONTROL CERTIFICATION:

I HEREBY CERTIFY THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

_____ _____

SIGNATURE DATE

LEGEND

TRACT BOUNDARY LINE	
LEGAL RIGHT-OF-WAY LINE	
ULTIMATE RIGHT-OF-WAY LINE	
PROPOSED LOT LINE	
MONUMENT TO BE SET	■
BUILDING SETBACK LINE	
EXISTING UTILITY POLE	-o-

SERIAL No. 2026-0082653
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A SURVEY PERFORMED BY DUMACK ENGINEERING. THE DUMACK ENGINEERING NAME MAY NOT BE USED WITHOUT THE EXPRESS WRITTEN CONSENT OF DUMACK ENGINEERING. REPRODUCTION OF THIS PLAN WITHOUT THE PROFESSIONAL SEAL AND SIGNATURE IN RED INK SHALL BE CONSIDERED AN UNAUTHORIZED REPRODUCTION. REPRODUCTION OF A COPY OF THIS PLAN FOR THE PURPOSE OF RESALE IS EXPRESSLY PROHIBITED. ANY REPRODUCTION SHALL IN NO CIRCUMSTANCE BE APPROVED. VIOLATION OF THE PROFESSIONAL CODE OF ETHICS AND A THEFT OF SERVICES. ALL RIGHTS AND REMEDIES AVAILABLE UNDER BOTH THE FULLEST EXTENT OF CURRENT STATUTES, PROSECUTED TO THE FULLEST EXTENT OF THE LAW. ANY UNAUTHORIZED USER AGREES TO INDEMNIFY AND HOLD HARMLESS THE ENGINEER FOR ANY AND ALL CLAIMS ARISING FROM THE UNAUTHORIZED USE OF THESE DESIGNS AND PLANS BY THE UNAUTHORIZED USER. THE ENGINEER DESIGNED HEREON, ANY MODIFICATION, REVISION, DUPLICATION OR REPRODUCTION OF THESE PLANS WITHOUT THE EXPRESS CONSENT OF ENGINEERING IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT ORIGINALLY INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

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NOT VALID WITHOUT AN EMBOSSED SEAL OR SIGNATURE IN RED INK

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR HEATH ALAN DUMACK

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

DUMACK ENGINEERING
ESTABLISHED IN 1954
P.O. BOX 487
PENNS PARK, PA 18943
PHONE: (215) 598-1230
FAX: (215) 598-1232
A PROFESSIONAL CORPORATION
CIVIL - STRUCTURAL ENGINEERS & SURVEYORS
www.Dumack.com

REV. No.	DATE	REVISION
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EXISTING PARCEL INFO:
T.M.P. No. 22-013-136
DEED BOOK: PAGE No.
INSTRUMENT No.: 2025045091
CURRENT ZONING: R-2

OWNER of RECORD:
CARLEIGHS CASTLES LLC
1146 HARWOOD ROAD
BENSALEM, PA 19020

APPLICANT:
SAME AS OWNER

20 0 10 20
GRAPHIC SCALE

RECORD PLAN
156 S CLEARVIEW AVENUE
MIDDLETOWN TOWNSHIP BUCKS COUNTY, PA

DRAWN BY:	CHECKED BY:
HAD	
SCALE: 1"=20'	PROJECT No: 8524
PLAN DATE: NOV. 17, 2025	SHEET No: 2 OF 10

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

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

MEMORANDUM

To: Perkasie Borough Council
Perkasie Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 20, 2026

Subject: BCPC #11294-C
Sketch Plan of Land Development for Perkasie Place
TMP #33-9-1
Applicant: Perkasie Place, LLC
Owner: PACAZ Realty, LLC
Plan Dated: October 20, 2025
Date Received: January 21, 2026

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 22.198-acre site into two lots of 14.259 acres (Lot 1) and 7.939 acres (Lot 2). Lot 1 contains an existing shopping center that is to remain. Construct an 18,279-square-foot recycling facility with an additional 3,800 square feet of office space on Lot 2. Public water and sewerage serve the site.

Location: Along the southeastern side of Constitution Avenue, about 700 feet north of Silver Street.

Zoning: The I-2 Light Industrial District permits Use G7 Recycling facility by right on a minimum lot size of 1.75 acres and a maximum lot coverage of 25 percent.

Present Use: Commercial

COMMENTS

1. **Site access**—The sketch plan shows three points of access for the proposed recycling facility: a driveway onto Constitution Avenue (PA 152), a driveway connecting the site to the Perkasie Square shopping center, and a driveway to Wyckford Drive and the adjacent residential neighborhood.

   A recycling facility is an industrial type of use involving frequent truck movements. These traffic patterns differ substantially from those of retail or residential areas. Direct connections to the

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

shopping center and the residential neighborhood are not necessary, as customers using the recycling facility will most likely not combine that trip with a visit to the shopping center. Furthermore, introducing truck traffic into the shopping center and the residential neighborhood would cause conflicts.

Routing truck traffic through the shopping center parking areas would create conflicts with pedestrians, parked vehicles, and retail circulation patterns. Similarly, access to Wyckford Drive would introduce industrial traffic into a residential street network not designed to accommodate frequent truck movements, resulting in potential safety and noise impacts.

We recommend that the driveway onto Constitution Avenue (PA 152) function as the primary access point for the facility. Access to the shopping center and residential street should be limited or eliminated to avoid unnecessary traffic impacts, reduce vehicle conflicts, and protect the character and safety of adjacent commercial and residential areas.

2. **Litter control and fencing**—Section 186-18.G.(9)(h) of the zoning ordinance requires a working plan for the cleanup of litter to be submitted to the borough. To control blowing paper, a fence having a minimum height of six feet with openings not more than three inches by three inches is required along all boundaries. Subsequent plans should show the required fence.

3. **Outside storage screening**—Section 186-18.G.(9)(k) of the zoning ordinance requires that any materials stored outdoors be properly screened so as not to be visible from any adjacent streets or property. Section 186-18.G.(9)(q) requires that a dense evergreen buffer shall be provided on the outside perimeter of the fenced area. We recommend that the applicant provide details on the types of materials to be stored and the height of these materials to allow borough officials to assess the impact on the adjacent properties.

4. **Transportation impact study**—Section 186-18.G.(9)(t) of the zoning ordinance and Sections 164-41.2.A. and C. of the subdivision and land development ordinance (SALDO) require a transportation impact study for all major subdivisions and land developments to enable the borough to assess the impact of a proposed development on the local transportation system. The study should determine if the proposed development will have impacts on the signalized intersection on Constitution Avenue and determine if signal retiming is necessary. Subsequent plan submittals should include the study.

5. **Planting beds in parking areas**—Section 164-25.A.(1)(a) of the SALDO requires that no one row of off-street parking spaces shall exceed 12 spaces. Raised planting beds shall be at intervals not to exceed 12 spaces, with beds offset on alternating sides of parking rows. The parking areas exceed 12 spaces and do not show planting beds.

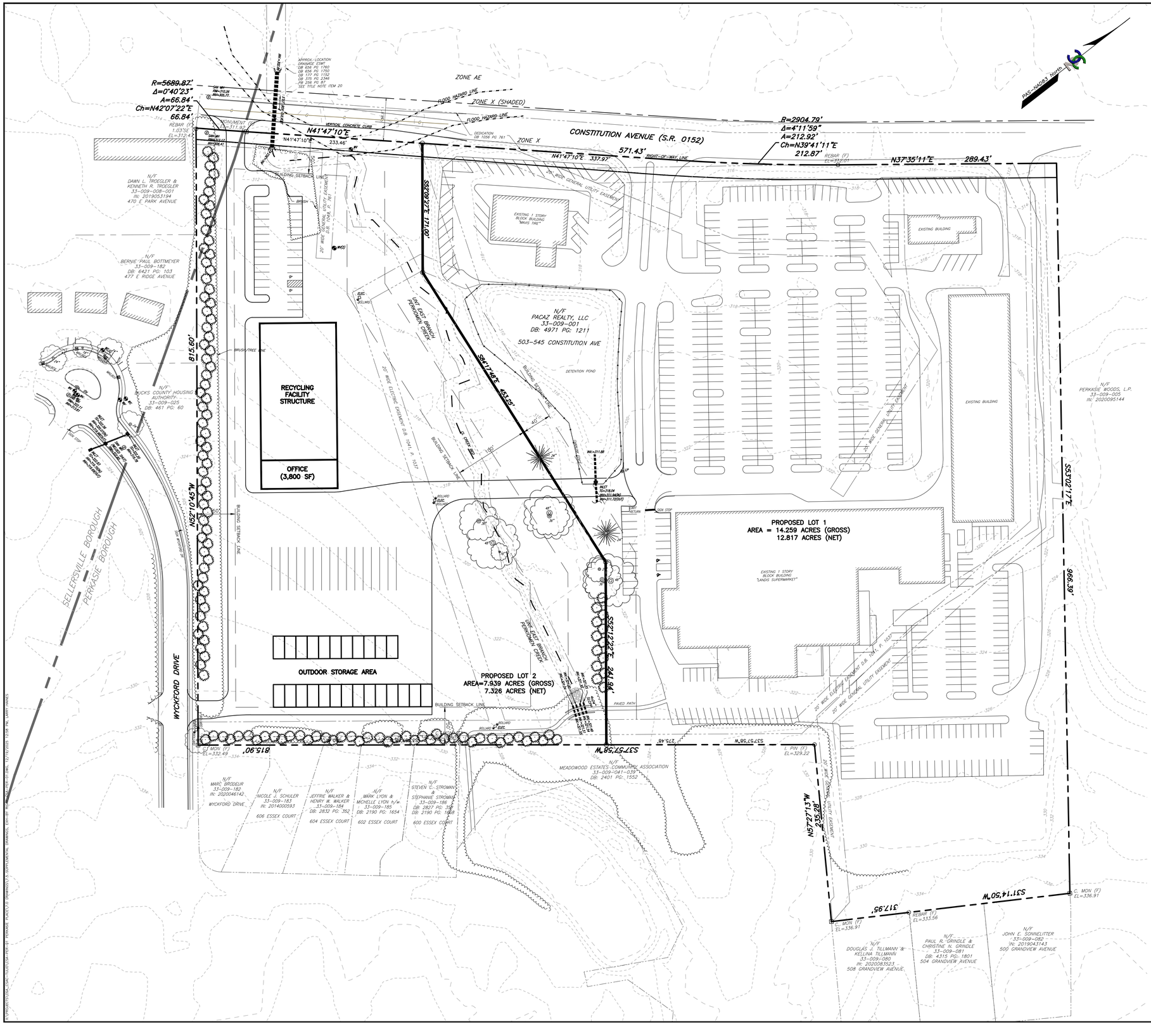
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning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

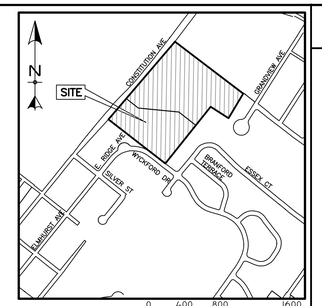
This review will be included in the Bucks County Planning Commission board materials for the March 4, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:emh
26-0013

cc: Michael Tulio, Perkasie Place, LLC (via email)
Larry Gryboski, PE, C2C Design Group (via email)
David M. Shafkowitz, Esq., Shafkowitz Law Group, PC (via email)
Doug Rossino, PE, Gilmore & Associates, Borough Engineer (via email)
Andrea Coaxum, Borough Manager (via email)
Cassandra Grillo, Borough Zoning Officer (via email)
Brenda L. Detweiler, Sellersville Borough Manager (via email)





LOCATION MAP

NOTES

1. OWNER
PACAZ REALTY, LLC

2. PLAN INTENT
SUBDIVIDE EXISTING 22.198 ACRE PARCEL INTO 2 LOTS AND DEVELOP PROPOSED LOT 2 FOR A RECYCLING FACILITY.

3. UTILITIES
PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.

4. WETLANDS
THERE ARE NO KNOWN WETLANDS LOCATED WITHIN THE PROJECT SITE. THIS IS BASED ON AN AQUATIC RESOURCE INVESTIGATION PERFORMED BY NOVA CONSULTANTS LTD, CONDUCTED ON FEBRUARY 9, 2025

LOT NET AREA CALCULATIONS

PROPOSED LOT 1	
GROSS AREA	14.259 ACRES
– ULTIMATE R/W	0.373 ACRES
– UTILITY EASEMENT	1.061 ACRES
– STREAM EASEMENT	0.008 ACRES
NET AREA	12.817 ACRES
PROPOSED LOT 2	
GROSS AREA	7.939 ACRES
– ULTIMATE R/W	0.106 ACRES
– UTILITY EASEMENT	0.097 ACRES
– STREAM EASEMENT	0.410 ACRES
NET AREA	7.326 ACRES

BOROUGH OF PERKASIE
I-2 LIGHT INDUSTRIAL DISTRICT

LOT 1

	REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	14.26 ACRES
MINIMUM LOT WIDTH	100 FEET	8400 FEET
MINIMUM YARDS		
FRONT	40 FEET	40 FEET
SIDE (EACH)	40 FEET	40 FEET
REAR	40 FEET	40 FEET
MAX. LOT COVERAGE	25%	66.5%
MAX. BLDG HEIGHT	40 FEET	N/A

LOT 2 (RECYCLING FACILITY)

	REQUIRED	PROPOSED
MINIMUM LOT AREA	1.75 ACRES	7.94 ACRES
MINIMUM LOT WIDTH	100 FEET	±200 FEET
MINIMUM YARDS		
FRONT	100 FEET	40 FEET
SIDE (EACH)	50 FEET	40 FEET
REAR	50 FEET	50 FEET
MAX. LOT COVERAGE	25%	7%
MAX. BLDG HEIGHT	40 FEET	<35 FEET

PARKING REQUIREMENTS
3 SPACES/ 1,000 OF OFFICE FLOOR AREA
3,800 SF= 12 SPACES REQUIRED

28 SPACES PROVIDED

REV NO.	DATE	DESCRIPTION	BY

C2C DESIGN GROUP
Civil Engineering and Surveying
Solutions from Concept to Construction

PLAN TITLE: ZONING EXHIBIT
RECYCLING FACILITY

C2C DESIGN GROUP
37 East Penn Avenue
Wernersville, PA 19565
610.880.6050 www.c2cdg.com

PROJECT NAME: PERKASIE PLACE
PERKASIE/SELLERSVILLE BOR. BUCKS COUNTY, PENNSYLVANIA

PROJECT #:	CSA-PER-01
SCALE:	1"=60'
DRAWN BY:	CAD
CHECKED BY:	
DATE:	10/20/2025
DWG. NO.:	1 OF 1
SHEET NO.:	ZE-1

X:\PROJECTS\CSA_CSAC-15\01\CSA-PER-01 PERKASIE PLACE\70 DRAWINGS\75 SUPPLEMENTAL DRAWINGS\ZE-1 RECYCLING FACILITY.DWG, 12/19/2025 12:58 PM, LARRY HAINES

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

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

MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: January 30, 2026

Subject: BCPC #13152
Preliminary Plan of Subdivision for Brown
TMPs #36-29-86 & 36-34-5
Applicant: Robert Brown
Owners: William Boulton and Robert Brown
Plan Dated: December 12, 2025
Date Received: January 2, 2026

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 TMP #36-29-86, consisting of 20.85 acres, into four single-family lots and convey approximately 0.20 acres from TMP #36-29-86 to adjacent TMP #36-34-5. Newly formed Lots 2 and 3 consist of 2.13 acres each, Lot 4 consists of 2.53 acres, and Lot 1 consists of 20.65 acres. TMP #36-34-5 will increase to 2.27 acres. An existing dwelling and several accessory structures are shown to remain on Lot 1. Private water and sewer will serve the site.

Location: About 800 feet to the east of the intersection of Church and Meadow roads. The parcel has frontage on both Church Road and Meadow Road.

Zoning: The RA Rural Agriculture District permits existing Use B1 Single-Family Detached dwellings by right on sites with a minimum area of 2 acres. A maximum impervious surface ratio of 20 percent is permitted, and an open space ratio of 50 percent is required. Proposed Use B1A Single-Family Detached Exemption is permitted by right on sites with a minimum of 2 acres and a maximum impervious surface ratio of 10 percent.

Present Use: Single-family residence and agriculture

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

COMMENTS

1. **Act 319**—The Bucks County Board of Assessment identifies TMP #36-29-86 as Act 319 land. The township should ensure compliance with all pertinent sections of Act 319 – Pennsylvania Farmland and Forest Land Assessment Act (Clean and Green), including, but not limited to Sections 137b.82 and 6(a.1)(1).

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

   Sections 22-506, -515, and -518
   from cartway widening and installing sidewalks and curbs along the site's frontages; the application indicates that sidewalks and curbs are not characteristic of this section of the township

   Section 22-512.1.C.
   to defer plan submittal to the Bucks County Conservation District until the time of building permit application; the application indicates this property is in Act 319 and only one lot will be sold per year to avoid the back tax consequence, and the BCCD approval would expire before all the lots are sold

   Section 22-704.C.2.
   to not show all existing features within 400 feet of the property; the application indicates that an aerial photo has been submitted to meet the requirements of this section

   Section 25-401
   to defer the design of stormwater management controls to the time of building permit application; the application indicates that the size and design of the sewage systems will change once the subdivision is approved, providing more options for stormwater management

   The final plan should note all granted waivers.

3. **Right-of-way easement**—Records from the Bucks County Board of Assessment indicate there is a right-of-way easement along Meadow Road. According to the information, the right-of-way must be kept free of barriers, including curbing, buildings, fencing, and automobiles. We recommend this easement be shown on the plan and that all future developments comply with the terms of this easement.

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

This review will be included in the Bucks County Planning Commission board materials for the March 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.

CPR:emh
25-0305

cc: Robert Brown (via email)
Scott Mease, PE, Mease Engineering, P.C. (via email)
Mike Schwartz, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Leslie Huhn, Township Manager (via email)
Vicki Schuller, Township Office Administrator (via email)
Rich Brittingham, Township Zoning Officer (via email)

SIGNATURE BLOCKS

I, (We), the owner(s) of the land involving the accompanying plans, being duly sworn according to law, depose and say I am the sole owner or am the authorized officer of the corporation that is the sole owner of this property in peaceful possession of it, and that there are no suits pending affecting the title of same and that I acknowledge the accompanying plan, and that all improvements identified as proposed public property are proposed for dedication to the public use, and that I propose the attached record plan for recording, after receiving all required municipal approvals.

T.P. 36-029-086 Robert J. Brown Sr.

T.P. 36-034-005 William Boulton

On the_____day of _____, 20____ before me, the subscriber a Notary Public of the Commonwealth of PA,

personally appeared_____ who acknowledged this plan to be the official plan of property shown thereon.

Notary Public

Reviewed by the Township Engineer.

Township Engineer Date

Reviewed by the Planning Commission of Richland Township, Bucks County this_____day of _____, 20___.

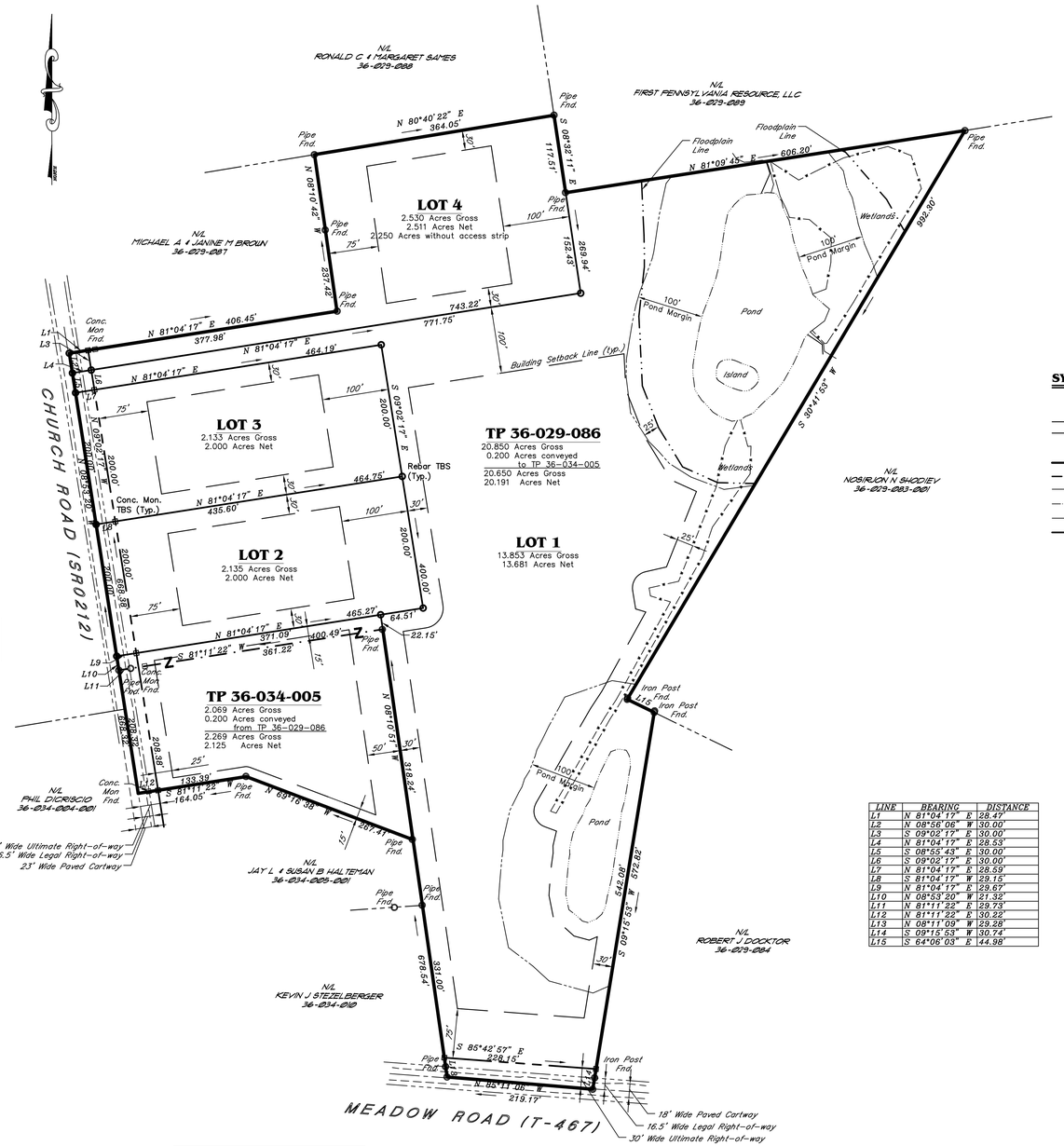
Approved by the board of Supervisors of Richland Township, Bucks County this_____day of _____, 20___.

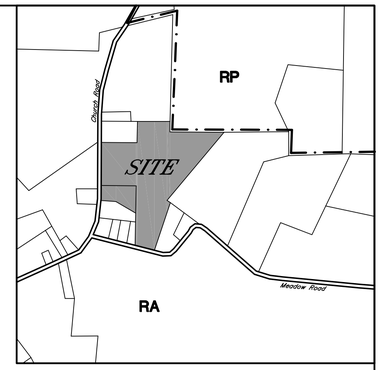
BCPC No._____
PROCESSED AND REVIEWED. Report prepared by Bucks County Planning Commission in accordance with the Municipalities Panning Code.
Certified this date _____

Bucks County Planning Commission Executive Director
Bucks County Planning Commission

Plan recorded in the office of the recorder of deeds of Bucks County, Pennsylvania, in map book volume page on the_____day of _____, 20___.

Recorder of Deeds





LOCATION MAP

1" = 800'

800 0 400 800

GRAPHIC SCALE

SYMBOLS

- ○ – Property Corner Marker
- ⊡ – Concrete Monument Corner Marker
- ——— – Adjoining Property Line (Approx.)
- ——— – Building Setback Line
- RA – Zoning District
- —·—·— – Zoning District Boundary Line
- —··—··— – Floodplains Line
- —W—W—W— – Wetlands Boundary Line
- ——··—··—— – Pond Line
- ——·——·—— – Pond Margin Line
- —·—Z—·— – Property Line To Be Deleted
- *Slanted Text* – Existing Features
- Straight Text – Proposed Features

TABLE OF NATURAL RESOURCES

Natural Resource	Total (Acres)	Allowable Disturbance (%)	Allowable Disturbance (Acres)	Proposed Disturbance (Acres)
Pond Shore Area	3.450	0	0.000	0.000
Lakes and Ponds	1.313	0	0.000	0.000
Watercourses	0.021	0	0.000	0.000
Wetlands	0.915	5	0.046	0.000
Floodplain	3.153	20	0.631	0.000
Woodlands	1.043	20	0.209	0.000

*Only natural resources present on the site are included on this table

INDIVIDUAL LOT IMPERVIOUS SURFACES

	Lot 1	Lot 2	Lot 3	Lot 4	TP 36-034-005
Permitted	49,820 SF	8,712 SF	8,712 SF	9,801 SF	18,513 SF
Buildings	3,985 SF	2,178 SF	2,178 SF	2,178 SF	1,991 SF
Stone/Paving	9,266 SF	2,172 SF	2,172 SF	7,332 SF	4,141 SF
Walk	258 SF	104 SF	104 SF	104 SF	0 SF
Total	13,509 SF	4,454 SF	4,454 SF	9,614 SF	6,132 SF

LINE	BEARING	DISTANCE
L1	N 81°04'17" E	28.47'
L2	N 08°56'06" W	30.00'
L3	S 09°02'17" E	30.00'
L4	N 81°04'17" E	28.53'
L5	S 08°55'43" E	30.00'
L6	S 09°02'17" E	30.00'
L7	N 81°04'17" E	28.59'
L8	S 81°04'17" W	29.15'
L9	N 81°04'17" E	29.67'
L10	N 08°53'20" W	21.32'
L11	N 81°11'22" E	29.73'
L12	N 81°11'22" E	30.22'
L13	N 08°11'09" W	29.26'
L14	S 09°15'53" W	30.74'
L15	S 64°06'03" E	44.98'

SITE DATA

Tax Parcel Number	– 36-029-086	– 36-034-005
Owners	– Robert J. Brown Sr. 65 Meadow Road Quakertown, PA 18951	– William Boulton 251 Church Road Richlandtown, PA 18955
Total Tract Area	– 20.850 Acres	– 2.069 Acres
Instrument Number	– 2020020744	– 2020005983
Existing Use	– B1A (Single Family Detached Exemption)	– B1 (Single Family Detached)
Water	– On Site	– On Site
Sewer	– On Site	– On Site

ZONING REQUIREMENTS - USE B1

Zoning District	– RA (Rural Agricultural)	
	Required	TP 36-034-005
Min. Lot Area	– 2 Acres	2.125 Acres
Min. Lot Width	– 80 Feet	209 Feet
Min. Front Yard	– 25 Feet	30 Feet*
Min. Side Yard	– 15 Feet	36 Feet
Min. Rear Yard	– 50 Feet	285 Feet
Max. Bldg. Height	– 35 Feet	≤ 35 Feet
Max. Imp. Surf. Ratio	– 0.20	0.066

* Existing non-conformity

ZONING REQUIREMENTS - USE B1A

Zoning District	– RA (Rural Agricultural)				
	Required	Lot 1	Lot 2	Lot 3	Lot 4
Min. Lot Area	– 2 Acres	13.681 Acres	2.000 Acres	2.000 Acres	2.250 Acres
Min. Lot Width	– 200 Feet	251 Feet	200 Feet	200 Feet	268 Feet
Min. Front Yard	– 75 Feet	13 Feet*	90 Feet	90 Feet	225 Feet
Min. Side Yard	– 30 Feet	34 Feet	55 Feet	55 Feet	61 Feet
Min. Rear Yard	– 100 Feet	848 Feet	307 Feet	307 Feet	102 Feet
Max. Bldg. Height	– 35 Feet	≤ 35 Feet	≤ 35 Feet	≤ 35 Feet	≤ 35 Feet
Max. Imp. Surf. Ratio	– 0.10	0.023	0.051	0.051	0.098
Max. Density DU/AC	– 0.50	0.09	0.50	0.50	0.44

* Existing non-conformity

GRAPHIC SCALE

100 0 50 100 200 400

1 inch = 100 ft.

SITE CAPACITY CALCULATIONS (In Acres)

Base Site Area (TP 36-029-086):		
Site Area		20.650
Road R/W		– 0.459
Base Site Area		20.191
Resource Restrictions:		
Floodway	1.00(0.000) =	0.000
Floodplain	0.80(1.449) =	1.159
Floodplain Soils	1.00(0.000) =	0.000
Steep Slopes (8–15%)	0.60(0.000) =	0.000
Steep Slopes (15–25%)	0.70(0.000) =	0.000
Steep Slopes (25%+)	0.85(0.000) =	0.000
Lakes and Ponds	1.00(1.313) =	1.313
Watercourses	1.00(0.021) =	0.021
Wetlands	0.95(0.915) =	0.869
Res. Protection Land		3.362
Net Buildable Site Area:		
Base Site Area		20.191
Resource Protection Land		– 3.362
Net Buildable Site Area		16.829
Required Open Space Total**		0.000**
Number of Dwelling Units:		
Net Buildable Site Area		16.829
Maximum Density		x 0.500
Number of Dwelling Units		8.415 (8)
Impervious Surfaces:		
Net Buildable Site Area		16.829
Maximum Imp. Surface Ratio		x 0.100
Impervious Surfaces		1.683
Buildable Portion of the Site:		
Base Site Area		20.191
Site Capacity Summary:		
Net Buildable Site Area		16.829
Maximum No. of Dwelling Units		8.415 (8)
Maximum Impervious Surfaces		1.683
Required Open Space		0.000**

**Reservation of open space is not required for subdivisions in use B1A.

NOTES

1. A field survey of the property lines and site features was performed by Cavanaugh Surveying Services in September 2025.
2. All new utility services shall be run underground from existing overhead services.
3. Proposed driveways shall have a stopping area of 20 feet (measured from the Richland Township required right-of-way line on to the lot), at a grade of 4% or less with a minimum width of 10 feet. All future driveways have to be blacktopped to the ultimate right-of-way line before use and occupancy permits can be issued. The proposed driveways shall not have a slope greater than 10%.
4. The receiving water for the site is the Tohickon Creek, which has a receiving water classification of TSF, MF.
5. The contractor performing the work is responsible for contacting "PA ONE CALL" (1-800-242-1776) for location of all underground lines at least one week prior to the beginning of construction.
6. The contours are based on a field survey (contour datum NAVD88).
7. All construction, materials, and workmanship shall conform to the standards and specifications as established by Richland Township and PennDOT (Publication 408).
8. Typical houses shown on accompanying plans are schematic only. Actual house configurations shall comply with all Richland Township zoning code requirements, setbacks, etc.
9. The wetlands are shown based on a field delineation performed by VW Consultants, LLC.
10. A submission to the Bucks County Conservation District and a submission of an Erosion and Sedimentation Control and Grading Permit Application to Richland Township are required upon development of the individual lots.
11. All natural resources listed in the "Table of Natural Resources" are located on lot 1. No development is proposed on Lot 1, therefore there are no proposed disturbances to natural resources.

SOILS

Soil survey of Bucks County, PA USDA – NRCS:
Soil Map Legend

- AbA – Abbottstown silt loam, 0 to 3 percent slopes
- BwB – Buckingham silt loam, 3 to 8 percent slopes
- CwA – Croton silt loam, 0 to 3 percent slopes
- RlB – Reaville channery silt loam, 3 to 8 percent slopes
- W – Water

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE036737-E

SURVEYOR'S CERTIFICATION

I, being a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan, prepared from a field survey, correctly represents the property boundary of the proposed land development, to the best of my knowledge.

Registered Surveyor
Registration No._____

PROJECT PLAN INDEX

SHEET NO.	TITLE
1	Record Plan
2	Existing Features Plan
3	Grading/Erosion Control Plan
4	Erosion Control Details Plan

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE.
STOP!! CALL!!
PENNSYLVANIA ONE CALL SYSTEM
1-800-242-1776
PROJECT SERIAL NO. –

Mease Engineering, P.C.
Office (215) 536-7005
Fax (215) 536-8581
516 W. Broad Street
Quakertown, PA 18951
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

BROWN SUBDIVISION PLAN

Richland Township, Bucks County, Pennsylvania

SCALE: 1" = 100' DRAWN BY: FKM
DATE: 12 Dec. '25 FILE: 25020101
OWNERS OF RECORD: See "Site Data" table

Record Plan

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

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

MEMORANDUM

To: Solebury Township Board of Supervisors
Solebury Township Planning Commission

From: Bucks County Planning Commission

Date: January 30, 2026

Subject: BCPC #12899
Final Plan of Subdivision and Land Development for Orchard Meadow Estates
TMP #41-13-96-5
Applicant: Barley Custom Homes, L.L.C.
Owner: Same
Plan Dated: December 8, 2025
Date Received: January 5, 2026

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 10.267-acre site into two lots of 3.679 acres (Lot 1) and 6.589 acres (Lot 2). Lot 1 currently contains a single-family detached dwelling and barn structure, both of which are proposed to be removed. Two new single-family detached dwellings are proposed for each of the two lots. Both lots will be served by on-lot individually owned water and sewage disposal.

Location: Along School Lane, approximately 1,000 feet southeast of its intersection with Phillips Mill Road.

Zoning: The RB – Residential/Agriculture District permits single-family detached dwellings on lots of at least 3 acres with up to 25 percent impervious surface coverage and 10 percent building coverage.

The plan notes that conditional use approval will be needed to disturb 43 percent of agricultural soils on the site, where a maximum of 20 percent disturbance is permitted.

Present Use: Residential

COMMENTS

1. **Shared driveway**—The applicant has proposed a driveway for Lot 2 that is located less than 200 feet from the existing curb cut and driveway proposed to serve Lot 1. We recommend that the applicant explore the feasibility of a shared driveway to serve both lots. Incorporating a shared driveway would

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

reduce the overall amount of impervious surface and would improve safety by limiting the number of access points onto School Lane.

In addition, there is concern regarding adequate sight distance to the left at the proposed northern driveway location due to the vertical curve along School Lane, which further supports consideration of a shared access arrangement. Should the applicant pursue a shared driveway, the township should ensure that it is designed in accordance with Section 22-519.2. of the Subdivision and Land Development Ordinance (SALDO), which establishes the requirements for residential shared driveways.

2. **Dedication of park and recreation land**—Section 22-523.3. of the SALDO requires that all residential subdivisions or land developments provide for public dedication of land suitable for park and recreation use, unless the applicant agrees to a fee-in-lieu, as outlined in Section 22-523.6. The plan does not indicate how park and recreation land will be provided. We recommend that the plan be reviewed by the Board of Parks and Recreation to provide an assessment of the area's recreation needs and give an opinion as to the suitability of either a land dedication or a fee-in-lieu for this subdivision and land development.

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 and land development.

This review will be included in the Bucks County Planning Commission board materials for the March 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.

SGN:emh
25-0306

cc: Barley Custom Homes, LLC (via email)
Evan D. Sowers, H & K Group. Inc. (via email)
Curtis J. Genner Jr., PE, Wynn Associates, Inc., Township Engineer (via email)
Christopher Garges, Township Manager (via email)

OWNERS CERTIFICATION

To all whom these presents may come, know ye that I, Keith C. Boyd, President, Barley Custom Homes, L.L.C. have laid out upon my land situate in the Solebury Township, Bucks County, Commonwealth of Pennsylvania, certain lots and improvements according to this plan which is intended to be forthwith recorded. Witness my hand and seal this ___ day of _____, 20___.

Owner Signature

NOTARY

Commonwealth of Pennsylvania:
SS.
County of Bucks

On the ___ day of _____, 20___, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania personally appeared, Keith C. Boyd, who acknowledged himself to be the President of Barley Custom Homes, L.L.C., and that as President, acknowledged this plan to be the official plan of property shown thereon, situate in the Township of Solebury, County of Bucks, Commonwealth of Pennsylvania and desired that this plan be recorded according to law.

Notary Public

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

I hereby certify that I, Timothy B. Johnson, P.L.S., am a registered professional land surveyor, licensed in compliance with the laws of the Commonwealth of Pennsylvania, and that this is a true and accurate survey made on the ground and completed by me on the 2nd day of August, 2023; that all the markers shown thereon actually exist; that their location, size, type, and material are accurately shown, and that no encroachments, rights-of-way, or easements exist, except as shown herein.

Surveyor Signature | Date | SU43334 License No.

DESIGN ENGINEER CERTIFICATION

I, Evan D. Sowers, P.E. do hereby certify to the best of my knowledge, information and belief, the plans are in conformity with engineering, zoning, building, sanitation, and other applicable Solebury Township Ordinances and Regulations.

Engineer Signature | Date | PE082363 License No.

TOWNSHIP ENGINEER REVIEW

Reviewed by the Solebury Township Engineer this ___ day of _____, 20___.

Borough Engineer's Signature

BUCKS COUNTY PLANNING COMMISSION REVIEW BCPC NO. _____

Processed and reviewed. Report prepared by the Bucks County Planning Commission in accordance with the Municipalities Planning Code. Certified this ___ day of _____, 20___.

Executive Director, Bucks County Planning Commission

BOARD OF SUPERVISORS APPROVAL

Approved by the Solebury Township Board of Supervisors on this ___ day of _____, 20___.

RECORDING CERTIFICATION

This plan was recorded in the Office of the Recorder of Deeds, in and for Bucks County, Pennsylvania in Plan Book No. _____, Page _____ on the ___ day of _____, 20___.

Recorder of Deeds

Drawing name: Y:\e-PROJECTS\CAD\2021\2102\Barley Homes, LLC\03679_6633 School Lane\2023 Minor Subdivision\2025.12.08 Submission 12\Plans\sheet\03679.dwg Plotted on: Dec 08, 2025 - 2:10 PM

SITE DATA

Tract Area (Gross):	447,237.54 S.F. (10.267 Ac.)
Ultimate Right-of-Way:	0.00 S.F. (0.00 Ac.)
Base Site Area (Net):	447,237.54 S.F. (10.267 Ac.)
Lots Existing/Proposed:	1/2
Units Existing/Proposed:	1/2

ZONING DATA

Solebury Township

District: RB – Residential/Agricultural District

Existing Use: Single-Family Detached Dwelling (§27-602.1.A(1))

Proposed Use: Single-Family Detached Dwelling (§27-602.1.A(1))

§27-604.1.B(1) – TABLE OF AREA AND DIMENSIONAL REGULATIONS

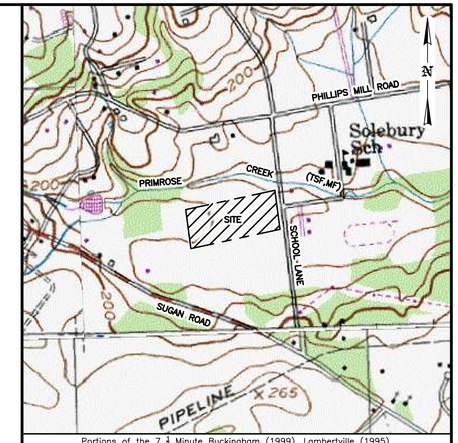
Single-Family Dwelling	Required	Existing	Proposed	
			Lot 1	Lot 2
Min. Lot Area (S.F. / Ac.)	3.000	10.267	3.679	6.589
Min. Lot Width At Build. Line (Ft.)	250	440	307	440
Min. Lot Width At St. Line (Ft.)	50	440	307	133
Max. Impervious Surface Coverage	25%	4.56% (20,410 S.F.)	5.54% (8,885 S.F.)	6.83% (19,608 S.F.)
Max. Building Coverage	10%	1.20% (5,361 S.F.)	1.81% (2,906 S.F.)	1.77% (5,084 S.F.)
Min. Front Yard (Ft.)	80	126	217	91
Min. Side Yard (Ft.)	50	79	106	156
Min. Rear Yard (Ft.)	60	828	184	247

MINOR SUBDIVISION PLAN NOTES:

1. Single-family detached dwellings are a permitted use within the RB – Residential/Agricultural Zoning District.
2. A separate Existing Resources & Site Analysis Plan (ERSAP) has been prepared and is on file at Solebury Township.
3. Applicant has requested a conditional use to disturb 43% of agricultural soils where a maximum of 20% disturbance is permitted by right.
4. All lots are to be served by individually owned on-lot water supply wells and individually owned and maintained on-lot sewage disposal (sand mound) systems.
5. Cable, phone, and electrical service is available in School Lane and will extend from the right-of-way underground to the new dwelling unit on Lot 2. Extension of the lines shall conform to the construction standards of the utility provider.
6. A permit from the Bucks County Health Department, is required prior to the construction of the on-lot sewage disposal system on Lot 2.
7. A well permit issued by the Bucks County Health Department and a well permit issued by the Township of Solebury is required prior to the construction the new water supply well on Lot 2.
8. A driveway permit issued by Solebury Township is required prior to construction of the driveway serving Lot 2.
9. A building permit issued by Solebury Township is required prior to the construction of Lot 2 dwelling.
10. Approval of an Erosion and Sediment Control plan as well as a General NPDES Permit for Discharge Associated with Construction Activities is required prior to commencement of any earth disturbance activities.
11. Stormwater site control measures (SCMs) on Lot 2 are be individually owned and maintained by the owner of Lot 2. The Owner of Lot 2 will enter into a Stormwater O&M Agreement with the Township for perpetual maintenance of the SCMs.
12. A home occupancy permit will be required prior to habitation of the Lot 2 dwelling.

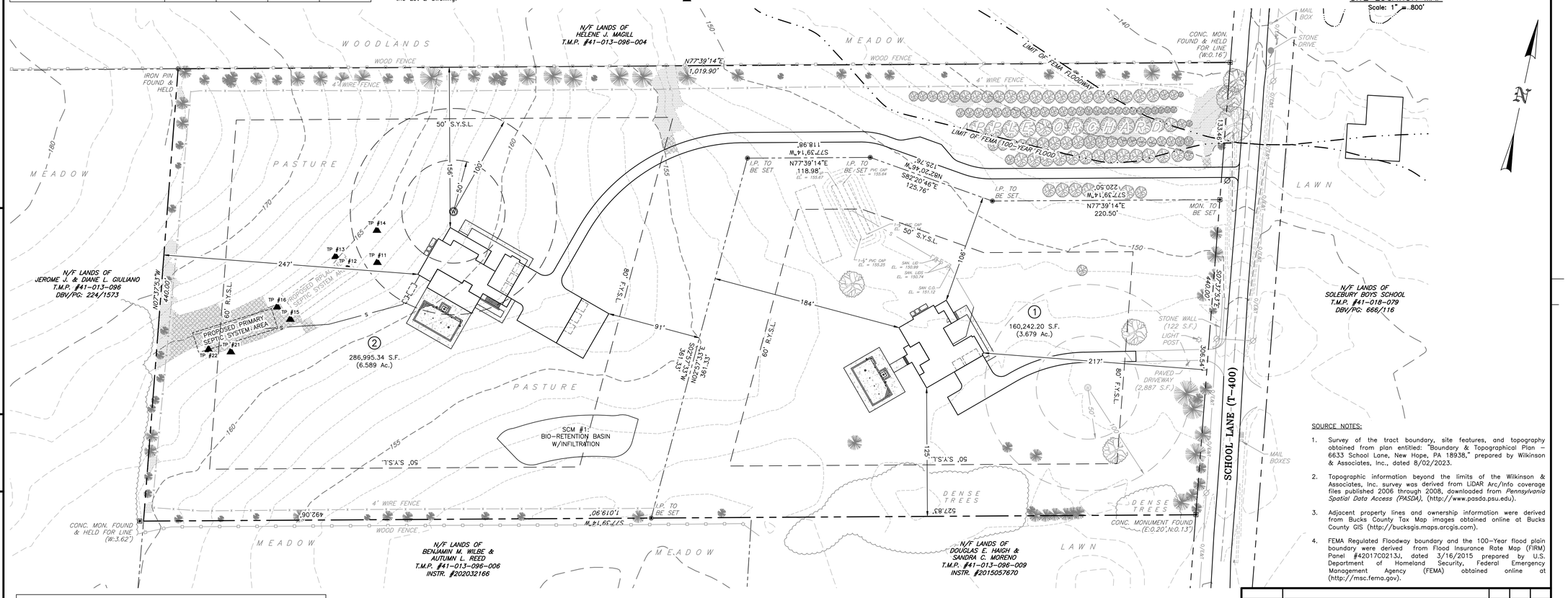
LEGEND

- Site Boundary Line
- Iron Pin
- Concrete Monument
- Lot Lines
- Right-of-Way Line
- 50' S.Y.S.L. — Proposed Building Envelope
- Existing Major Contour Line (LiDAR)
- Existing Minor Contour Line (LiDAR)
- Existing Major Contour Line (Survey)
- Existing Minor Contour Line (Survey)
- Existing Tree/Wood Line
- O/E&T — Existing Overhead Elec. & Tel. Line
- Existing Utility Pole
- Existing Water Supply Well
- Existing Wood Fence
- Existing Wire Fence
- Surface Water
- Floodplain Boundary
- Existing Deciduous Tree
- Existing Evergreen Tree
- 8% – 15% Slopes
- 15% – 25% Slopes
- Steep Slopes To Be Disturbed
- TP #16 — Septic Test Pit



Portions of the 7 ½ Minute Buckingham (1999), Lambertville (1995), Lumberville (1997), and Stockton (1954), Pennsylvania – New Jersey Quadrangles.

SITE LOCATION MAP
Scale: 1" = 800'



SOURCE NOTES:

1. Survey of the tract boundary, site features, and topography obtained from plan entitled: "Boundary & Topographical Plan – 6633 School Lane, New Hope, PA 18938," prepared by Wilkinson & Associates, Inc., dated 8/02/2023.
2. Topographic information beyond the limits of the Wilkinson & Associates, Inc. survey was derived from LiDAR Arc/info coverage files published 2006 through 2008, downloaded from *Pennsylvania Spatial Data Access (PASDA)*, (http://www.pasda.psu.edu).
3. Adjacent property lines and ownership information were derived from Bucks County Tax Map images obtained online at Bucks County GIS (http://bucksgis.maps.arcgis.com).
4. FEMA Regulated Floodway boundary and the 100-Year flood plain boundary were derived from Flood Insurance Rate Map (FIRM) Panel #42017C0213J, dated 3/16/2015 prepared by U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA) obtained online at (http://msc.fema.gov).

§27-2205: RESOURCE PROTECTION STANDARDS

Natural Resource Type	Existing Area (S.F.)	Required Protection Area S.F. (%)	Proposed Disturbance Area S.F. (%)	Protected Resource Area S.F. (%)
Floodplain	26,186	26,186 (100%)	0 (0%)	26,186 (100%)
Steep Slopes				
8% – 15%	12,841	7,705 (60%)	4,651 (36%)	8,200 (64%)
15% – 25%	311	218 (70%)	0 (0%)	311 (100%)
>25%	0	--	--	--
Woodlands	9,744	7,795 (80%)	0 (0%)	9,744 (100%)
Waters/Lakes/Pond	0	--	--	--
Riparian Corridor	26,186	26,186 (100%)	0 (0%)	26,186 (100%)
Wetlands	0	--	--	--
Agricultural Soils*	435,453	348,362 (80%)	186,600 (43%)	248,853 (57%)
Delaware Canal	0	--	--	--

* Conditional Use Applied For

IMPERVIOUS SURFACE TABULATION

Item Description	Existing (s.f.)	Removed (s.f.)	Lot 1 (s.f.)	Lot 2 (s.f.)	Total Proposed (s.f.)	Net Change (s.f.)
Barn/Detached Garage	2,190	-2,190	0	1,500	1,500	-690
Dwelling	2,967	-2,967	2,906	3,584	6,490	3,523
Deck(s)	437	-437	405	0	405	-32
Gravel Driveway	9,700	-9,700	0	0	0	-9,700
Pad(s)	9	-9	64	64	128	119
Paved Driveway	2,887	-1,844	3,043	10,661	14,747	11,860
Pool/Patio(s)	1,639	-1,639	2,000	3,016	5,016	3,377
Sheds	204	-204	0	0	0	-204
Walkways/Walls	377	-149	467	783	1,478	1,101
Total	20,410	-19,139	8,885	19,608	29,764	9,354

PROJECT SURVEYOR:

Timothy B. Johnson, P.L.S.
PA License #SU-43334
Wilkinson & Associates, Inc.

1220 Valley Forge Road, Suite 22
Phoenixville, PA 19460

P: 610-415-1220
F: 610-415-1224

tjohnson@wilkinsonassoc.com

LANDOWNER/APPLICANT:

Barley Custom Homes, L.L.C.

Keith C. Boyd, President

P.O. Box 190
New Hope, PA 18938-0190

P: 215-588-0690

keithcboyd@comcast.net

PROJECT ENGINEER:

Evan D. Sowers, P.E.
PA License #PE-082363
H&K Group, Inc.
Engineering & Environmental Services Division

2052 Lucon Road
P.O. Box 195
Skippack, PA 19474-0196

P: 610-222-3502
F: 610-584-4743

esowers@hkgroup.com

SITE ADDRESS:

6633 School Lane
New Hope, PA 18938-5647

PIN: #41-013-096-005
Inst. #2023035025

Scale: 1" = 50'
50 0 50 100

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DATE	REVISIONS	BY	CHK.	REV.

FINAL PLAN – ORCHARD MEADOW ESTATES
BARLEY CUSTOM HOMES, L.L.C.

MINOR SUBDIVISION PLAN

SOLEBURY TOWNSHIP — BUCKS COUNTY

DRAWN	E.D.S.
DESIGN	E.D.S.
CHECKED	E.D.S.
DATE	12/08/2025

THE H&K GROUP
ENGINEERING & ENVIRONMENTAL Services Division
2052 Lucon Road | P.O. Box 196 | Skippack, PA 19474 | (610) 584-8500

SCALE 1" = 50'
DRAWING NO. 03679-SUB-1A
SHEET 1 of 16

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

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

MEMORANDUM

To: Trumbauersville Borough Council
Trumbauersville Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 19, 2026

Subject: BCPC #13097
Revised Sketch Plan of Land Development for Randazzo
TMP #45-3-6-1
Applicant: 118 North Main Street Partners, LLC
Owner: Same
Plan Dated: April 23, 2025
Last Revised: December 3, 2025
Date Received: February 2, 2026

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

GENERAL INFORMATION

Proposal: Convert an existing commercial building into 10 multifamily dwelling units on a 0.726-acre parcel. The plan indicates that ten two-bedroom units are proposed. Three small building additions with unspecified dimensions are shown on the plan. The building previously housed a bottling plant for Millstone Spirits Group, LLC. Public water and sewer are intended to serve the dwellings.

Location: Along the southern side of North Main Street, slightly west of the intersection of Woodview Drive and North Main Street.

Zoning: The SRM Suburban Residential, Medium District permits Use B2 Residential Conversion by right.

Present Use: Commercial

COMMENTS

We reviewed a sketch plan submission for this site in June of 2025 (BCPC #13097, dated June 30, 2025). The current submission proposes a building conversion into 10 multifamily dwelling units, whereas the previous submission proposed a building conversion into 12 multifamily units. Although some of the

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

comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

Maximum permitted density—The proposal exceeds the maximum permitted density. Section 404.B.B2.a(2) of the zoning ordinance states that the number of dwelling units permitted on a lot shall not exceed the maximum density permitted in Section 502 Table of Performance Standards for single-family detached dwellings. The Table of Performance Standards in Section 502 lists a maximum permitted density of 1.9 dwelling units per acre for single-family detached dwellings in the SRM District. Based on a net buildable site area of 0.695 acres, the plan proposes a density of 14.4 dwelling units per acre.

If the above issue is resolved, we note the following comments for the borough's consideration:

1. **Existing nonconformities**—While not indicated on the plan, the site and existing building appear to be nonconforming with respect to the minimum required lot area and yard requirements. Compliance with all applicable provisions for nonconformities should be assured.

2. **Use requirements**

    a. **Recreation area**—Section 404.B.B2.g. of the zoning ordinance requires that each converted structure have a recreation area of at least 200 square feet per dwelling unit. The recreation area shall not be located in the front yard or the minimum side or rear yards. Future plans should indicate how this requirement will be met.

    b. **Parking lot buffering**—Section 404.B.B2.j. of the zoning ordinance requires off-street parking lots with three or more spaces to be buffered from abutting residences by hedge material placed on 3-foot centers. Alternately, a 4- to 5-foot fence may be erected which provides a visual screen. Future plans should indicate compliance with this requirement.

3. **Vehicular circulation**—The dumpster pad is shown at the rear of the site, at the opposite end of the parking lot from the building. To access the dumpster, trash trucks will need to drive the entire length of the parking lot, with perpendicular parking spaces lining both sides of the drive aisle. It is not clear how the trucks will be able to turn around, especially if the parking spaces are occupied. For vehicle circulation to be adequately reviewed, future plans should provide turning diagrams for the largest type of truck anticipated to access the parking lot and dumpster area.

4. **Driveway access**

    a. **Sight distance**—Due to the horizontal curve of Main Street to the east of the driveway, we recommend future plan submissions confirm that there is adequate sight distance to the east.

    b. **Shared driveway**—The site shares driveway access with adjacent TMP #45-3-5. If not already in place, we recommend that a shared access easement on both parcels be indicated on the plan. The access easement should outline maintenance responsibilities and should be incorporated in the deeds for the lots.

5. **Stormwater management**—Due to the increase in impervious surface area, we recommend that future plans indicate what measures will be taken to maintain or reduce the peak flows with the paving of the parking lot.

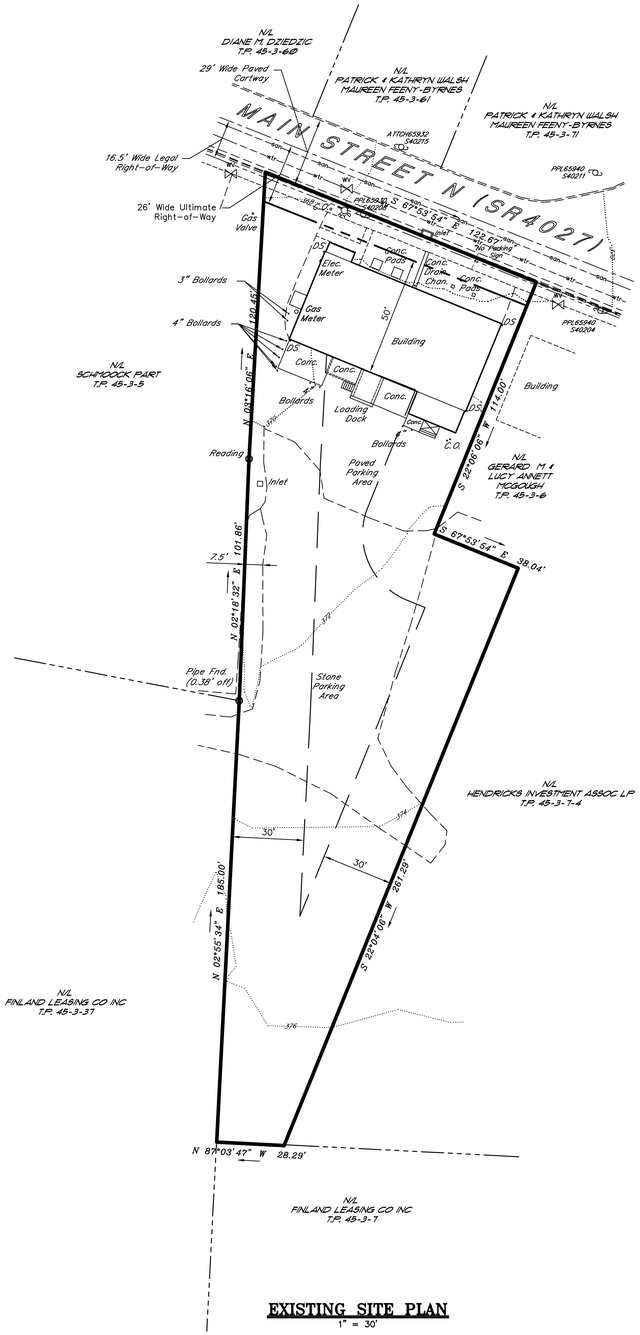
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning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

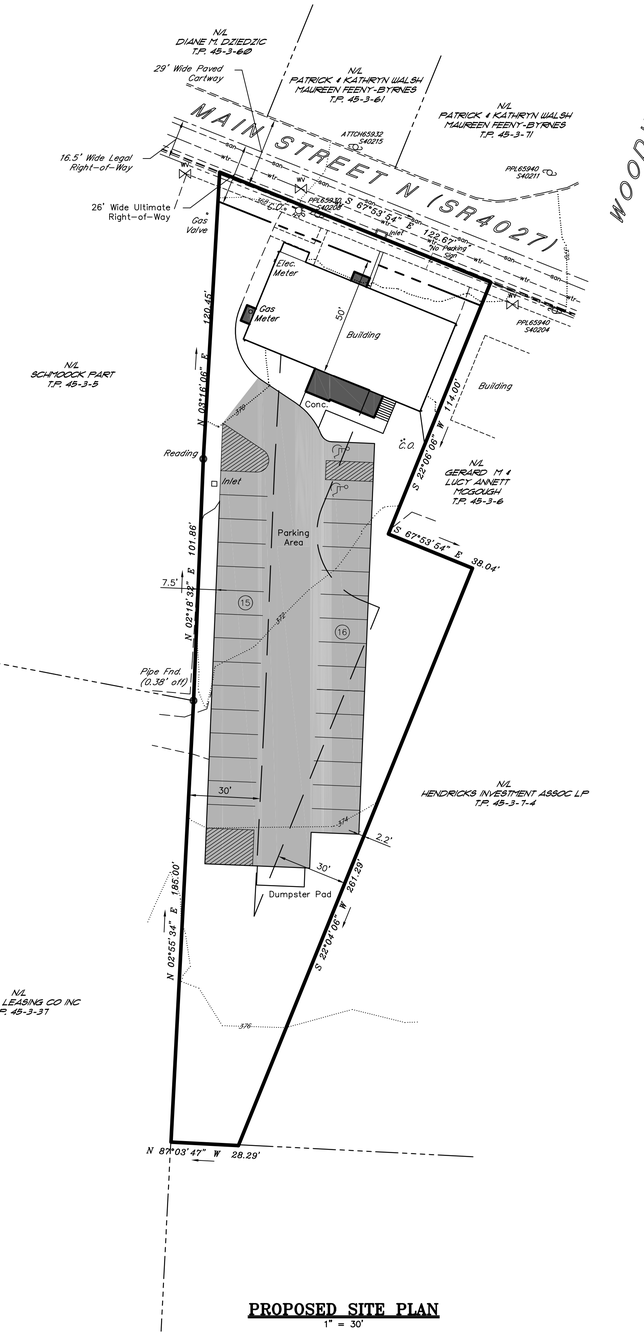
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LMW:emh
26-0023

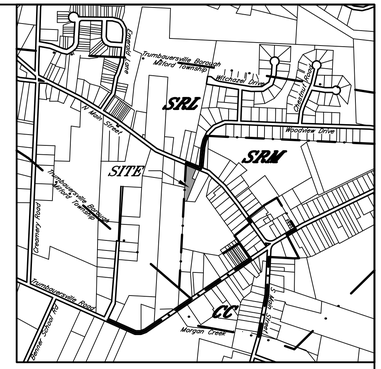
cc: 118 North Main Street Partners, LLC (via email)
Tyler Freed, PE, Mease Engineering, PC (via email)
Steven Baluh, PE, Wynn Associates, Inc., Borough Engineer (via email)
Dani McClanahan, Borough Manager (via email)



EXISTING SITE PLAN
1" = 30'



PROPOSED SITE PLAN
1" = 30'



LOCATION MAP
1" = 800'

800 0 400 800
GRAPHIC SCALE

NORTH

SYMBOLS
- Property Corner Marker
- Utility Pole
- Adjoining Property Line (Approx.)
- Building Setback Line
- 500 — Existing Contour
- SRM — Zoning District
- Zoning District Boundary Line
- Municipal Boundary Line
- Building Addition
- Proposed Parking
- *Slanted Text* — Existing Features
- Straight Text — Proposed Features

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

PARKING CALCULATION
Required: 3 Spaces per 2 bedroom apt. 3 x 10 = 30
Proposed: 31

SITE CAPACITY CALCULATIONS (In Acres)
Base Site Area:		
Site Area	0.726	
Road R/W	− 0.031	
Base Site Area	0.695	
Net Buildable Site Area:		
Base Site Area	0.695	
Unusable Land	− 0.000	
Net Buildable Site Area	0.695	

IMPERVIOUS SURFACE CALCULATIONS
Existing Impervious Surfaces	
Building	4,470 SF
Driveway/Parking	906 SF
Conc/Walks/Etc.	+ 13,257 SF
Total Existing Impervious Surfaces	17,633 SF
Existing Impervious Surfaces TBR	
Building	242 SF
Driveway/Parking	783 SF
Conc/Walks/Etc.	+ 1,367 SF
Total Existing Impervious Surfaces TBR	2,392 SF
Proposed Impervious Surfaces	
Building	362 SF
Driveway/Parking	278 SF
Conc/Walks/Etc.	+ 2,330 SF
Total Proposed Impervious Surfaces	2,970 SF
Impervious Surface Calculations	
Total Existing Impervious Surfaces	17,633 SF
Total Existing Impervious Surfaces TBR	− 2,392 SF
Total Proposed Impervious Surfaces	+ 2,970 SF
Total Post-Development Impervious Surface	18,211 SF
Imp. Surface Ratio	[18,211/43,560)/0.695]*100 = 60.2%

ZONING REQUIREMENTS
Zoning District	− SRM (Suburban Residential, Medium)
Min. Lot Area	− 1 Acre
Min. Lot Width	− 150 Feet
Min. Front Yard	− 50 Feet
Min. Side Yard	− 30 Feet
Min. Rear Yard	− 50 Feet
Max. Bldg. Height	− 35 Feet
Max. Imp. Surf. Ratio	− 0.25
Max. Density DU/AC	− 1.9

SITE DATA
Total Tract Area	− 0.726 Acres (Gross), 0.695 Acres (Net)
Tax Parcel Number	− 45-3-6-1
Instrument Number	− 202402187 2
Proposed Use	− B2 (Residential Conversion)
Units	− 10 (10 Two Bedroom)
Water	− Public
Sewer	− Public

ENGINEER'S CERTIFICATION
I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE094862

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE.
STOP!! CALL!!
PENNSYLVANIA ONE CALL SYSTEM
1-800-242-1776
PROJECT SERIAL NO. -

Mease Engineering, P.C.
516 W. Broad Street
Quakertown, PA 18951
Office (215) 536-7005
Fax (215) 536-8581
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY
1	12/3/25	Apartment Number Change	TNF

RANDAZZO SKETCH PLAN
Trumbauersville Borough, Bucks County, Pennsylvania

SCALE: 1" = 30'	Site Address: 118 N. Main St Trumbauersville, PA 18970	DRAWN BY: TNF
DATE: 23 Apr. '25		FILE: 25180101
OWNERS OF RECORD:	118 North Main Street Partners LLC 308 W Broad Street, Suite 105 Quakertown, PA 18951	
T.P. 45-3-6-1		SHEET 1 of 1

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

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

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: February 19, 2026

Subject: BCPC #13153
Final Plan of Subdivision for Taylor Farm
TMP #47-1-4
Applicant: 625 Street Rd LLC
Owner: Same
Plan Dated: November 21, 2025
Date Received: January 6, 2026

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

GENERAL INFORMATION

Proposal: Subdivide an existing lot of 92.99 acres into two lots of 81.946 acres (Lot 1) and 11.083 acres (Lot 2). The existing lot is actively farmed and contains five structures, which are proposed to remain. While the submission indicates future plans for a single-family dwelling to be constructed on Lot 2, no improvements are proposed for either lot at this time. Each of the two lots will be served by individual on-lot water and sewerage.

Location: At the southwest corner of the intersection of SR 232 and Street Road.

Zoning: The CM Conservation Management District permits Use A-1 Agriculture and Horticulture and Use B-1 Single-Family Detached. Use A-1 Agriculture and Horticulture requires a minimum lot size of five acres, while Use B-1 Single-Family Detached requires a minimum lot size of one acre. For Use B-1 Single-Family Detached, minimum yard setbacks are 100 feet for the front yard, 50 feet for side yards, and 60 feet for the rear yard. Use A-1 Agriculture and Horticulture is subject to minimum yard setbacks of 75 feet in the front yard, 30 feet in side yards, and 100 feet in the rear yard.

Present Use: Agricultural

COMMENTS

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

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

Sections 22-409 & 22-410
from the requirement that sidewalks and curbs be provided along both sides of all streets; the application indicates waivers are requested from these requirements to preserve the existing conditions of the streets

Section 22-602.A.
to allow the submission of a combined preliminary/final plan

Sections 22-316
a deferral from providing a grading plan until the grading application process

Sections 22-318, 22-327 & 22-411
a deferral from providing a stormwater management plan until the grading application process

Sections 22-325 & 22-804.A.(2)(a)[29]
a deferral from providing an erosion and sediment control plan until the grading application process

Sections 22-413 & 22-608
a deferral from complying with the requirements for private wells until the grading application process

Sections 22-415
a deferral from complying with the requirements for private sewage disposal until the grading application process

Section 22-416
a deferral from the providing the locations of all proposed utility facilities until the grading application process

The final plan should note all granted waivers.

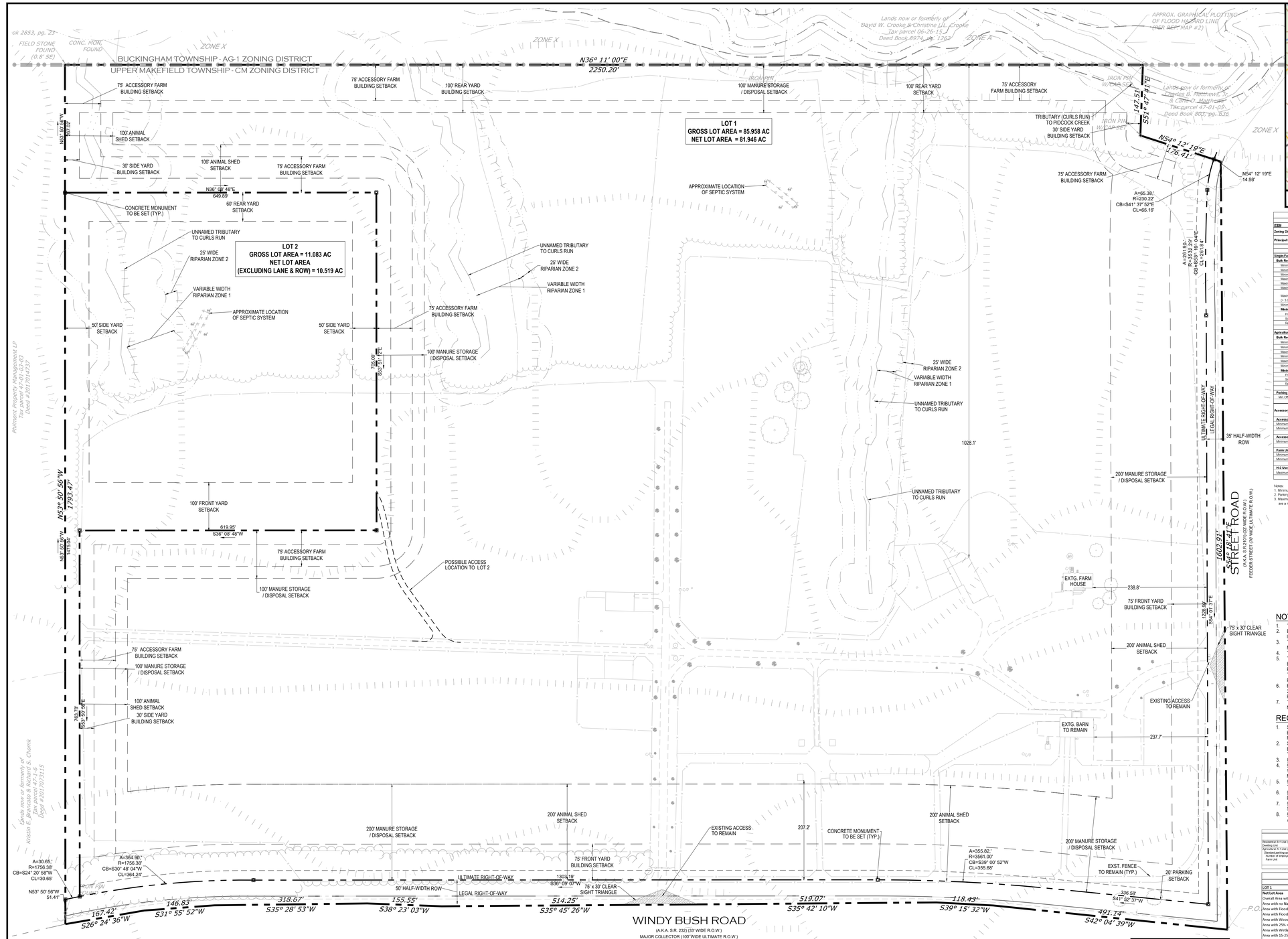
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

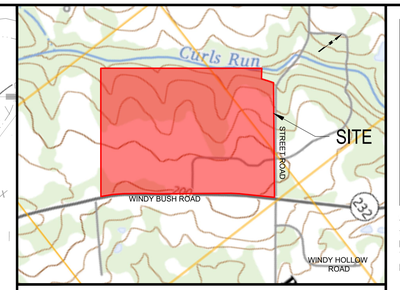
This review will be included in the Bucks County Planning Commission board materials for the March 4, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JWS:emh
26-0001

cc: 625 Street Rd LLC (via email)
Anand A. Bhatt, PE, ARNA Engineering Inc. (via email)
Larry Young, PE, Tri-State Engineers & Land Surveyors, Inc., Township Engineer (via email)
Gregg Schuster, Upper Makefield Township Manager (via email)
Dana S. Cozza, Esq., Buckingham Township Manager (via email)





LOCATION MAP 1" = 1000'

UPPER MAKEFIELD TOWNSHIP (JOINT MUNICIPAL ZONING) - ZONING DATA TABLE

ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
	ZONING DISTRICT: CM- CONSERVATION MANAGEMENT			
Zoning District:	CM- CONSERVATION MANAGEMENT	CM- CONSERVATION MANAGEMENT	CM- CONSERVATION MANAGEMENT	CM- CONSERVATION MANAGEMENT
Principal Permitted Use:	A-1: Agriculture and Horticulture	A-1: Agriculture and Horticulture	A-1: Agriculture and Horticulture	B-1: Single-Family Detached Dwelling
Single-Family Detached Use:				
Bulk Requirements				
Minimum Gross Site Area	3 acres	N/A	N/A	11.083 acres
Minimum Lot Area	3 acres	N/A	N/A	10.519 acres
Minimum Lot Width at Building Setback Line	200 FT	N/A	N/A	> 200 FT
Maximum Building Height	35 FT	N/A	N/A	< 35 FT
Maximum Building Coverage	≤ 10	N/A	N/A	<10
Maximum Impervious Surface Ratio (per site)	≤ 15	N/A	N/A	<0.15
Maximum Per Lot Impervious Surface Ratio (> 3.0 AC lots)	0.646 acres plus 0.15 of lot area in excess of 3 acres (1.773 ac)	N/A	N/A	<1.773 ac
Minimume Building Envelope	20,000 SF	N/A	N/A	137,398 SF
Minimum Yards				
Front	100 FT	N/A	N/A	>100 FT
Side (each)	50 FT	N/A	N/A	>50 FT
Rear	60 FT	N/A	N/A	>60 FT
Agricultural Uses				
Bulk Requirements				
Minimum Gross Site Area	5 acres	97.045 acres	85.958 acres	N/A
Minimum Lot Area	5 acres	92.983 acres	81.946 acres	N/A
Maximum Impervious Surface Ratio (per site)	0.06	0.024	0.02	N/A
Minimum Lot Width at Building Setback Line	200 FT	1572.5 FT	1572.5 FT	N/A
Maximum Building Height	35 FT	< 35 FT	< 35 FT	N/A
Minimume Building Envelope	2 AC	> 2 AC	33.75 AC	N/A
Minimum Yards				
Front	75 FT	207.2 FT	207.2 FT	N/A
Side (each)	30 FT	1028.1 FT	1028.1 FT	N/A
Rear	100 FT	1028.1 FT	1028.1 FT	N/A
Parking				
Min. Off-street parking	Refer to Parking Table	Refer to Parking Table	Refer to Parking Table	Refer to Parking Table
Accessory Uses:	Accessory Farm Structures Farm Unit Residential Accessory Structure	Accessory Farm Structures Farm Unit	Accessory Farm Structures Farm Unit	Residential Accessory Structure
Accessory Farm Structures - Animal Shed or like use				
Minimume Setback from property line	100 FT	1028.1 FT	1028.1 FT	N/A
Minimume Setback from Street line	200 FT	207.7 FT	207.7 FT	N/A
Accessory Farm Structures - other structures				
Minimume Setback from property line	75 FT	207.2 FT	207.2 FT	N/A
Farm Unit				
Minimume Setback from other Farm Unit	100 FT	N/A	N/A	N/A
Minimume Setback from Property Line	50 FT	238.8 FT	238.8 FT	N/A
H-3 Use: Fences and Freestanding Walls				
Maximum Height from Lot	4 FT / 5 FT	5 FT (used & rail fence)	5 FT (used & rail fence)	5 FT (used & rail fence)

Notes:
1. Minimum Lot Area for Agricultural Use in the CM zoning district is 5 acres
2. Fencing setback is only required paring areas of 3 or more cars.
3. Maximum height of fence is 4 feet except for "post and rail" or "post and board" fences, which are permitted a maximum of 5 ft provided they are a minumin 50% open area.

IMPERVIOUS COVERAGE TABULATION:

	Existing Conditions	Proposed Conditions (LOT 1)			Proposed Conditions (LOT 2)	
	Existing Area	Existing	Proposed Area	Total Proposed Area	Existing	Proposed Area
Lot Area (Base) (sf)	4,050,777		3,569,578		481,199	
Lot Area (ac)	92.993		81.946		11.047	
Building Area (sf)	14,543	14,543	TBD	14,543		TBD
Driveway and walk area (sf)	70,566	70,566	TBD	70,566		TBD
Total Impervious area (sf)	85,109	85,109	TBD	85,109	-	TBD
Total Impervious area (AC)	1.954	1.954	TBD	1.954	-	TBD
Impervious Surface Ratio	0.02			0.02		≤0.15

Note: The proposed impervious area for Lot 1 & Lot 2 will be confirmed at the time of the grading permit application. The impervious surface ratio will not exceed the maximum permitted impervious ratio.

PARKING REQUIREMENTS

Use	Parking Ratio		Required Parking Spaces	Proposed Parking Spaces
Residential (6 / Unit (Lot 2)				
Dwelling Unit	1 dwelling	2 per dwelling	2	≥2
Agricultural (1 Unit (Lot 1)				
Residential (within existing)				
Number of employees	1 employees	1 per	2 employees	3 ≥3
Farm Unit	1 dwelling	2 per	dwelling	2 ≥2
			Total Spaces	7 ≥7

Building Envelope

LOT 1	Area (SF)	Percentage Allowed	Envelope Area (SF)
Net Lot Area	3,569,578.41		
Overall Area within Setbacks	2,052,417.2		
Area with no Natural Resources	1,374,742.5	100%	1,374,742
Area with Floodplain	0		-
Area with Floodplain Soils	87,311	0%	-
Area with Woodlands	515,586	15%	77,938
Area with 25% + steep slopes	2,424	15%	364
Area with Wetlands transition Area	0	20%	-
Area with 15-25% steep slopes	68,354	25%	17,089
		Building Envelope =	**1,470,132**
			(33.75 AC)

LOT 2	Area (SF)	Percentage Allowed	Envelope Area (SF)
Net Lot Area	458,195.95		
Overall Area within Setbacks	299,825.5		
Area with no Natural Resources	114,498.5	100%	114,498
Area with Floodplain	0.0	0%	-
Area with Floodplain Soils	32,666	0%	-
Area with Woodlands	152,661	15%	22,899
Area with 25% + steep slopes	0	15%	-
Area with Wetlands transition Area	0	20%	-
Area with 15-25% steep slopes	0	25%	-
		Building Envelope =	**137,398**

NOTES:

1. THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
2. EXISTING FEATURES SHOWN ON THIS PLAN ARE BASED ON SURVEY FILE PREPARED BY ROMEO LAND SURVEYING INC. PROVIDED TO ARNA ENGINEERING IN CADD FORMAT ON AUGUST 18, 2025.
3. THE SUBJECT SITE CONSISTS OF TMP #: 47-001-004. THE SITE IS LOCATED IN THE CM ZONING DISTRICT OF UPPER MAKEFIELD TOWNSHIP.
4. THE SUBJECT SITE HAS A GROSS SITE AREA IS 97.045 ACRES.
5. THE SITE IS SUBJECT TO AN AGRICULTURAL CONSERVATION EASEMENT ("ACE") EXCEPT FOR THE AREA WITHIN THE EXCEPTION TRACT 1. EXCEPTION TRACT 1 IS SHOWN ON THE PLAN TITLE "DEED PLOT ~ SIEGEL FARM T.P.N 47-1-4" PREPARED BY CARROLL ENGINEERING CORPORATION, DATED MARCH 7, 2000. FOR THE PURPOSE OF EXEMPTING THE AREA OF 6.10 ACRE PARCEL OF LAND FROM THE EXISTING BUCKS COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT OVER THE REMAINING PORTION OF LAND.
6. BASED ON THE LETTER FROM THE BUCKS COUNTY AGRICULTURAL LAND PRESERVATION BOARD DATED FEBRUARY 22, 2024, COMMERCIAL EQUINE ACTIVITIES SUCH AS TRAINING, BOARDING, AND RIDING INSTRUCTION AS WELL AS A RESIDENTIAL STRUCTURE ARE PERMITTED TO BE LOCATED WITHIN THE ACE AREA.
7. THE ULTIMATE RIGHT-OF-WAY WIDTH FOR THE ROADWAYS ARE BASED ON THE "HIGHWAY CLASSIFICATION MAP" FOR NEWTOWN, UPPER MAKEFIELD, AND WRIGHTSTOWN TOWNSHIP, DATED 2001.

REQUESTED WAIVERS/DEFERRALS:

1. SECTION §22-409 & §22-410. THESE SECTIONS REQUIRE THAT SIDEWALKS AND CURBS SHOULD BE PROVIDED ALONG BOTH SIDES OF ALL STREETS. THE APPLICANT IS REQUESTING A WAIVER FROM THESE REQUIREMENTS TO PRESERVE THE EXISTING CONDITIONS OF THE STREETS.
2. SECTION §22-602.A - THIS SECTION REQUIRES THAT THE APPROVAL OF A PRELIMINARY PLAN AND FINAL PLAN SHALL EACH BE A SEPARATE SUBMISSION. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO ALLOW THIS SUBMISSION TO BE PRELIMINARY/FINAL.
3. §22-316. - A DEFERRAL FROM PROVIDING A GRADING PLAN UNTIL GRADING APPLICATION PROCESS.
4. §22-318. & §22-327. & §22-411. - A DEFERRAL FROM PROVIDING A STORMWATER MANAGEMENT PLAN IN COMPLIANCE WITH THE REQUIREMENTS OF THESE SECTIONS AND THE DELAWARE RIVER SOUTH WATERSHED STORMWATER MANAGEMENT ORDINANCE, CHAPTER 28B. UNTIL GRADING APPLICATION PROCESS.
5. §22-325 & §22-804A(2)(a)(9). - A DEFERRAL FROM PROVIDING AN EROSION AND SEDIMENT CONTROL AND SUBMIT IT TO THE BUCKS COUNTY CONSERVATION DISTRICT UNTIL GRADING APPLICATION PROCESS.
6. §22-413 & §22-608 - A DEFERRAL FROM COMPLYING WITH REQUIREMENTS LISTED IN THIS ORDINANCE SECTION FOR PRIVATE WELL UNTIL GRADING APPLICATION PROCESS.
7. §22-415. - A DEFERRAL FROM COMPLYING WITH REQUIREMENTS LISTED IN THIS ORDINANCE SECTION FOR PRIVATE SEWAGE DISPOSAL UNTIL GRADING APPLICATION PROCESS.
8. §22-416. - A DEFERRAL FROM PROVIDING THE LOCATIONS OF ALL PROPOSED UTILITY FACILITIES UNTIL GRADING APPLICATION PROCESS.

LEGEND

EXISTING SYMBOLS & LINES

- TOWNSHIP BOUNDARY
- PROPERTY/RIGHT-OF-WAY LINE
- STORM DRAIN
- SANITARY LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- OVERHEAD WIRE
- FENCE (TYPE AS NOTED)
- TREE LINE
- RIPARIAN BUFFER
- UTILITY EASEMENT
- CONTOUR LINE
- AREA LIGHT
- SIGNAL POLE
- POLE
- ANCHOR POLE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- SPOT ELEVATION
- CLEAN OUT
- TREE
- BENCH MARK
- SIGN
- BOLLARD
- METAL COVER
- ELECTRIC BOX
- FEMA FLOODPLAIN LINE

PROPOSED SYMBOLS & LINES

- SETBACK LINE
- ROAD CENTER LINE
- PROPOSED LOT LINE
- EDGE OF PAVEMENT
- CONCRETE MONUMENT

NATURAL RESOURCE LEGEND

- PROPOSED LOT LINE
- FLOODPLAIN
- STREAM (TOP OF BANK)
- STREAM (CENTERLINE)
- RIPARIAN BUFFER
- WOODLANDS
- SOILS BOUNDARY

CERTIFICATION OF OWNER OF RECORD AND DEDICATION

WE, _____ HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF UPPER MAKEFIELD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

WITNESS MY (OUR) HAND SEAL THIS _____ DAY OF _____, 20_____.

_____
OWNER(S).

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF _____

ON THE _____ DAY OF _____, 20____ BEFORE ME, THE SUBSCRIBER, A NOTARY OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE MEMBER OF 625 STREET ROAD LLC AND THAT AS SUCH MEMBER, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID LIMITED LIABILITY COMPANY IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLANS HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT HE DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

UPPER MAKEFIELD BOARD OF SUPERVISORS
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF UPPER MAKEFIELD THIS _____ DAY OF _____, 20____.

_____ _____

_____ _____

_____

REVIEWED BY THE TOWNSHIP PLANNING COMMISSION

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS REVIEWED BY THE UPPER MAKEFIELD TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

_____
CHAIRMAN

UPPER MAKEFIELD TOWNSHIP ENGINEER

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

_____

BUCKS COUNTY PLANNING COMMISSION

BCPC NO. _____
PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE PA MUNICIPALITIES CODE.

CERTIFIED THIS DATE _____

UPPER MAKEFIELD SEWAGE ENFORCEMENT OFFICER
REVIEWED BY THE UPPER MAKEFIELD TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.

_____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA: THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON AUGUST 15, 2025; THAT THE ONE-HUNDRED-YEAR FLOODPLAIN ELEVATIONS HAVE BEEN ACCURATELY DEPICTED; THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; THAT ALL NOTES AND STATEMENTS CONTAINED ON THE PLAN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL EASEMENTS, RESTRICTIONS, ENCROACHMENTS, RIGHTS-OF-WAY OF RECORD OR VISIBLE TO ME HAVE BEEN ACCURATELY MAPPED IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL, AND ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

_____ _____
DATE SIGNATURE

OFFICE OF THE RECORDER OF DEEDS

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

arna ENGINEERING CIVIL ENGINEERS

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

APPLICANT/OWNER
625 STREET RD LLC
100 Titus Avenue
Warrington, PA 18976
ATTN: Dough Taylor

SITE ADDRESS
625 Street Road
Upper Makefield, PA 18938

100 0 50 100
SCALE IN FEET

Project
TAYLOR FARM SUBDIVISION
T.M.P # 47-001-004

UPPER MAKEFIELD TOWNSHIP
BUCKS COUNTY PENNSYLVANIA

Drawing Title
SUBDIVISION (RECORD) PLAN

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHIRAG V. THAKKAR ENGINEER PE075153

CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
PA LIC. No. 075153

DATE	COMMENTS	NO.

REVISIONS

Project No.	230023601
Date	11-21-2025
Scale	1" = 100'
Drawn By	KGP
Checked By	AAB

Drawing No.
CS-100

Sheet 2 of 2

PROJECT: 230023601 TAYLOR FARM SUBDIVISION

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

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

MEMORANDUM

To: Warrington Township Board of Supervisors
Warrington Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 6, 2026

Subject: BCPC #11085-B
Preliminary Plan of Land Development for Flagship Carwash
TMP #50-29-7, -8
Applicant: Flagship Pennsylvania Propco, LLC
Owner: Warrington Estates, LLC; Russell F. and John W. Jr Buehler
Plan Dated: January 15, 2026
Date Received: January 20, 2026

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

GENERAL INFORMATION

Proposal: Consolidate two parcels to create a 2.33-acre site. Construct two car wash buildings of 6,886 and 5,125 square feet (totaling 12,011 square feet) on the newly created lot. In addition to the proposed driveways on Easton Road and Dubree Avenue, the plan proposes a new driveway accessing Bristol Road, within a proposed 40- to 50-foot-wide access easement through TMPs #50-29-9-1 and 50-29-9. An existing 2,347-square-foot car wash building, a commercial building, and a single-family dwelling and detached garage will be removed from the site. Public water and sewer will serve the site.

Location: Eastern side of Easton Road (PA 611), approximately 475 feet south of its intersection with Bristol Road.

Zoning: The WV Warrington Village District permits a variety of retail and office commercial uses on lots of 10,000 square feet. A car wash is not permitted in the WV District. However, Section 370-424.B.(2) of the zoning ordinance permits new development or expansion of existing permitted uses in the former districts at the time of adoption of this chapter as a conditional use. The proposal was granted conditional use permit on December 9, 2025.

Present Use: Commercial and residential

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

COMMENTS

1. **Requested waivers**

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

   Section 305-329.D.(8)
   to plant 44 of the required 222 replacement trees and offer a fee-in-lieu for the remaining 178 required replacement trees; the application indicates that existing infrastructure and design constraints restrict the available area for tree planting

   Section 305-329.E.(5)
   to plant three street trees instead of the required five street trees along Easton Road; the application indicates that existing underground utility conflicts and associated easements limit available planning locations and prevent adherence to the required spacing and setback standards

   The final plan should note all granted waivers.

   b. **Stormwater management ordinance**—The waiver request letter submitted with the plan indicates that a waiver is requested from the following requirement of the Warrington Township Stormwater Management Ordinance:

   Section 288-14.A.(2)
   from applying the required 20 percent impervious surface reduction in calculations for the existing basin; the application indicates that applying the 20 percent impervious surface reduction is an unnecessary constraint, as the existing basin is sufficient

   Since this is a stand-alone ordinance, relief from this provision may not be granted under the subdivision and land development ordinance. Therefore, we did not review this waiver request, but this issue should be resolved prior to approval of the plan.

2. **Site calculations**—Section 370-503 of the zoning ordinance contains protection ratios for natural resources on a site. Section 370-504 requires that plan submissions include calculations indicating the amount of natural resources on a site and the amount of each resource to be protected. The plan should be revised to include the required calculations.

3. **Environmental Impact Analysis (EIS)**—Section 305-331 of the SALDO requires an EIS to be submitted in which all environmentally sensitive areas on a site are evaluated and documented. The plan submission includes an EIS but does not include several required items. Section 305-331, Appendix E, Environmental Impact Study requires specific information, including the following: inventories of physical resources, biological resources, surface water, visual resources, analyses of adverse and irreversible impacts, mitigation measures, and alternatives. The plan should be revised to include this information.

4. **Transportation issues**—A transportation impact assessment was included with the plan submission. We recommend that the applicant address the following issues:

a. **Turning templates**—We recommend the plan be revised to provide F250 pick-up truck templates for the Easton Road driveway.

b. **Bristol Road driveway**—The proposed Bristol Road driveway permits left turns from the driveway onto Bristol Road. We recommend "Don't Block the Box" pavement markings and signage at the proposed Bristol Road driveway.

c. **Pass-by rate**—We recommend that the applicant consider revising the pass-by rate in the traffic impact assessment report, as the proposed use doesn't seem to be at all analogous to a convenience store with gas or a gas station. It seems likely the pass-by rate for the car wash would be substantially lower.

d. **Left turns onto Dubree Avenue from Route 611**—We recommend the applicant verify that the existing left turn bay for left turns onto Dubree Avenue from southbound Route 611 is long enough to handle additional traffic generated by the car wash.

e. **Access drive through site**—Consider the use of speed humps or speed tables to discourage cut-through traffic on the driveway connecting Dubree Avenue and Bristol Road and to control speeds along the driveway.

f. **Car wash generated traffic on Dubree Avenue**—Dubree Avenue is primarily a residential street. We recommend that consideration be given to the impact that additional traffic generated by the car wash will have on the residents of Dubree Avenue.

g. **Car wash exit near driveway**—Vehicles exiting the dry car wash building will be directly in line with the two-way driveway accessing Easton Road. We recommend that the applicant provide pavement markings near the Easton Road driveway to delineate separate ingress and egress movements, reduce conflict points, and enhance operation and safety.

5. **Employee parking**—The plan shows 12 employee parking stalls adjacent to the dry belt car wash queue. Due to the possibility of conflicts between vehicles entering and exiting the parking spaces and vehicles in the queue, we recommend that the township and applicant determine if this is an appropriate location for employee parking.

6. **Sidewalks**—The plan shows existing sidewalks on the site. However, the sidewalks do not extend north or south along Easton Road. We recommend that the township and applicant consider extending the sidewalk to provide pedestrian accessibility to Bristol Road and south to connect with an existing sidewalk on TMP #50-25-20.

7. **Design standards**—Section 305-333.D.(4)(b) of the SALDO contains various design standards for the WV District, including building orientation and entrance. The standards require that front facades be oriented towards the street with an everyday public entrance placed in the front facade. All entrances shall be clearly articulated using architectural detailing such as a roof overhang, a sloped roof, a porch, or a hooded front door. The applicant should indicate compliance with these design standards.

8. **Signage**—Article VII of the zoning ordinance and Section 304-333.D.(10) of the SALDO include regulations for signage. The plan does not depict any proposed business identification signs. We recommend that the locations and detailed drawings of such signs be indicated on the preliminary plan so that compliance with the sign regulations can be verified.

9. **Stormwater**—The applicant should verify that the above and below ground BMPs sufficiently attenuate the peak stormwater flows in the post-development condition.

10. **Access easement**—The plan proposes a 40- to 50-foot-wide access easement with an accessway through two other parcels to provide the site with access to Bristol Road. We recommend that the plan indicate who will be responsible for maintaining the accessway. Also, the terms of the easement should be written into the deeds for all affected parcels.

11. **Trash removal**—The plan shows a trash dumpster in the driveway at the entrance to the wet car wash. Trash removal may conflict with operations during business hours. We recommend that a note on the plan indicate that trash removal will occur during the off-hours**.**

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

This review will be included in the Bucks County Planning Commission board materials for the March 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
26-0004

cc: Erika Reed, The Dreher Group (via email)
Deryk Shaw, PE, Landcore Engineering Consultants, PC (via email)
Amanda Fuller, PE, Gilmore & Associates, Township Engineer (via email)
Angela Benner, Township Manager (via email)

BULK REQUIREMENTS

ZONING DISTRICT:	WV - WARRINGTON VILLAGE
EXISTING USE:	*50-029-008, CAR WASH - 1 BUILDING 3,492 SF (USE E8) - PERMITTED BY CONDITIONAL USE* *50-029-007, WELL DRILLER / CONTRACTOR USE - 3 BUILDINGS 3,318 SF TOTAL - NOT PERMITTED (EN)*
PROPOSED USE:	EXPANSION OF AN EXISTING PERMITTED BY CONDITIONAL USE CAR WASH WITH ACCESSORY DRIVE THROUGH STACKING (USE E8) PERMITTED BYCONDITIONAL USE (6)

REQUIREMENT		REQUIRED	*EXISTING (4)*	*EXISTING (5)*	PROPOSED (3)	SECTION
BUILDING REQUIREMENTS						
MINIMUM LOT AREA	(SF)	10,000	*87,837*	*18,065*	100,897	370-424
	(AC)	-	*2.016*	*0.415*	2.316	
MINIMUM LOT WIDTH @ SETBACK	(FT)	40	*244.7*	*68.12*	244.7	
MINIMUM YARD SETBACKS (3)						
FRONT FAÇADE LOCATION (ROUTE 611)(1)	(FT)	15 (MINIMUM)	*92.4 (EN)*	*88.35 (EN)*	67.29 & 83.88 (EN)	370-424
	(FT)	35 (MAXIMUM)				
SIDE YARD	(FT)	10	*18.94*	*3.94 (EN)*	10	
REAR YARD	(FT)	25	*257.57*	*3.75 (EN)*	167.42	
MAXIMUM IMPERVIOUS COVERAGE (3)	(%)	75	*33.2%*	*64.0%*	64.5%	
	(SF)		*29,155*	*11,567*	65,100	
MAXIMUM BUILDING COVERAGE (3)	(%)	35	*4%*	*18%*	11.90%	
	(SF)		*3,510*	*3,318*	12,011	
MAXIMUM BUILDING LENGTH FACING STREET (EASTON ROAD)	(FT)	60	*84.1 (EN)*	*35*	55.36	
MAXIMUM NON-RESIDENTIAL BUILDING FOOTPRINT	(SF)	8000	*3,510*	*1,581*	6,886	
MAXIMUM BUILDING HEIGHT	(FT)	35	<35	<35	<35	
MINIMUM RESIDENTIAL BUFFER	(FT)	50	*0.4 (EN)*	*3.94 (EN)*	15.12 (EN)	370-806.A
CARWASH (USE E8) REQUIREMENTS						
MINIMUM LOT AREA	(SF)	87,120	*87,837*	*NA*	100,897	370-305.E(8)
	(AC)	2.00	*2.016*	*NA*	2.316	
DRIVE THROUGH STACKING REQUIREMENTS (USE H6) (8)						
MINIMUM STACKING LANE RADIUS	(FT)	18	*5 (EN)*	*NA*	15 (EN)	370-305.H(8)
MINIMUM STACKING LANE WIDTH	(FT)	12	*16*	*NA*	12	
MINIMUM BYPASS LANE WIDTH	(FT)	10	*10*	*NA*	12	
MINIMUM STACKING LENGTH	(FT)	160	*110 (EN)*	*NA*	240 & 360	
PARKING REQUIREMENTS						
LOCATION		SIDE OR REAR ONLY	*FRONT AND REAR (EN)*	*FRONT AND REAR (EN)*	REAR	370-604.B
		IN FRONT ONLY 1 DOUBLE BAY AND MAXIMUM 15% OF TOTAL REQUIRED SPACES	*FRONT AND REAR (EN)*	*NS*	REAR	
MINIMUM STALL SIZE	(FT)	9.5X18	*9.5X19*	*NA*	9.5X18	370-601
MINIMUM AISLE WIDTH	(FT)	24 (2-WAY) 19 (1-WAY)	*11 (EN)*	*NA*	24 (2-WAY) 19 (1-WAY)	
MINIMUM PARKING SETBACKS						
STREET RIGHT OF WAY	(FT)	25	*14.85 (EN)*	*NA*	16.05 (EN)	370-604.B
BUILDINGS	(FT)	10	*>10*	*NA*	12.54	370-601.P
STREET LINE	(FT)	15	*14.85 (EN)*	*NA*	>15	
PROPERTY LINES (LIKE USES)	(FT)	10	*>10*	*NA*	23	
PROPERTY LINES (UNLIKE USES)	(FT)	50	*169.45*	*NA*	50.67	
MINIMUM PARKING, LOADING, CIRCULATION & SERVICE LANE SETBACK FROM PUBLIC THOROUGHFARE OR PROPERTY LINE (2)	(FT)	20	*4.85 (EN)*	*NA*	23	370-607.A
LOADING SPACE REQUIREMENTS						
MINIMUM LOADING SPACE SIZE	(FT)	12x30 (SMALL TRUCK) 14X55 (LARGE TRUCK)	*NA (EN)*	*NA (EN)*	NA	370-605

| (EN) EXISTING NON-CONFORMITY | (NA) NOT APPLICABLE | (NS) NOT SPECIFIED |
1. AS MEASURED FROM STREET LINE
2. MAY BE REDUCED TO 10' IF LANE OR ROADWAY IS DEDICATED TO THE TOWNSHIP.
3. CALCULATIONS BASED OFF OF ULTIMATE RIGHT OF WAY AND ASSUME EXISTING CAR WASH AND WELL DRILLER/CONTRACTOR PARCELS ARE CONSOLIDATED.
4. CALCULATIONS FOR PARCEL ID NO. 50-029-008, CAR WASH
5. CALCULATIONS FOR PARCEL ID NO. 50-029-007, WELL DRILLER / CONTRACTOR
6.THE EXISTING USE WAS APPROVED AS A PERMITTED USE ON LAND DEVELOPMENT PLAN PREPARED BY SHOWALTER & ASSOCIATES, DATED 01/27/2006 RECORDED AS INSTRUMENT NUMBER 200705689? ON 06/20/2007. PURSUANT TO ZONING ORDINANCE 370-424.B(2), ALL EXISTING PERMITTED USES IN THE FORMER DISTRICTS AT THE TIME OF THE WARRINGTON VILLAGE DISTRICT ORDINANCE ADOPTION SHALL BE PERMITTED. IF AN EXISTING PERMITTED USE LOCATED ON A LOT, TRACT, OR PARCEL IN AN UNDERLYING DISTRICT AT THE TIME OF ADOPTION OF THIS CHAPTER PROPOSES NEW DEVELOPMENT OR EXPANSION, IT SHALL COMPLY WITH THE REQUIREMENTS, STANDARDS, AND COMPATIBILITY CRITERIA OF THIS SECTION AND § 370-802, CONDITIONAL USES.

OFF-SITE BULK REQUIREMENTS FOR ADDITION OF DRIVEWAY ACCESS TO BRISTOL ROAD (PARCEL ID NO. 50-029-009-001)

ZONING DISTRICT:	WV - WARRINGTON VILLAGE
EXISTING USE:	*50-029-009-001, SHOPPING CENTER*

REQUIREMENT		REQUIRED	*EXISTING*	PROPOSED (2)	SECTION
BUILDING REQUIREMENTS					
MINIMUM LOT AREA	(SF)	10,000	*103,487*	103,487	370-424
	(AC)	-	*2.376*	2.376	
MAXIMUM IMPERVIOUS COVERAGE (2)	(%)	75	*31.1%*	36.6%	
	(SF)		*32,208*	37,897	
MINIMUM RESIDENTIAL BUFFER	(FT)	50	*>50*	50	370-806.A
PARKING REQUIREMENTS					
LOCATION		SIDE OR REAR ONLY	*FRONT AND REAR (EN)*	FRONT AND REAR (EN)	370-604.B
		IN FRONT ONLY 1 DOUBLE BAY AND MAXIMUM 15% OF TOTAL REQUIRED SPACES	*FRONT AND REAR (EN)*	FRONT AND REAR (EN)	
MINIMUM STALL SIZE	(FT)	9.5X18	*9.5X18*	9.5X18	370-601
MINIMUM AISLE WIDTH	(FT)	24 (2-WAY) 19 (1-WAY)	*24*	24 (2-WAY)	
MINIMUM PARKING SETBACKS					
STREET RIGHT OF WAY	(FT)	25	*-9.81 (EN)*	-9.81 (EN)	370-604.B
BUILDINGS	(FT)	10	*>10*	>10	370-601.P
STREET LINE	(FT)	15	*28.76*	28.76	
PROPERTY LINES (LIKE USES)	(FT)	10	*12*	12	
PROPERTY LINES (UNLIKE USES)	(FT)	50	*15.57 (EN)*	15.57 (EN)	
MINIMUM PARKING, LOADING, CIRCULATION & SERVICE LANE SETBACK FROM PUBLIC THOROUGHFARE OR PROPERTY LINE (1)	(FT)	20	*0 (EN)*	0 (EN)	370-607.A
LOADING SPACE REQUIREMENTS					
MINIMUM LOADING SPACE SIZE	(FT)	12x30 (SMALL TRUCK) 14X55 (LARGE TRUCK)	*NS (EN)*	NA	370-605

(EN) EXISTING NON-CONFORMITY | (NA) NOT APPLICABLE
1. MAY BE REDUCED TO 10' IF LANE OR ROADWAY IS DEDICATED TO THE TOWNSHIP.
2. CALCULATIONS BASED OFF OF ULTIMATE RIGHT OF WAY.

PARKING STALL REQUIREMENTS FOR PARCEL ID 50-029-009

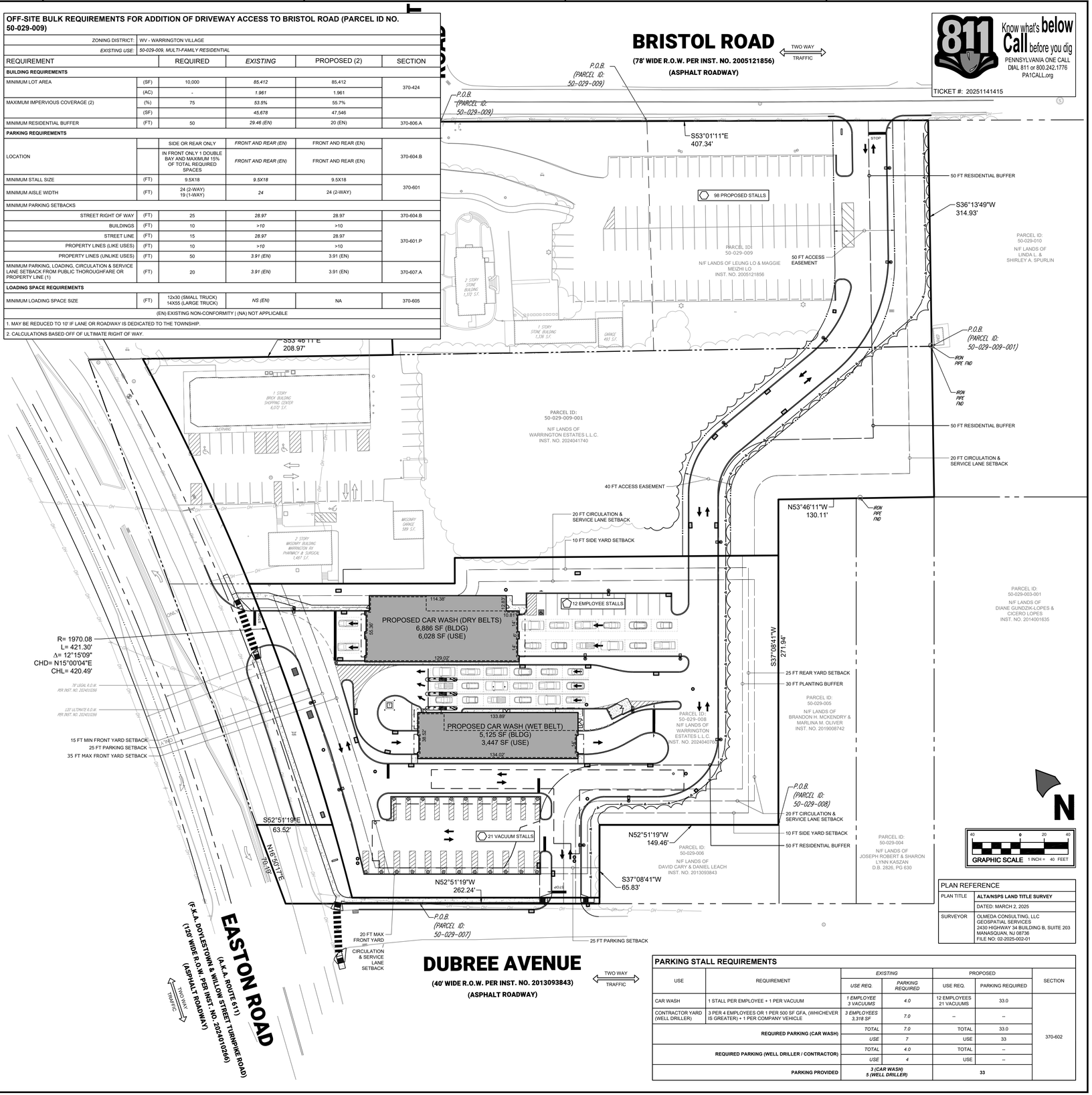
USE	REQUIREMENT	*EXISTING*		PROPOSED		SECTION
		USE REQ.	*PARKING REQUIRED*	USE REQ.	PARKING REQUIRED	
4-FAMILY SEMIDETACHED DWELLING MULTIPLEX	2.5 PER UNIT	*4*	*10.0*	4	10.0	370-602
	TOTAL	*10.0*	TOTAL	10.0		
REQUIRED PARKING		*USE*	*10*	USE	10	
PARKING PROVIDED		*110*		98		

OFF-SITE BULK REQUIREMENTS FOR ADDITION OF DRIVEWAY ACCESS TO BRISTOL ROAD (PARCEL ID NO. 50-029-009)

ZONING DISTRICT:	WV - WARRINGTON VILLAGE
EXISTING USE:	*50-029-009, MULTI-FAMILY RESIDENTIAL*

REQUIREMENT		REQUIRED	*EXISTING*	PROPOSED (2)	SECTION
BUILDING REQUIREMENTS					
MINIMUM LOT AREA	(SF)	10,000	*85,412*	85,412	370-424
	(AC)	-	*1.961*	1.961	
MAXIMUM IMPERVIOUS COVERAGE (2)	(%)	75	*53.5%*	55.7%	
	(SF)		*45,678*	47,546	
MINIMUM RESIDENTIAL BUFFER	(FT)	50	*29.46 (EN)*	20 (EN)	370-806.A
PARKING REQUIREMENTS					
LOCATION		SIDE OR REAR ONLY	*FRONT AND REAR (EN)*	FRONT AND REAR (EN)	370-604.B
		IN FRONT ONLY 1 DOUBLE BAY AND MAXIMUM 15% OF TOTAL REQUIRED SPACES	*FRONT AND REAR (EN)*	FRONT AND REAR (EN)	
MINIMUM STALL SIZE	(FT)	9.5X18	*9.5X18*	9.5X18	370-601
MINIMUM AISLE WIDTH	(FT)	24 (2-WAY) 19 (1-WAY)	*24*	24 (2-WAY)	
MINIMUM PARKING SETBACKS					
STREET RIGHT OF WAY	(FT)	25	*28.97*	28.97	370-604.B
BUILDINGS	(FT)	10	*>10*	>10	370-601.P
STREET LINE	(FT)	15	*28.97*	28.97	
PROPERTY LINES (LIKE USES)	(FT)	10	*>10*	>10	
PROPERTY LINES (UNLIKE USES)	(FT)	50	*3.91 (EN)*	3.91 (EN)	
MINIMUM PARKING, LOADING, CIRCULATION & SERVICE LANE SETBACK FROM PUBLIC THOROUGHFARE OR PROPERTY LINE (1)	(FT)	20	*3.91 (EN)*	3.91 (EN)	370-607.A
LOADING SPACE REQUIREMENTS					
MINIMUM LOADING SPACE SIZE	(FT)	12x30 (SMALL TRUCK) 14X55 (LARGE TRUCK)	*NS (EN)*	NA	370-605

(EN) EXISTING NON-CONFORMITY | (NA) NOT APPLICABLE
1. MAY BE REDUCED TO 10' IF LANE OR ROADWAY IS DEDICATED TO THE TOWNSHIP.
2. CALCULATIONS BASED OFF OF ULTIMATE RIGHT OF WAY.



PARKING STALL REQUIREMENTS

USE	REQUIREMENT	*EXISTING*		PROPOSED		SECTION
		USE REQ.	*PARKING REQUIRED*	USE REQ.	PARKING REQUIRED	
CAR WASH	1 STALL PER EMPLOYEE + 1 PER VACUUM	*1 EMPLOYEE 3 VACUUMS*	*4.0*	12 EMPLOYEES 21 VACUUMS	33.0	370-602
CONTRACTOR YARD (WELL DRILLER)	3 PER 4 EMPLOYEES OR 1 PER 500 SF GFA, (WHICHEVER IS GREATER) + 1 PER COMPANY VEHICLE	*3 EMPLOYEES 3,318 SF*	*7.0*	--	--	
REQUIRED PARKING (CAR WASH)		*TOTAL*	*7.0*	TOTAL	33.0	
		USE	*7*	USE	33	
REQUIRED PARKING (WELL DRILLER / CONTRACTOR)		*TOTAL*	*4.0*	TOTAL	--	
		USE	*4*	USE	--	
PARKING PROVIDED		*3 (CAR WASH) 5 (WELL DRILLER)*		33		

PLAN REFERENCE	
PLAN TITLE	**ALTA/NSPS LAND TITLE SURVEY**
	DATED: MARCH 2, 2025
SURVEYOR	OLMEDA CONSULTING, LLC GEOSPATIAL SERVICES 2430 HIGHWAY 34 BUILDING B, SUITE 203 MANASQUAN, NJ 08736 FILE NO: 02-2025-002-01

811 Know what's below Call before you dig
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PA1CALL.org
TICKET #: 20251141415

LANDCORE
PHONE | 215-836-2510
LANDCORECONSULTING.COM
580 VIRGINIA DRIVE | SUITE 340
FORT WASHINGTON, PENNSYLVANIA 19034

NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL RYAN T. WHITMORE ENGINEER No. PE076555

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 076555

REV.	DATE	REVISED PER	BY

PROJECT No. **240057**
FILE **RECORD**
DRAWN BY **A.MATHEWS**
CHECKED BY **R.WHITMORE**

PROJECT: **FLAGSHIP CARWASH** RT 611 / DUBREE AVENUE WARRINGTON TWP, BUCKS COUNTY, PENNSYLVANIA
APPLICANT: **FLAGSHIP PENNSYLVANIA PROPCO, LLC c/o THE DREHER GROUP**
TITLE: **OVERALL SITE PLAN**

DATE **2026 - 01 - 15**

OV 0

SHEET **04 OF 29** REV. No.

Bucks County Planning Commission

Planning Module Reviews

January 24, 2026 date to February 20, 2026

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
Milford Township	1270 Wright Road	8052-B	26-0003	23-20-64	1-09930-488-2
Middletown Township	Woods Meadowbrook	13083	26-0018	22-30-3	1-09003-495-3J
Middletown Township	830 Old Lincoln Highway	13147	26-0016	22-13-213	1-09003-505-3J
Middletown Township	156 South Clearview Avenue	13154	26-0029	22-13-136	1-09003-504-3J
Newtown Township	473 Lower Dolington Road	12822	26-0025	29-10-67-1	1-09935-266-3J
Upper Southampton	VF Properties Group Street Rd	13141	26-0031	48-21-53	1-09949-139-3J

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

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

January 30, 2026

Tara Bernard, Planning Specialist
VW Consultants, LLC
1590 Canary Road
Quakertown, PA 18951

RE: 1270 Wright Road Planning Module
PaDEP Code #1-09930-488-2
BCPC #8052-B
TMP #23-20-64
Milford Township, Bucks County, PA

Dear Ms. Bernard:

We have received a copy of the planning module[1] regarding the construction of a community on-lot sewage disposal system to serve an existing four-bedroom farmhouse, an existing five-bedroom converted barn, and a proposed timber barn with a one-bedroom in-law suite and a public bathroom. The site is located on Wright Road, approximately 300 feet north of its intersection with Old Woods Road.

The *Milford Township Sewage Facilities Plan* is the official Act 537 Plan for this portion of Milford Township. The proposal to construct community on-lot sewage disposal system is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by on-lot sewage disposal systems.

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.

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

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

Sincerely,

Matthew M. Walters
Senior Planner

MMW:emh
26-0003

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer and Office Manager (via email)
Richelle Daily, VW Consultants, LLC (via email)
Act 537 file (via email)

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09930-488-2
BCPC #:
8052-B

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

1270 Wright Road

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

1. Date plan received by county planning agency January 6, 2026
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency January 30, 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 *et seq*.)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met _____
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency _____
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: _____
☐	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact _____
☐	☒	7.	Will any known historical or archeological resources be impacted by this project? If yes, describe impacts _____
☐	☒	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project? If yes, describe impacts _____
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance? N/A If no, describe inconsistencies _____

SECTION C. AGENCY REVIEW (continued)

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

18. Name, Title and signature of person completing this section:

Name: Matthew M. Walters

Title: Senior Planner

Signature: Matthew M. Walters

Date: January 30, 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.

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

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

MEMORANDUM

TO: Eric Clase, Executive Vice President

FROM: Staff of the Bucks County Planning Commission

DATE: February 9, 2026

SUBJECT: Woods Meadowbrook Planning Module
BCPC #13083
TMP #22-30-3
Middletown Township, Bucks County, PA

We have revised the original review after receiving a new Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt from the applicant. The receipt indicates that the project's consistency with the Historic Preservation Act and Protection of Rare, Endangered or Threatened Species. The original planning module review letter and Component 4B – County Planning Agency Review, dated February 4, 2026, should be disregarded.

LL:emh
26-0018

cc: Eric Clase, Executive Vice President, Gilmore & Associates, Inc. (via email)
Megan Frederick, P.E., Gilmore & Associates, Inc. (via email)
Woods Services (via email)
Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Eden Ratliff, Township Manager (via email)
Act 537 file (via email)

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

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E-mail: planningcommission@buckscounty.org

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

February 9, 2026

Eric Clase, Executive Vice President
Gilmore & Associates, Inc.
65 East Butler Avenue
New Britain, PA 18901

RE: Woods Meadowbrook Planning Module
PaDEP Code # 1-09003-495-3J
BCPC #13083
TMP #22-30-3
Middletown Township, Bucks County, PA

Dear Mr. Clase:

We have received a copy of the planning module[1] regarding the construction of a four-story apartment building with 70 units, along with driveways and associated facilities on a 3.78-acre site (TMP #22-30-3). The proposed development is along the southern side of US Route 1, northeast of the intersection of South Pine Street and Woods Drive. The proposed dwellings will generate new wastewater flows, totaling 7,600 gallons per day (31 EDUs), will flow by public sewer through the Middletown Township sewer collection system to the Bucks County Water and Sewer Authority (BCWSA) system (via the Neshaminy Creek Interceptor) and will be treated at the Philadelphia Water Department's Northeast Water Pollution Control Plant.

The *Act 537 Sewage Facilities Plan for the Neshaminy Interceptor Service Area of Middletown Township, Bucks County, Pennsylvania* is the official Act 537 Plan for this portion of Middletown Township. The proposal to connect to the existing public sewer facility is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by connection to public sewer. However, it is unclear from the correspondence provided whether the project has been included in the Neshaminy Interceptor Connection Management Plan.

Further, Section G.6. indicates that documentation has been included to confirm project consistency with the Historic Preservation Act. However, the packet does not include the completed Cultural Resources Notice, a return receipt for its submission to the PHMC, and the PHMC review letter.

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

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

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

Sincerely,

Lynn Y. Lai, AICP
Planner

LYL:emh
26-0018

Attachment

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

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09003-495-3J
BCPC #:
13083

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

Woods Meadowbrook

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

1. Date plan received by county planning agency January 23, 2026
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency February 9, 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 *et seq*.)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met _____
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency _____
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: _____
☐	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact _____
☐	☐	7.	Will any known historical or archeological resources be impacted by this project? If yes, describe impacts See attached letter
☐	☒	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project? If yes, describe impacts _____
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance? N/A If no, describe inconsistencies _____

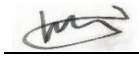
SECTION C. AGENCY REVIEW (continued)

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

18. Name, Title and signature of person completing this section:

Name: Lynn Y. Lai, AICP

Title: Planner

Signature: 

Date: February 9, 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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E-mail: planningcommission@buckscounty.org

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Thomas J. Jennings, *Secretary*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

February 9, 2026

Lawrence J. Byrne, PE
L. J. Byrne Engineering, LLC
333 East Street Road,
Warminster, PA 18974

RE: 830 Old Lincoln Highway Planning Module
PaDEP Code # 1-09003-505-3J
BCPC #13147
TMP #22-13-213
Middletown Township, Bucks County, PA

Dear Mr. Byrne:

We have received a copy of the planning module[1] regarding the subdivision of a parcel (TMP #22-13-213) into two lots, along with the construction of a single-family dwelling on proposed Lot 2. The proposed development is along the southern side of Old Lincoln Highway, approximately 200 feet southwest of its intersection of Brownsville Road. The proposal will generate new wastewater flows, totaling 250 gallons per day (1 EDU) and will flow by public sewer through the Middletown Township sewer collection system to the Bucks County Water and Sewer Authority (BCWSA) system (via the Neshaminy Creek Interceptor), ultimately to be treated at the Philadelphia Water Department's Northeast Water Pollution Control Plant.

The *Act 537 Sewage Facilities Plan for the Neshaminy Interceptor Service Area of Middletown Township, Bucks County, Pennsylvania* is the official Act 537 Plan for this portion of Middletown Township. The proposal to connect to the existing public sewer facility is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by connection to public sewer. However, it is unclear from the correspondence provided whether the project has been included in the Neshaminy Interceptor Connection Management Plan.

Component 3, Sewage Collection and Treatment Facilities, has sections that are incomplete. Section G. Proposed Wastewater Disposal Facilities, does not complete. Section J. Chapter 94 Consistency Determination, does not complete. Section Q. False Swearing Statement, does not include the Signature and Date.

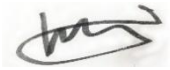
[1] Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Northampton Township sewage facilities plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning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

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

Section G.6. and 7. indicate that documentation has been included to confirm project consistency with the Historic Preservation Act and Protection of Rare, Endangered or Threatened Species. However, the packet does not include the completed Cultural Resources Notice, a return receipt for its submission to the PHMC, the PHMC review letter, and the Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt.

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

Sincerely,



Lynn Y. Lai, AICP
Planner

LYL:emh
26-0016

Attachment

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

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09003-505-3J
BCPC #:
13147

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

830 Old Lincoln Highway

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

1. Date plan received by county planning agency January 22, 2026
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency February 9, 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 *et seq*.)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met _____
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency _____
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: _____
☐	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact _____
☐	☐	7.	Will any known historical or archeological resources be impacted by this project? If yes, describe impacts See attached letter
☐	☐	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project? If yes, describe impacts See attached letter
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance? N/A If no, describe inconsistencies _____

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: Lynn Y. Lai, AICP
			Title: Planner
			Signature:
			Date: February 9, 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.

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

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

February 19, 2026

Jillian Fink
Dumack Engineering
1038 Second Street Pike
Richboro, PA 18954

RE: 156 South Clearview Avenue Planning Module
PaDEP Code # 1-09003-504-3J
BCPC #13154
TMP #22-13-136
Middletown Township, Bucks County, PA

Dear Ms. Fink:

We have received a copy of the planning module[1] regarding the three-lot subdivision on a 30,400-square-foot parcel (TMP #22-13-136) and the construction of a new single-family detached dwelling and driveway on Lot 2 and Lot 3. The proposed development is along the western side of South Clearview Avenue, approximately 200 feet south of its intersection with Brownsville Road. The existing and proposed dwellings will generate new wastewater flows, totaling 750 gallons per day (3 EDUs) and will flow by public sewer through the Middletown Township sewer collection system to the Bucks County Water and Sewer Authority (BCWSA) system (via the Neshaminy Creek Interceptor). Ultimately the flow will be treated at the Philadelphia Water Department's Northeast Water Pollution Control Plant.

The *Act 537 Sewage Facilities Plan for the Neshaminy Interceptor Service Area of Middletown Township, Bucks County, Pennsylvania* is the official Act 537 Plan for this portion of Middletown Township. The proposal to connect to the existing public sewer facility is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by connection to public sewer. However, it is unclear from the correspondence provided whether the project has been included in the Neshaminy Interceptor Connection Management Plan.

Component 3. Sewage Collection and Treatment Facilities contains sections that are incomplete and do not contain the requisite signatures. These include Section G. Proposed Wastewater Disposal Facilities, Section J. Chapter 94 Consistency Determination, and Section Q. False Swearing Statement.

[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 township's official sewage facilities plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.

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

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

Sincerely,

Lynn Y. Lai, AICP
Planner

LYL:emh
26-0029

Attachment

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

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-09003-504-3J
BCPC #: 13154

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

156 South Clearview Avenue

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

1. Date plan received by county planning agency February 4, 2026
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency February 19, 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 *et seq*.)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met _____
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency _____
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: _____
☐	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact _____
☐	☒	7.	Will any known historical or archeological resources be impacted by this project? If yes, describe impacts _____
☐	☒	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project? If yes, describe impacts _____
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance? N/A If no, describe inconsistencies _____

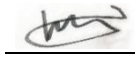
SECTION C. AGENCY REVIEW (continued)

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

18. Name, Title and signature of person completing this section:

Name: Lynn Y. Lai, AICP

Title: Planner

Signature: 

Date: February 19, 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.

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

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

February 19, 2026

Justin A. Geonnotti, PE, Senior Principal/Regional Manager
Dynamic Engineering Consultants, PC
826 Newtown-Yardley Road
Suite 201
Newtown, PA 18940-1797

RE: 473 Lower Dolington Road Planning Module
PaDEP Code #1-09935-266-3J
BCPC #12822
TMP #29-10-67-1
Newtown Township, Bucks County, PA

Dear Mr. Geonnotti:

We have received a copy of the planning module[1] regarding the proposal to connect two new single-family detached dwellings, through an extension, to the existing sewage collection system. The two new dwellings are part of a proposed three-lot subdivision. Sewage from the development is proposed to be conveyed through the collector system owned by the Newtown Bucks County Joint Municipal Authority (NBCJMA) to the Bucks County Water and Sewer Authority's (BCWSA) Neshaminy Interceptor. The flows will then be conveyed to the Northeast Philadelphia Water Pollution Control Plant for treatment. Proposed project flows from the subdivision are 484.2 gallons per day (gpd), based on 2 EDUs (1 EDU equals 242.1 gpd).

According to the project narrative, an existing farmhouse located on the remaining lot of the three-lot subdivision received an Act 537 Exemption by PaDEP on September 4, 2025, to address its failing septic system. As such, the farmhouse is not contemplated for purposes of this planning module.

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

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

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

The Neshaminy Interceptor is currently under a Connection Management Plan (CMP). The Alternatives Analysis included with the planning module indicates the proposed project is in the process of being added to the Connection Management Plan (CMP) for the Neshaminy Interceptor. The planning module submission should include documentation that the project has been allocated capacity under the approved CMP for the Neshaminy Interceptor.

Further, we note that sewage flow and capacity information for the collection treatment systems has not been completed in Component 3., Section J.2. This information, along with all required signatures and dates, should be included in the completed planning module package submitted to PaDEP.

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

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

Sincerely,

Lisa M. Wolff
Senior Planner

LMW:emh
26-0025

Attachment

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

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09935-266-3J
BCPC #:
12822

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

473 Lower Dolington Road Planning Module

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

1. Date plan received by county planning agency January 29, 2026
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency February 19, 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 *et seq*.)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met _____
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency _____
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: _____
☐	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact _____
☐	☒	7.	Will any known historical or archeological resources be impacted by this project? If yes, describe impacts _____
☐	☒	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project? If yes, describe impacts _____
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance? N/A If no, describe inconsistencies _____

SECTION C. AGENCY REVIEW (continued)

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

18. Name, Title and signature of person completing this section:

Name: Lisa M. Wolff

Title: Senior Planner

Signature: Lisa M Wolff

Date: February 19, 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.

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

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

February 12, 2026

Lawrence J. Byrne, PE
L. J. Byrne Engineering, LLC
333 East Street Road Warminster, PA 18974

RE: VF Properties Group Street Rd Subdivision
PaDEP Code # 1-09949-139-3J
BCPC #13141
TMP #48-21-53
Upper Southampton Township, Bucks County, PA

Dear Mr. Byrne:

We have received a copy of the planning module[1] regarding a two-lot subdivision (one existing single-family dwelling lot and one proposed single-family dwelling lot) on a 2.77-acre lot that will be served by public sewer. This project is located on Street Road, adjacent to 1243 Street Road in Upper Southampton Township Bucks County. New wastewater flows will increase by 232 gallons per day (2 EDUs).

The proposal involves an extension to an existing collection system. From there, sewage will flow to the Mill Creek Pump Station, which is owned and maintained by the Upper Southampton Municipal Authority. Flows will then drain to the Poquessing Interceptor for treatment at the Philadelphia Water Department's (PWD) Northeast Water Pollution Control Plant for treatment.

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

We note that Component 3, Sewage Collection and Treatment Facilities, has sections that are incomplete and do not contain the requisite signatures. These include Section F Project Narrative and Section J. Chapter 94 Consistency Determination.

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

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

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

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

Sincerely,

David C. Zipf

David C Zipf, AICP
Planner

DCZ:emh
26-0031

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Donald E. Williams, Township Manager (via email)
Act 537 file (via email)

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

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name

VF Property Group Street Road Subdivision

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

1. Date plan received by county planning agency February 4, 2026
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency February 12, 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 *et seq*.)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met _____
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency _____
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: _____
☐	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact _____
☐	☒	7.	Will any known historical or archeological resources be impacted by this project? If yes, describe impacts _____
☐	☒	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project? If yes, describe impacts _____
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance? If no, describe inconsistencies N/A

SECTION C. AGENCY REVIEW (continued)

Yes	No		
☐	☐	11.	Have all applicable zoning approvals been obtained?
☐	☒	12.	Is there a county or areawide subdivision and land development ordinance?
☐	☐	13.	Does this proposal meet the requirements of the ordinance?
			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 Zipf, AICP
			Title: Planner
			Signature: David C. Zipf
			Date: February 12, 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.