

BOARD MEETING

AGENDA

WEDNESDAY, JUNE 3, 2026

2:00 PM

The agenda was amended during the meeting.

Municipal Review BCPC # 30-26-CP1 – Nockamixon Township was added to the packet.

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from May 6, 2026
5. Executive Director's Report
6. Presentation: Bucks County History Trails – Bucks County 250 PA
By John Capista, GIS Analyst
7. Act 247 Reviews for June 3, 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 June 3, 2026.

MINUTES OF MEETING

WEDNESDAY, MAY 6, 2026

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

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

MEMBERS ABSENT: David R. Nyman

STAFF PRESENT: Scott Burton; Andrew G. Heimark; Bryn-Erin Kerr; Deanna M. Miller; Christian Regosch; Michael A. Roedig; Patricia Rosica; Jeremy Stoff; Abigail Thomas; Matthew M. Walters; Lisa M. Wolff

SOLICITOR: Trevor L. Gross

IT SUPPORT: Shawn Loughlin, Bucks County IT Department

IN-HOUSE GUESTS: Kathryn Auerbach, Preservation Specialist, Tinicum Township; Johnathon Neuber, Hilltown Township; Melissa Scott; Doreen Stratton, Doylestown Borough

- **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.

- **PUBLIC COMMENT (AGENDA ITEMS)**

Mr. Roedig stated we received public comments from Kathryn Auerbach and Melissa Scott regarding BCPC #9-26-1 - Doylestown Township, Zoning Map and Zoning Ordinance Amendment. This area is also referred to as the Hart Tract. All public comments were emailed to the board prior to the meeting.

After the Hazard Mitigation Plan presentation, Ms. Breslin opened public comment again to accommodate a few residents that arrived. Johnathon Neuber, Doreen Stratton, and Kathryn Auerbach spoke in opposition to BCPC #9-26-1 - Doylestown Township, Zoning Map and Zoning Ordinance Amendment and requested a traffic study be conducted prior to this change. Ms. Stratton also shared information on the historic significance of the Hart Tract.

See Attachment A for the public comments received via email prior to the meeting as well as supporting documents we received during the meeting.

Ms. Breslin stated that the BCPC is an advisory body. The planning commission staff reviews the draft zoning amendment to ensure the draft is in compliance with the Municipal Planning Code as well as be consistent with the municipality's comprehensive plan.

- **APPROVAL OF MINUTES FOR THE MEETING, APRIL 1, 2026**

Upon motion of Mr. Tosti, seconded by Mr. Tokmajian, the motion carried to approve the minutes of the April 1, 2026, meeting as presented.

- **EXECUTIVE DIRECTOR'S REPORT**

Mr. Roedig highlighted some of the items listed in the April Executive Director's report.

Mr. Roedig stated that Transportation Planner Parker Frohlich has resigned to accept a new position in Connecticut. His planner position has been posted, and it is anticipated that it will be filled later this spring. Mr. Roedig also noted that Environmental Planner Cassandra Goodmansen will be on maternity leave for the next several months. Her responsibilities will be covered by various staff members during her absence.

Mr. Roedig served as a panelist at the spring seminar of Del Val University's One Health Seminar series. His role in the discussion was to detail our comprehensive plan development efforts, specifically the "implementable" plan process.

Mr. Roedig talked about the update to our data center webpage on BCPC Connects.

Mr. Roedig commented that the first Household Hazardous Waste Event of 2026 was held on April 4, 2026, at Bucks County Community College and was attended by approximately 1,600 residents. Due to the popularity of this first annual event, the county is considering expanding it to a two-day event next year to help alleviate traffic congestion in the area.

Mr. Roedig attended a DVRPC orientation to get a closer look at the DVRPC structure, transportation planning and funding, and various planning activities.

Mr. Roedig reported that in April 2026, we received 21 applications, reviewed a total of 23 lots or units and 70,917 square feet of nonresidential land development, collecting \$17,452.29 in revenue. Year-to-date we have received 76 applications, reviewed a total of 887 lots or units and 395,834 square feet of nonresidential development, collecting \$52,948.62 in revenue.

- **PRESENTATION: 2026 BUCKS COUNTY HAZARD MITIGATION PLAN
BY MATTHEW WALTERS, SENIOR PLANNER AND DEANNA MILLER, PLANNER**

Mr. Walter and Ms. Miller gave an update on the 2026 Hazard Mitigation Plan. They explained what Hazard Mitigation Planning is, gave the plan outline, discussed the identified hazards, municipal involvement, and what's new with the 2026 plan.

Mr. Jennings asked when the Stormwater Management component will be finished. Mr. Walters expects it to be completed early in 2027.

The board thanked Mr. Walters and Ms. Miller for their presentation. See Attachment B for the complete presentation.

- **ACT 247 REVIEWS**

Mr. Roedig stated that before approval of the reviews, we would like to make editorial changes to the following two municipal reviews.

- BCPC #9-26-1 - Doylestown Township -The ownership on page one will be changed to the Bucks County Historical Society

Minutes of Meeting—May 6, 2026

- BCPC #32-26-1 – Penndel Borough - The closing comment on the review should read Borough Council, not Board of Supervisors.

The reviews of May 6, 2026, were emailed to the board for their review prior to the meeting; there was a motion made to approve the reviews by Mr. Tosti and seconded by Mr. Jennings. The reviews were approved based on the changes presented above for BCPC #9-26-1 - Doylestown Township and BCPC #32-26-1 – Penndel Borough. The remaining reviews were approved as presented.

Mr. Tokmajian took a moment to reiterate that the BCPC is an advisory board and that all decisions made on zoning and proposed projects are made by the municipalities. He encouraged the residents present today, in opposition of BCPC #9-26-1 - Doylestown Township, to attend the Board of Supervisors meetings and the Zoning Board meetings in Doylestown Township.

Ms. Breslin, referring to BCPC #41-26-1 — Solebury Township, Ms. Breslin commented that this review was a standout covering all the major issues associated with data centers. Ms. Breslin requested this ordinance be added to the data center document on the Bucks County Connects webpage. Mr. Roedig stated it will be added once the ordinance is approved by Solebury Township.

- **OLD BUSINESS**

There was no old business.

- **NEW BUSINESS**

Mr. Tosti wished all the moms a happy Mother's Day.

- **ADJOURNMENT**

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

Submitted by:

Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **Staffing** – Justin Magnus, our summer intern, has started work with us. He will be working with Janelle McGlasson on housing data collection and assisting our GIS section with some data housekeeping work.

We are in the process of reviewing applications and setting up interviews for the open transportation planner position.

- **Bucks250PA** – We received a letter from the vice chair of Bucks250PA, Teresa V. Androutsos, acknowledging and commending Drew Heimark and John Capista for their work on the Bucks County historic trail map.
- **Newtown Rail Trail** – We've received a request for access from an adjacent commercial property in Upper Southampton Township to the Newtown Rail Trail. We are evaluating whether to allow such requests, and if so, how to manage the connection process.
- **Act 167** – Workshop 5 of the watershed plan advisory committee (WPAC) was held to discuss progress on Phase 2 of the Act 167 plan update. Discussion items included plan update, problem area analysis summary, standards and criteria update, and a model ordinance overview.
- **Bucks County Conservation District (BCCD)** – Drew Heimark attended the monthly meeting of the BCCD in my stead and provided an update of current department activities.
- **Delaware Valley Regional Planning Commission (DVRPC)** – Attended the monthly DVRPC board meeting.
- **Revenue Log** – (report at meeting)

ACTIVITY REPORT

Community Planning

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

The planning staff attended the regularly scheduled meetings of the following local governmental bodies:

- Buckingham Township Board of Supervisors Meeting
- Milford Township Planning Commission
- Newtown Area Joint Zoning Council
- Quakertown Area Planning Committee
- Sellersville Borough Planning Commission

Buckingham Township Comprehensive Plan Update – Staff continued to work on developing the township’s implementable comprehensive plan.

Langhorne Borough Planning Commission – Staff continued to assist with updating the comprehensive plan. Staff presented a summary of the second vision session and detailed attainable housing policies. Staff presented model ordinance language for warehouse logistics and truck terminal uses.

New Hope Borough Comprehensive Plan – Staff circulated the initial draft of the comprehensive plan to the Borough Planning Commission for review and will attend the June 8, 2026, Planning Commission meeting to receive feedback.

Newtown Area Joint Zoning Council — Staff is waiting to receive feedback from the Jointure’s municipal planning commissions on draft sign regulations and which signs to regulate.

Newtown Township Planning Commission — At the request of the township’s planning commission, staff attended the May 5, 2026, planning commission meeting to provide an overview of the draft sign definitions.

Plumstead Township Comprehensive Plan – Staff has completed work on *Plumstead Forward*, the township’s implementable comprehensive plan update. Formal public comment period is underway and plan adoption is anticipated in June.

Solebury Township Comprehensive Plan – Staff met with the Solebury Township Comprehensive Plan Committee to continue reviewing the first draft of the plan update. Review comments from Committee members and township officials were discussed, and direction was given for preparing the second plan draft.

Staff developed an internal Implementable Comprehensive Planning Toolkit intended to establish a consistent framework for project organization, workflows, templates, and reusable resources associated with the development of implementable comprehensive plans for municipalities.

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 (14.87 acres) in **Bedminster Township**
- Leopold Farm (32.62 acres) in **Bedminster Township**
- Kashner Farm (18.01 acres) in **Bedminster Township**
- Lokay Farm (59 +/- acres) in **Bedminster Township**
- Wisler Farm #1 (17.39 acres) in **Bedminster Township**
- Kinney Farm (49 +/- acres) in **Buckingham Township**
- Bello Farm (20.42 acres) in **Plumstead Township**
- Fleishman/Ottinger Farm (10 acres) in **Springfield 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:

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

Geographic Information Systems (GIS)

The GIS staff attended the following meetings:

- PA Geoboard – Delaware River Basin

Staff continues to work with the Board of Assessment and its vendor, Tyler Technologies, to update our GIS database connection to the new cloud-based BOA CAMA system. This connection is critical to our GIS operations, and we will manage the change to minimize any disruption.

Housing

The Housing staff attended the following meetings:

- May 8, 2026: Monthly internal housing meeting to discuss housing projects, opportunities, and concerns across the county

- May 20, 2026: Langhorne Planning Board Meeting to discuss the results from their vision session in April, and to go over some different attainable housing policies
- May 28, 2026: YIGBY Showcase in Allentown hosted by Small Cities Lab

Continued work on the Countywide Blighted Property Review Board and the Fair & Attainable Housing study as well as further YIGBY efforts.

Sustainability

The sustainability staff attended the following meetings:

- Continued weekly Get Solar check in meetings to advance plans for constructing a solar array on a one-acre brownfield site near the new building in Lower Bucks County. ITB went out in early May
- DVRPC Solar Energy Partnership Infosession
- DVRPC Inter-County Sustainability Dialogues
- Met with our shared energy manager to discuss the National Electric Vehicle Infrastructure (NEVI) grant application

Transportation and Trails

The transportation and trails staff attended the following key meetings:

- Bucks TMA Board
- DART Doylestown Committee
- DVRPC Board & Executive
- DVRPC CMP Advisory
- DVRPC RTC
- DVRPC RVZ Steering
- DVRPC Truck Parking Seminar

The work of the Transportation and Trails staff continues as follows:

- FONSI for 30-day public comment period closed on May 26, 2026.
- Continued the development of the North Point ped, bike, and transit connectivity assessment.
- Through coordination with JDM and BoardSafe, design changes have been developed for the floating boardwalk so it can handle low/no water conditions. This design change will now be reviewed by RVE to ensure its structurally sound.
- Received a TASA Grant for funds to construct the Frosty Hollow Park Trail.

Rosica, Patricia

From: Eleanor Breslin <emb@meshkovbreslin.com>
Sent: Saturday, May 2, 2026 8:06 PM
To: Rosica, Patricia
Subject: Public Comment for Wednesday

External Sender

Hi Eleanor,

I just got word that the zoning amendment B-15-2 proposed by Doylestown Township is on the agenda for Wed. At 2pm. I understand it is discussed on page 33 of the preview packet that was sent out.

I ask if you would question any validity or public benefit generated by this amendment and recommend denying approval of it.

It increases impervious. Diffract from 20% to 40%. It increased housing density and size of buildings. It does nothing concrete to preserve historical buildings- no baseline, no easements. No penalties, no critical design review, etc.

Worst of all it reduces access points to just one (for 40 plus units). This poses grave safety constraints on residents &c .

Applicable properties include Hart Tract with only access at on ramp for 202 bypass, Fordhook Farm & Fonhill

This amendment must be turned down.

Thanks, call if you need clarification.

Kathi

(Kathi Auerbach, Tinicum Township)

Sent from my iPhone

From: Kathryn Auerbach <>
Sent: Tuesday, May 5, 2026 3:12 PM
To: Planning Commission <Planningcommission@buckscounty.org>
Cc: Kathryn Auerbach <>
Subject: BCPC Meeting May 6, 2026 comments

Good Afternoon,

Please see the attached comments to be included in the record for tomorrow's meeting. These comments center on Doylestown Township's proposed zoning amendment written specifically to facilitate the development of the Hart Tract 9-9-66-1.

Thank you.

Kathryn Ann Auerbach

=====

HART TRACT BCPC ZONING AMEND REVIEW 5 6 26

Comments and Concerns submitted by **Kathryn Ann Auerbach**, *Preservation Consultant*:

Concerns to be presented to the Bucks County Planning Commission for its review of the suitability of a **zoning amendment** proposed by **Doylestown Township**, namely titled “B-

15-2”, and also being specifically applied to county tax parcel # 9-9-66-1 aka “Hart Tract”, although such amendment is not exclusive to that parcel.

1. Titling of the project in BCPC’s public roster.

Why is the consideration of a township-wide zoning amendment proposed by Doylestown Township being singularly **identified as pertaining to TP#9-9-66-1**?

Does this not appear to be “**spot zoning**”?

2. Why is Doy. Twp. proposing this amendment?

The zoning clause “B-15(-1)” provides varied options for possible residential development on parcels exceeding 10 acres in order to better secure the preservation of historical resources located thereon. The action to amend this clause by Doy. Twp. is in response to the **personal dislike of current density and impervious surface specs** of R-1

zoning by Richard Zaveta aka Zaveta Construction, who is proposing to develop the Hart Tract.

This is not a curative amendment, the township is not offering the public anything better through this amendment. The proposed luxury condominiums priced in the range of \$1.5 million does not meet a need for affordable housing. There IS **NO NEED FOR THIS ACTION.**

3. Why has Doy. Twp. written the proposed amendment “B-15-2” to match identically a sketch plan offered by developer Richard Zaveta for Hart Tract, aka TP#9-9-66-1?

Note: details on building size limits, density, and impervious surface percentages **match calculations for Hart Tract**, even to increments of one tenth of whole amounts. Generally, zoning specifications are written in whole amounts and offer broader, more generic application. Such perfect match of odd amounts in the language of the amendment to the development plan for one parcel again **appears as “spot zoning”**.

4. Does this amendment follow in the spirit of Doy. Twp.’s Comprehensive Plan? Does this amendment follow the goals of the County’s Comp. Plan? Does this proposed amendment secure the PA citizens’ rights according to Article 1, Sect. 27 of the PA Constitution (paraphrased)...“**citizens have a right to clean air, clean water and to the preservation of natural, historical, aesthetic resources...and for generations yet to come.**”? KAA/2026

Rather than preserving the mature stands of trees, woodland, natural habitats and natural watercourses that are present on this 24-acre tract, the proposed increased building density, enlarged scale of buildings, increased percent of impervious surface (from 20% to 40%) **violates citizens’ rights to preservation of natural resources.**

Destruction of stands of trees **decreases the locality’s ability to purify the air**, provide valuable sound buffer to adjacent highway and challenge the property’s existing ability to absorb run-off and precipitation waters in an effective and natural way and **diminish the property’s ability to purify those waters.** Doubling the percent of impervious surface completely changes the natural functioning of this ecosystem and significantly adds to excess water that requires artificial control methods. **Increasing water table levels** will challenge the security and functionality of the existing historical buildings & site in general.

There are **no solid safeguards** included in the proposed amendment to **preserve historical resources**, in particular, the stone house, barn and springhouse that are character defining examples of Bucks County vernacular architecture at its best. Multiple layers of protection need to be specified, from security, base-line record of

features, through levels of design reviews, to severe penalties for any failure to protect and preserve.

Frightening with this proposal is its **potential application** to several other highly significant properties within the township over 20 acres, namely the **Burpee Fordhook Farm**, listed on the National Register, and **Fonthill Castle**, a National Historic Landmark and former home of Henry Chapman Mercer. These properties are keystones of Bucks County's architectural and cultural heritage and are of international significance.

To propose much higher housing density and double impervious surface will significantly alter the historical settings, ambience, aesthetics and interpretation of these properties and **challenge viable long-term preservation uses**.

Increasing allowable density will **increase the property's standing real estate value**, diminishing future efforts to preserve the properties via easements and/or suitable new owners seeking to preserve the character of the properties. High density allowance only attracts high property value and intense change to the properties by developer-owners.

5. Why is Doylestown Borough being excluded from critical initial discussions regarding this amendment which will apply to significant properties adjoining the borough and bring adverse impacts to the borough and its residents?

Should not **the Bucks County Planning Commission be facilitating full municipal cooperation** with regard to all properties sharing borders or in close proximity? The two Doylestowns' are one community, with one heritage, and breathe the same air, drink the same water and travel the same roads. NOW is the time they must work together. KAA/26

6. Why is Doylestown Township proposing this amendment which will significantly pose a danger to the public, both via traffic congestion and via increased vulnerability to accidents and problems and decreased ability for emergency responders to access the neighborhood to respond?

The proposed amendment **REDUCES** the number of **required access points** for development with increased density on these large properties from 2 roads, **TO ONLY ONE**. This immediately places all residents, of the new community, of the historic house & barn and of the adjoining Doylestown Borough properties, in danger. Should there be a toxic spill, dangerous fumes, fire, fallen trees, flooding, etc. how will residents get out & responders get in? How will adjoining areas be protected?

This proposed amendment introduces roughly **200 additional vehicles per day** through one access point onto or off of **an access ramp to a limited access highway** (Route 202 (West-South) By-pass access from South Easton Road (Main Street)). The conditions at

this location are currently hazardous, with the active WAWA traffic across the street, traffic entering South Main Street from south & east (202 ramp), traffic back-up at peak travel times and **transitioning traffic patterns** and speeds entering/leaving Doylestown Borough.

The single driveway/road to the development will be crossing at right angles the access ramp AND the Steeplechase Hike & Bike Trail. With driver's attention focused on changing lanes to get onto the 202 ramp, or moving to the left to travel 611 south, new high volume traffic perpendicular to merging vehicles CANNOT BE ALLOWED. This only spells disaster.

Traffic **congestion already backs up** from the light at the By-pass well past the Hart Tract entrance on a regular basis. Additional traffic will only confuse users of the bike trail, and make this feature a negative and dangerous, rather than a positive, experience.

Attached herewith are excerpts from the PA Municipalities Planning Code which highlight guiding principles of planning and priorities for Pennsylvania, including protection of natural and historical properties. Also importantly, the MPC directs municipalities "To prevent one or more of the following: overcrowding of land, blight, **danger and congestion in travel and transportation**, loss of health, life or property from fire, flood, panic or other dangers". (Sect. 604 (1) &c). further reinforced in Section 605 (1.1) " **For the regulation, restriction or prohibition of uses and structures at, along or near: (i) (ii) (iii) major thoroughfares, their intersections and interchanges, transportation arteries.**"

Please deny any recommendation or approval of Doylestown Township's zoning amendment "B-15-2" and any action regarding zoning change of the Hart Tract.

Kathryn Ann Auerbach, PO Box 39, Erwinna, PA 18920 kathryn.auerbach@bucks.edu

HART TRACT 9-9-66-1 Proposed Zoning Amendment & Change- Addendum 5/5/2026

PA Municipal Code

Section 603. Ordinance Provisions.

(a) **Zoning ordinances should reflect the policy goals of the statement of community development objectives** required in section 606, and give consideration to the character of the municipality, **the needs of the citizens and the suitabilities and special nature of particular parts of the municipality.**

(7) **provisions to promote and preserve prime agricultural land, environmentally sensitive areas and areas of historic significance.**

(g)(1) zoning ordinances shall protect prime agricultural land and may promote the establishment of agricultural security areas.

(2) zoning ordinances shall provide for protection of natural and historic features and resources.

(k) A municipality may amend its comprehensive plan at any time, provided that the comprehensive plan remains generally consistent with the county comprehensive plan and compatible with the comprehensive plans of abutting municipalities.

Section 604. Zoning Purposes. The provisions of zoning ordinances shall be designed:

(1) (2) (3) (4) (5) **To promote, protect and facilitate any or all of the following: the public health, safety, morals, and the general welfare; coordinated and practical community development and proper density of population; emergency management preparedness** and operations, airports, and national defense facilities, the provisions of adequate light and air, access to incident solar energy, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, recreational facilities, public grounds, the provision of a safe, reliable and adequate water supply for domestic, commercial, agricultural or industrial use, and other public requirements; **as well as preservation of the natural, scenic and historic values in the environment and preservation of forests, wetlands, aquifers and floodplains.** To prevent one or more of the following: overcrowding of land, blight, **danger and congestion in travel and transportation**, loss of health, life or property from fire, flood, panic or other dangers. To preserve prime agriculture and farmland considering topography, soil type and classification, and present use.

Section 605. Classifications. In any municipality, other than a county, which enacts a zoning ordinance, no part of such municipality shall be left unzoned. The provisions of all zoning ordinances may be classified so that different provisions may be applied to different classes of situations, uses and structures and to such various districts of the municipality as shall be described by a map made part of the zoning ordinance. Where zoning districts are created, all provisions shall be uniform for each class of uses or structures, within each district, except that additional classifications may be made within any district: (1) (2) For the purpose of making transitional provisions at and near the boundaries of districts.

1. For the purpose of regulating nonconforming uses and structures. **For the regulation, restriction or prohibition of uses and structures at, along or near: (i)**

(ii) (iii) major thoroughfares, their intersections and interchanges, transportation arteries and rail or transit terminals; natural or artificial bodies of water, boat docks and related facilities; places of relatively steep slope or grade, or other areas of hazardous geological or topographic features;

Note: Highlights added.

Accessed from official Commonwealth of Pennsylvania website. December 2025.

Kathryn Ann Auerbach, *Preservation Is Real*

Questions and Comments for the Doylestown Township BCPC #9-26-1

Plan Review #26-0076 - See following pages

How can the community have a voice in objecting to other Doylestown historic property being re-zoned to accommodate a developer's 36 luxury condominiums on the Hart Property 24 acres?

Bucks County Planning Commission					
Municipal Reviews					
May 6, 2026					
Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Bedminster Township	1-26-ASA1	26-0097	Katie Kashner	1-11-85-1	Addition to Agricultural Area
Doylestown Township	9-26-1	26-0076	Board of Supervisors	9-9-66-1	Zoning Map and Zoning Ordinance Amendment
Hilltown Township	15-26-1	26-0085	Board of Supervisors	-	Zoning Ordinance Amendment for Data Centers
New Hope	25-26-1	26-0086	Board of Supervisors	-	SALDO Amendment:

Seeking Answers from BCPC: Road Safety, Congestion and Hazards on S. Easton Road to Doylestown Borough

Why is Hart Property Proposed for 36 Luxury Condominiums on 24 Acres?

Does the Community have a Voice in Doylestown's Historical Legacy?

They Want Inclusive



Source: BCHS Tour

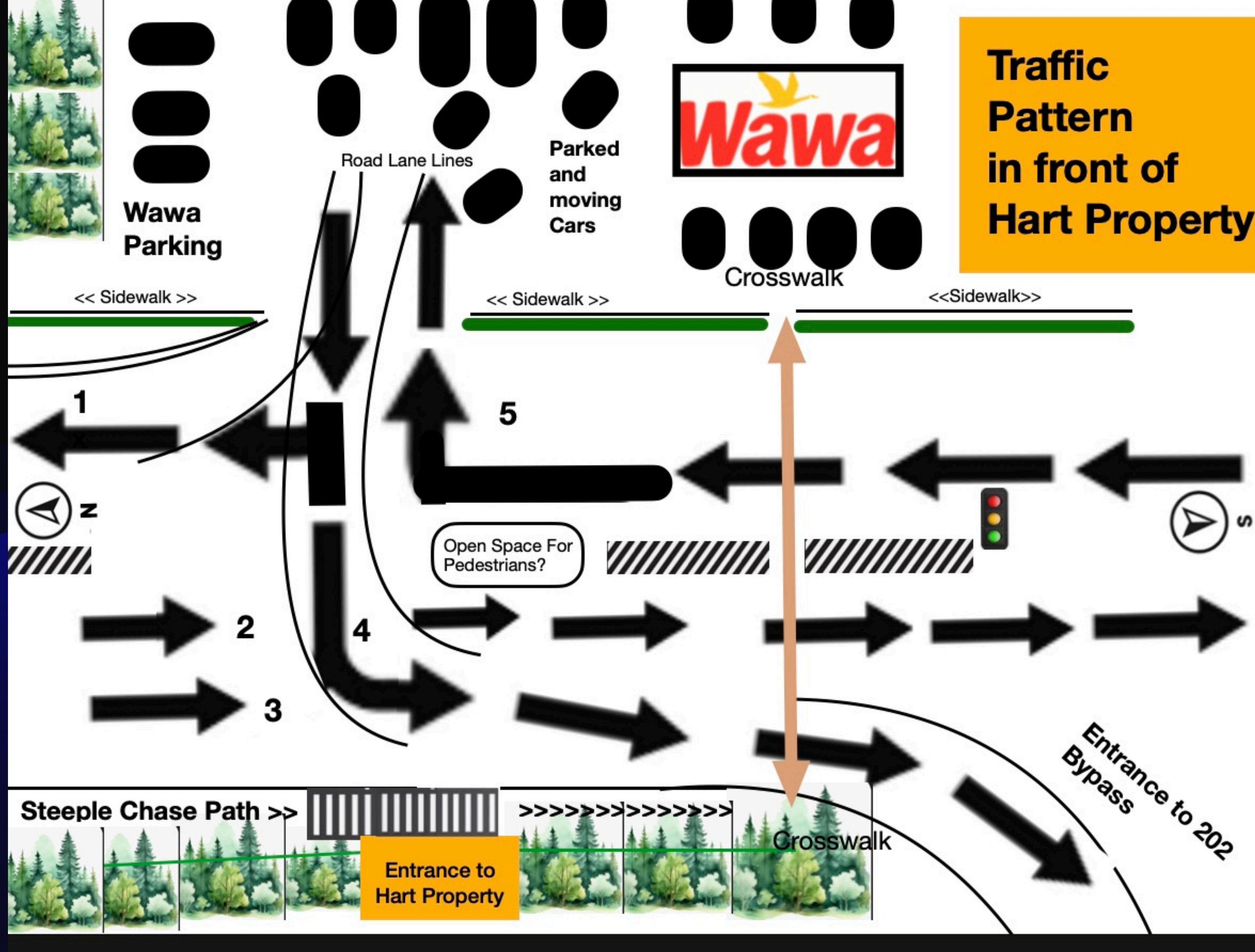
Not Exclusive



Source: Shutterstock



What will happen to tree line along road at Hart Property Entrance, 2250 S. Easton Road, (Main Street)?



Aerial drawn map of road lanes shows calamity of adding construction trucks to S. Easton Road

About **200 to over 500+ truckloads** to deliver materials along similar road for a 36-unit condo project requiring extensive excavation and heavy deliveries of steel and concrete.

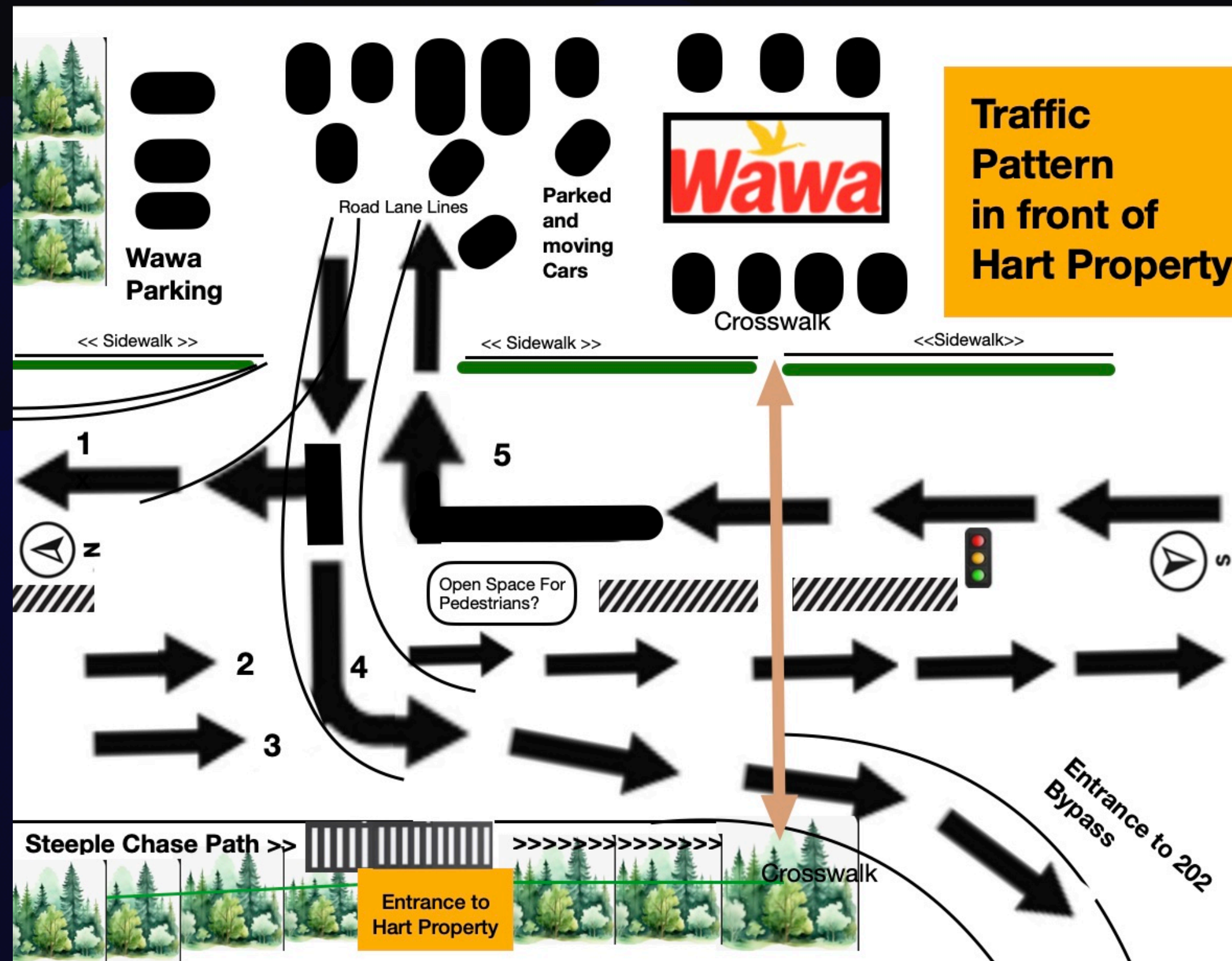
How is it possible to accommodate untenable construction activity in front of road designed for Wawa traffic, five lanes and a Steeplechase path and five lanes?

Truckload Source: Kemp Quarries

How will the Township and the Borough handle new vehicle trips *per day* entering this precarious intersection?

Traveling Untenable S. Easton Road for Commuters in and out of the Borough

Today's Complex Five-Lane Traffic Flow in Front of Hart Property



Small Hart entrance here

Source: Citizen-generated map

Truckloads on Another 3-year project



Source: Associated Construction Publications

Low estimated 200 heavy construction truckloads causes significant damage local roads, causing accelerated fatigue, extensive rutting, and premature failure. **How can this be prevented or quickly repaired?**



Source: Union of Concerned Scientists

Doylestown Township Police “Basic Incident List by Category”

For S. Easton Road, is a new police report category needed regarding “vehicular construction-related” accidents?



A screenshot of a police incident report form. The form is white with black text. It contains several fields and checkboxes. A yellow arrow points to the 'Alcohol Related' checkbox. The fields are: 'Arrived' with the value '1754', 'Cleared' with the value '1759', and 'Weather' with the value 'Clear Exception'. The checkboxes are: 'Alcohol Related', 'Drug Related', 'Domestic Related', 'Bias Related', and 'Video Available'. All checkboxes are currently unchecked.

Arrived	1754	Cleared	1759	Weather	Clear Exception	☐			
Alcohol Related	☐	Drug Related	☐	Domestic Related	☐	Bias Related	☐	Video Available	☐

“Building 36 luxury condos will take approximately three years”

(Source: Developer’s Comment at Township - 3/12/2026)

Conditions Now vs. During Proposed Condo Build?

Well-maintained Doylestown S. Easton Road near Wawa



Typical Road damage by Hundreds of Heavy Trucks on Similar Projects

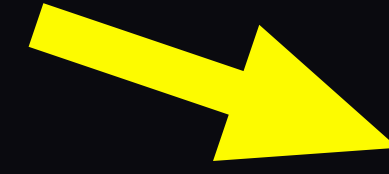


While traffic “calming measures” are commonly sought by other communities experiencing historical ambience collapse, has Doylestown Township considered any remediations to maintain a safe driving environment?



Part of the 24-acre Forest of Trees Threatened for Extinction by Bucks County Historical Society (BCHS) proposal

Proposed two levels down excavation for basement parking and permeable run off



Portion of Hart property natural water environment



Source: BCHC Tour photo



Photo Source:
ResearchGate



The functioning early 18th century well-preserved home previously owned by George M. Hart - BCHS Tour



The ancient pre-colonial home is proposed to be surrounded by 36 condominiums- (BCHS Tour)



Uniquely clustered historic structures on the Hart property - some proposed removal

Community's Annotated Response

“Save the Hart property” has no voice in Township decision to Re-zone Doylestown’s Most Iconic Historic Properties to Accommodate This Sale for Condos

Hundreds of “Likes” and “Comments” on Social Media to save Hart Property:

- FB Scenic Bucks County Photography and Video 3/1/2026

 614  114  35

- FB Bucks County History Group 3/12/2026

 585  168  71

Why is this proposal ignoring a great number of residents?

Questions - Doylestown BCPC #9-26-1 Review 26-0076 - 5/6/2926

Q 1: How can the community have a voice in objecting to other Doylestown historic properties being re-zoned to accommodate a developer's 36 luxury condominiums on the Hart Property 24 acres?

Q2: Why is Hart Property Proposed for 36 Luxury Condominiums on 24 Acres?

Q3: Does the Community have a Voice in Doylestown's Historical Legacy?

Q4: What will happen to tree line along road at Hart Property Entrance, 2250 S. Easton Road, (Main Street)?

Q5: How is it possible to accommodate untenable construction activity in front of road designed for Wawa traffic, five lanes and a Steeplechase path and five lanes?

Q6: How will the Township and the Borough handle new vehicle trips per day entering this precarious intersection?

Q7: How can truck damage to the road be prevented or quickly repaired?

Q8: For S. Easton Road, is a new police report category needed regarding "vehicular construction-related" accidents?

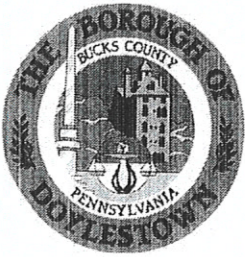
Q9: Have you considered damaging road conditions during this proposed condo build?

Q9: While traffic "calming measures" are commonly sought by other communities experiencing historical ambience collapse, has Doylestown Borough considered any remediations to maintain a safe driving environment?

Q10: Why is this proposal ignoring a great number of residents?

MAY 06 2026

RECEIVED



BOROUGH OF DOYLESTOWN

Bucks County, Pennsylvania

OFFICIALS:
NONI WEST, Mayor
JACK O'BRIEN, President
AMY POPKIN, Vice President
JOHN H. DAVIS, Manager
CAROLINE BRINKER, Assistant Manager

February 20, 2026

Stephanie Mason, Manager
Doylestown Township
425 Wells Road
Doylestown, PA 18901-2717

Re: Hart Tract

Dear Stephanie:

As you know, Doylestown Borough has been closely monitoring the zoning change process for the Hart Tract on South Main Street. We have done so specifically out of concern for the impact of any development on South Main Street traffic.

Whether South Main Street is ultimately the only access, or the chief access to the development, its impact on the signalized intersection at the Wawa and Route 202 bypass ramps will be enormous and it is difficult to conceive at this time a design that could be workable. We have therefore requested, and are again requesting, that any zoning change decision be postponed until a traffic study has been completed and a conceptual access plan prepared for review by all parties, including the general public. Waiting for the development process to address the issue would force us to accept whatever is the best PennDOT can do with a bad situation.

Thank you for your consideration. I am requesting that you share this with the Township Planning Commission before Monday

Sincerely,

John H. Davis
Borough Manager

and 's meeting.

JHD:sac: Council

Mayor
Karyn Hyland, Planning & Zoning Director

The Bucks Underground Railroad

Bucks County
Planning Commission

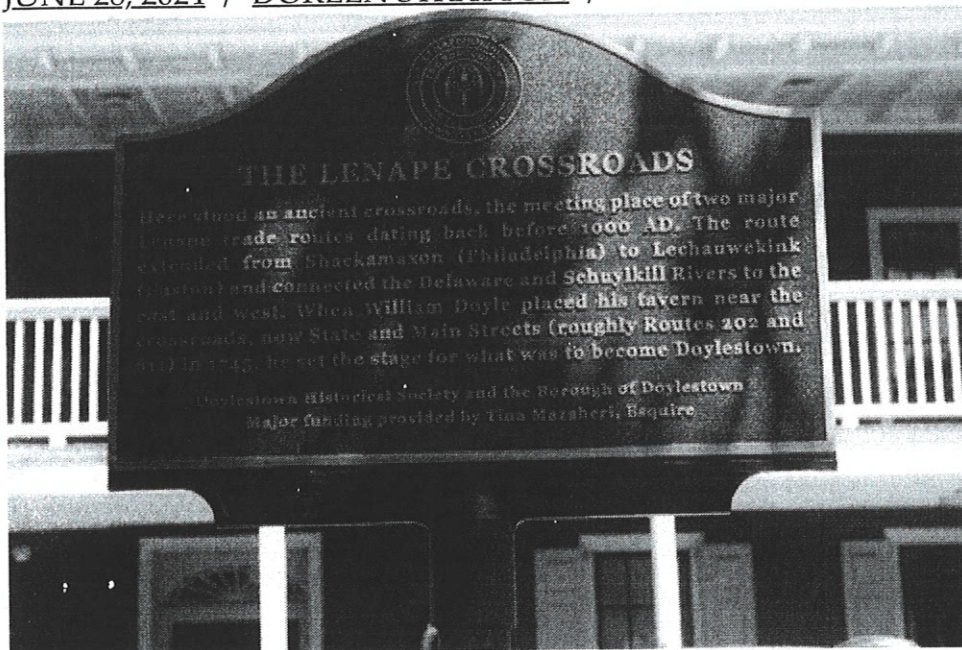
MAY 06 2026

RECEIVED

Pointing the Way to Freedom

Scraping Doylestown History

JUNE 28, 2024 / DOREEN STRATTON /

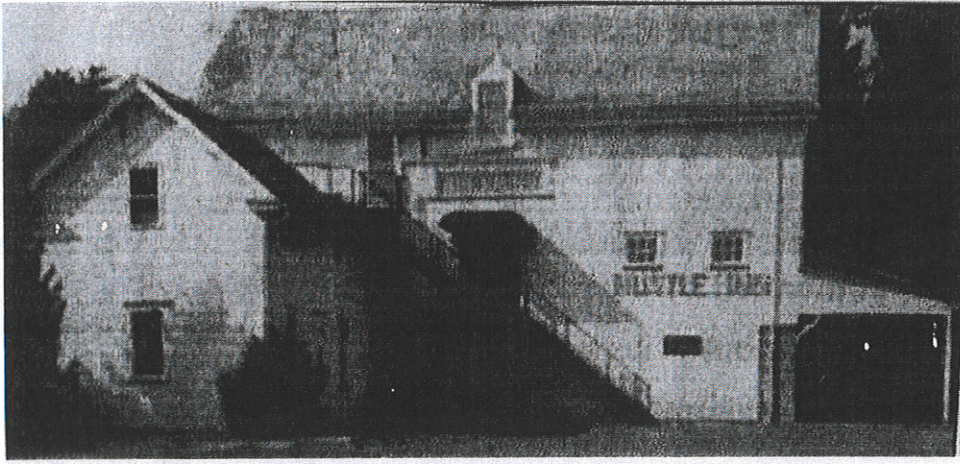


<https://thebucksundergroundrailroad.com/wp-content/uploads/2024/06/image.png>

(Photos by Doreen Stratton)

There are times when life treats you with a piece of knowledge about your hometown and you tuck it away, unless it pops up in your memory bank at an unexpected moment. Eleven years had passed before it happened for me.

It was Saturday, April 6, 2013, when a Historical Marker was unveiled at the corners of State and Main Streets in Doylestown Borough. The marker dedicated this intersection as the trail for the



(<https://thebucksundergroundrailroad.com/wp-content/uploads/2024/06/hustle-inn-courtesy-spruance-library.jpg>).

Image of The Hustle Inn — Courtesy of Spruance Library, Mercer Museum

Advertisement

Then, early in 1991 the acreage was carved away for 99 single family homes. I often wonder, could the Lenape have paused there to rest, eat, and drink? (there was water in those woods). This area was rich with springs, many now gone due to extensive land loss. And where the Lenape Crossing Marker is placed, there was a natural spring from which this indigenous tribe drew water, and how "The Fountain House" received its name.

On April 18 *The Herald* published an opinion from Doylestown resident Mary Hughes expressing her concerns about this proposed development. She mentions " . . . the vast number of historic objects and equipment . . . which many people outside of the organization may be unaware."

<https://buckscountyherald.com/stories/historical-society-proposed-land-sale-at-odds-with-its-mission,45618>

(<https://buckscountyherald.com/stories/historical-society-proposed-land-sale-at-odds-with-its-mission,45618>).

This past May I walked onto the woods through an access road. I'm not embarrassed to admit I'm a tree hugger. Standing on the access trail, I was at a loss for words gazing up at the canopy of green. We're losing precious land. I strongly encourage the Township and the Historical Society to consider an archeological study and an environmental impact study before any bulldozer knocks down any tree.

Advertisement

Uncategorized

BUCKS COUNTY HISTORICAL SOCIETY
DOYLESTOWN BOROUGH **DOYLESTOWN**

When you drive south on Main Street in Doylestown Borough, across from the new WAWA is a thicket of trees—24 acres—fanning from Main Street, bordering the bypass until the trees bump against a large development of single-family homes. This land is in the Borough's neighbor, Doylestown Township. Years ago, this acreage was three or four times beyond that number when the land was either woodland or farms.



(<https://thebucksundergroundrailroad.com/wp-content/uploads/2024/06/image-2.png>)

Advertisement

(24 acres from the google map)

SOME HISTORY

Hidden in that forest once was a popular venue called *The Hustle Inn*, where teens gathered and danced to live bands. In the early 1940s, Ellis and Anita Smith purchased an 1848 farmhouse and barn, and converted the second floor of the barn into what would become *The Hustle Inn*. It operated from 1946 until 1966. I had relocated to California for ten years so missed the 1964 drama when outsiders came into town, resulting in a fight involving three hundred people.

<https://patch.com/pennsylvania/doylestown/this-was-doylestown-1964> (<https://patch.com/pennsylvania/doylestown/this-was-doylestown-1964>)

The Smiths sold their property in 1967. Eventually it was purchased by the Matthews School of Fort Washington. They renovated the barn as a dormitory for young boys.

The January 12, 1970, *The Morning Call*, published an article about the end of an era when a fire destroyed the building formerly called *The Hustle Inn*. No one was inside the structure at the time of the fire. A cultural piece of Doylestown History was ashes but is still cherished in a private Facebook page.



(<https://thebucksundergroundrailroad.com/wp-content/uploads/2024/06/image-1.png>).

Eleven years after the Lenape Marker had its dedication, the front-page April 4, 2024, edition of the Bucks County Herald reported:

Advertisement

"Bucks County Historical Society's Doylestown Twp. Land eyed for luxury homes.

"Custom home builder Richard Zaveta outlined his concept for an upscale community on 24 acres owned by the Bucks County Historical Society in Doylestown Township at the supervisors' meeting Tuesday."

<https://buckscountyherald.com/stories/bucks-county-historical-society-s-doylestown-twp-land-eyed-for-luxury-zaveta-custom-homes-fonthill-mercator-museum,43733>

(<https://buckscountyherald.com/stories/bucks-county-historical-society-s-doylestown-twp-land-eyed-for-luxury-zaveta-custom-homes-fonthill-mercator-museum,43733>).

Where, you ask, is this land?

Lenni Lenape (Le-NAH-pee) Nation as they traveled from the east and from the south to their destination, the Delaware River.

The Doylestown Historical Society with assistance from Melissa Cornick, a journalist, and strategic communication specialist (for professional activities), coordinated the day's event which included a lecture by Professor Evan Pritchard, descendant of the Micmac people (part of the Algonquin Nation).

Earlier that same day Professor Pritchard, an Algonquin Historian, had lectured to a packed audience at the Doylestown Presbyterian Church. I was impressed with Pritchard describing the Lenape historic trade route, the stop at State and Main Streets, their ancient land use, and the pathways along what became Routes 202 and 611. At the conclusion of the well-gathered dedication at the Marker, there was a lively afternoon Pow Wow at the Doylestown Historical Society Park.

Pritchard's visit to Doylestown also had allowed him to tour some of the tunnels which remain below our town's streets. Thousands of years ago these "tunnels" were caves where the Lenape, a nomadic indigenous tribe, rested after traveling from the shores of the New Jersey Atlantic Ocean. (I like to believe those tunnels, thousands of years later, were safe places for fugitive slaves in the 1800s)

2026 Hazard Mitigation Plan Update

Presentation for Bucks County Planning
Commission Board

May 6, 2026

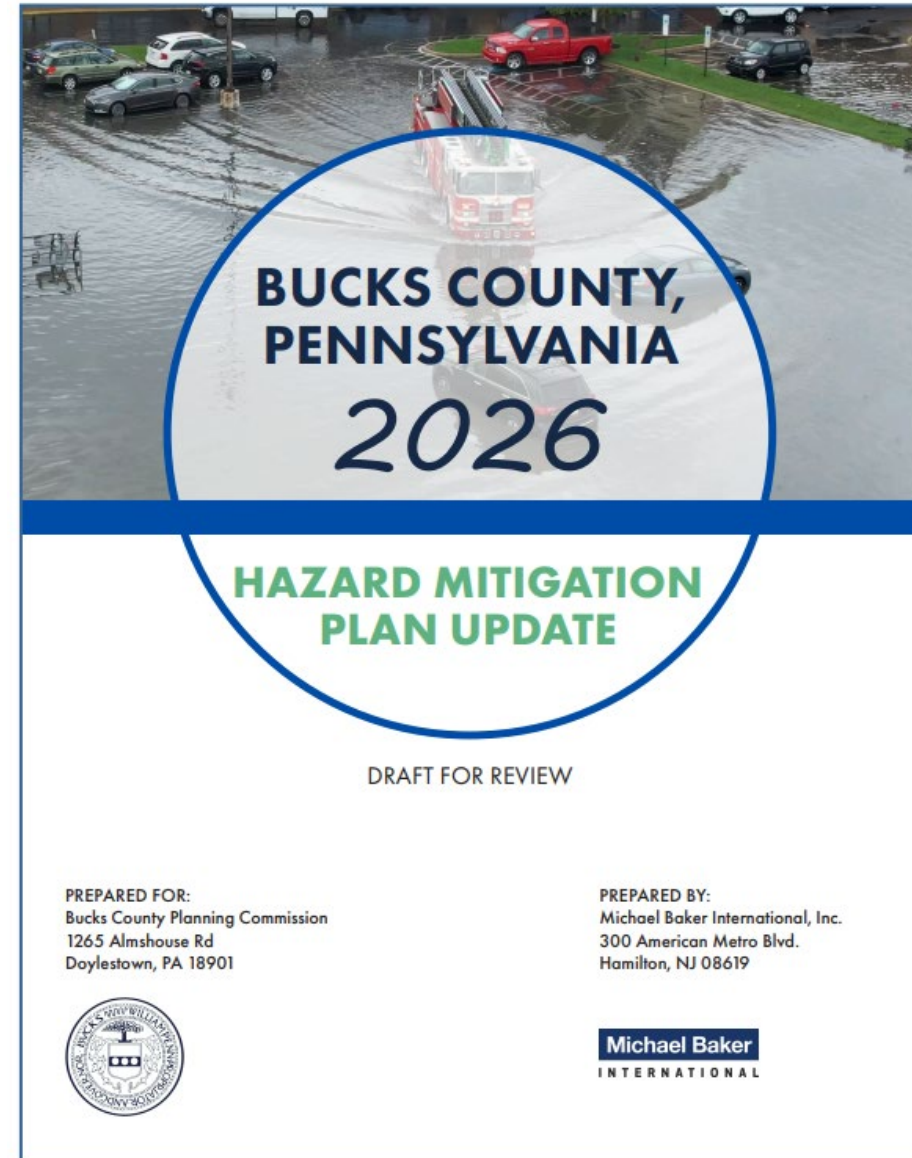
► What is Hazard Mitigation Planning

- ▶ The sustained, long-term action taken to reduce risk.
- ▶ Planning for natural and human-made disasters that may cross municipal boundaries
- ▶ It's estimated that for every \$1 spent on mitigation, \$10 is saved.



Plan Outline

- ▶ Executive Summary
- ▶ Introduction
- ▶ Community Profile
- ▶ Planning Process
- ▶ Risk Assessment
- ▶ Capability Assessment
- ▶ Mitigation Strategy
- ▶ Plan Maintenance
- ▶ Plan Adoption



Hazards Identified in 2026 Plan

Natural Hazards

Drought
Earthquake
Extreme Temperature
Flood, Flash Flood, Ice Jam
Hailstorm
Hurricane, Tropical Storm, Nor'easter
Landslide,
Lightning Strike
Pandemic and Infectious Disease
Radon Exposure
Subsidence, Sinkhole
Tornado, Windstorm
Wildfire
Winter Storm

Human-Made Hazards

- Building and Structure Collapse
- **Cyber Terrorism (2026 addition)**
- Dam Failure
- Environmental Hazards (Hazardous Materials Releases)
- Gas and Liquid Pipelines
- **Substance Use Disorder (2026 addition)**
- Terrorism
- Transportation Accident
- Urban Fire and Explosion
- Utility Interruption

14
Natural
Hazards

10
Human-Made
Hazards

**2 Newly
Identified
Hazards**

▶ Workshops & Municipal Involvement

- ▶ Workshops
 - ▶ Kick-off Meeting (January 2025)
 - ▶ Special Districts Meeting (April 2025)
 - ▶ Risk Assessment and Capability Assessment Workshop (April 2025)
 - ▶ Annual Meeting & Mitigation Strategy Workshop (November 2025)
 - ▶ Draft Plan Review Meeting (January 2026)
- ▶ Surveys
 - ▶ Capability Assessment Survey
 - ▶ Hazards Identification Survey

► What's new with 2026 Plan

- ▶ New goal: High Hazard Potential Dams
- ▶ Special Districts involvement: School Districts, Water/Sewer Authorities
- ▶ Public Survey
 - ▶ 390 Responses with representation from 46 Municipalities
 - ▶ Highest concerns from residents includes Flood, Flash Flood, Ice Jam; Hurricanes, Tropical Storms, Nor'easter; Drought; Tornado and Windstorm

The screenshot shows a web-based survey form titled "Bucks County Hazard Mitigation Plan - Public Input Survey". The form is divided into sections with green headers. The first section, "Respondent Identification", asks for contact information and includes a question: "Do you live and/or work in Bucks County?". Below this are three checkboxes: "Yes, I live in Bucks County.", "Yes, I work in Bucks County.", and "No, I do not.". The second section, "What community do you live in?*", asks for the municipality and county of residence if the respondent does not live in Bucks County. The third section, "Do you own a home or business in the county?", asks for the most appropriate response based on experience within Bucks County, with radio buttons for "Yes" and "No". At the bottom, there are "Back" and "Next" buttons, a progress bar, and the text "Page 2 of 5". The footer indicates the survey is "Powered by ArcGIS Survey123".

► What's Next?

- ▶ Currently waiting Draft Plan approval from FEMA
- ▶ Presenting at Bucks County Emergency Management Meeting (5/20)
- ▶ Adoption of the plan by municipalities
 - ▶ Work with municipalities to adopt (Summer 2026)
 - ▶ Send to PEMA for official adoption of plan (October 2026)
- ▶ Story Map & GIS Mapping
- ▶ Act 167 Stormwater Management Plan Update
 - ▶ Consolidating 9 separate plans into one countywide plan

► For more information

- ▶ BCPC Connects Page
 - ▶ <https://connects.buckscounty.gov/bucks-county-2026-hazard-mitigation-plan>
- ▶ Contact:
 - ▶ Matthew Walters – mmwalters@buckscounty.org
 - ▶ Deanna Miller – dmmiller@buckscounty.org

Thank you!

Bucks County Planning Commission

Municipal Reviews

June 3, 2026

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Doylestown Township	9-26-2	26-0127	Board of Supervisors	-	Zoning Ordinance Amendment: Accessory Dwelling Unit
East Rockhill Township	12-26-1	26-0129	Board of Supervisors	-	Zoning Ordinance Amendment: Data Centers, General Farming, and Contracting
Morrisville Borough	24-26-1(P)	26-0116	Cloverleaf Morrisville, LLC	24-10-230	Zoning Map Change: R-2 to RN; Zoning Ordinance Amendment: A15 Riverview Neighborhood
*Nockamixon Township	30-26-CP1	26-0160	Board of Supervisors	-	Comprehensive Plan Update
Northampton Township	31-26-SD1	26-0113	Council Rock School District	31-35-5	Institutional Land Development: 9,200 square feet
Plumstead Township	34-26-1	26-0134	Board of Supervisors	-	Zoning Ordinance Amendment: Outdoor Shooting Range
Plumstead Township	34-26-2	26-0136	Board of Supervisors	-	Zoning Ordinance Amendment: Data Centers
Solebury Township	41-26-1R	26-0131	Board of Supervisors	-	Zoning Ordinance Amendment: Warehouses and Data Centers
Solebury Township	41-26-2	26-0130	Board of Supervisors	-	Zoning Ordinance Amendment: Deer Fencing
Solebury Township	41-26-3	26-0132	Board of Supervisors	-	Zoning Ordinance Amendment: Farm Worker Housing
Telford Borough	43-26-1	26-0120	Borough Council	-	Zoning Ordinance Amendment: Fences
Upper Southampton Township	48-26-1(P)	26-0112	Michael Chiusolo	-	Zoning Map Change and Zoning Ordinance Amendment: NAA Neighborhood Active Adult Overlay District

***Nockamixon Township Municipal Review was added to the packet during the meeting.**

Warwick Township	51-26-1	26-0142	Board of Supervisors	-	Zoning Ordinance Amendment: Omnibus
West Rockhill Township	52-26-2	26-0141	Board of Supervisors	-	Zoning Ordinance Amendment: Residential Accessory Structures



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

PLANNING COMMISSION:
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Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

From: Bucks County Planning Commission

Date: June 3, 2026

Subject: BCPC #9-26-2
Proposal to Amend the Zoning Ordinance—Accessory Dwelling Unit
Applicant: Board of Supervisors
Date Received: May 15, 2026
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 3, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to remove familial restrictions to accessory dwelling units as well as permitting the use by right in the R1a Residential, R1 Residential, R2 Residential, R2a Residential, R2b Residential, and R4 Residential districts.

Proposed Zoning Provisions:

Amend the use regulations for H-12 Accessory Family Apartment in Section 175-16.H.(12) by replacing all instances of “accessory family apartment” with “accessory dwelling unit” and removing language requiring occupants to be “family members or a family caregiver”.

Amend the district regulations for the R1a Residential, the R1 Residential, the R2 Residential, the R2a Residential, the R2b Residential, and the R4 Residential districts by including H-12 Accessory Dwelling Unit as a use permitted by right and removing H-12 Accessory Family Apartment as a use permitted by special exception.

Revise Attachment 2, Summary of Permitted Uses by removing H-12 Accessory Family Apartment as a use permitted by special exception and adding H-12 Accessory Dwelling Unit as a use permitted by right.



COMMENT

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

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

SGN:emh
26-0127

cc: Michael P. Clarke, Esq., Clarke Gallagher Barbiero Amuso & Glassman Law, Township Solicitor (via email)
Stephanie J. Mason, Township Manager (via email)
Elizabeth Naughton, Clarke Gallagher Barbiero Amuso & Glassman Law (via email)



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

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Edward J. Tokmajian
Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: June 3, 2026

Subject: BCPC #12-26-1
Proposal to Amend the Zoning Ordinance—Data Centers, General Farming, and Contracting
Applicant: Board of Supervisors
Date Received: May 18, 2026
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 3, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by adding a new use, H19. Data Center, to be permitted by conditional use in the Industrial-1 and Industrial-2 zoning districts. Also, revise the use regulations for the A1. General Farming use and H5. Contracting use.

Proposed Zoning Provisions:

Amend Chapter 27, Zoning, Part 2, Definitions, by adding definitions for Agriculture, Data Center, Data Center Accessory Uses/Structures, and Data Center Equipment.

Amend Section 27-304 Use Regulations, to revise standards for A1. General Farming by adding a sentence to distinguish the keeping and raising of livestock and poultry within the A1. use from uses of I11 and I12 which regulate the keeping of homestead animals as an accessory to a residential use.

Amend Section 27-304 Use Regulations, to revise standards for H5. Contracting, by adding “landscaping” to the list of contractor offices in Section 27-304.H.H5.

Amend Chapter 27, Zoning, Part 3, Section 27-304 Use Regulations, to add standards for H19. Data Center, as follows:



- Dimensional requirements include a minimum lot size of 50 acres, a maximum height of 45 feet, and minimum setbacks of 200 feet from all property lines
- Data Center Equipment and Data Center Accessory Uses/Structures are permitted by right and are not subject to the setback requirements under Section 27-1708.c.
- A sound assessment from a professional acoustic engineer shall be submitted by the applicant.
- Minimum parking requirements are based on of at least one parking space per 8,000 square feet of floor area or one space per employee.
- A minimum of one off-street loading space/dock is required.
- Utility review requirements include an on-lot electricity generation assessment, public water and sewer disposal assessment, a will-serve letter by a public utility provider and/or a written utility sufficient assessment by a certified professional. If the above-mentioned assessments are not sufficient, the applicant provide system improvements to accommodate the proposed use. The applicant is required to provide proof of review and approval from the Delaware River Basin Commission for daily withdraw water capacity of one thousand gallons from groundwater, impoundments or running streams.
- All utility lines are to be placed underground except specific above-ground requirements by utility company or if the underground lines are not feasible.
- A second ingress and egress for emergency access is to be provided. The fire chief shall review the proposal to ensure adequate emergency access, truck turning, fire suppression, and fire hydrant availability.
- Outdoor lighting requirements are determined by the township on a case-by-case basis depending on the needs to accommodate the data center.
- Environmental impacts associated with the data center are to be mitigated by demonstrating compliance with standards for air pollution, vibrations, glare or heat, and electrical power.
- Hours of construction are limited to between the hours of 7:00 am and 8:00 pm on Monday through Saturday.
- Any form of on-site energy generation shall be approved by the Township Fire Chief with the requirement that an annual safety plan be submitted.

Amend Sections 27-1301.b. and 27-1401.b. to add H19. Data Center to the list of principal uses permitted by conditional use in the Industrial-1 and Industrial-2 zoning districts, respectively.

Amend Attachment 1: Table of Use Regulations to add H19. Data Center as a use permitted by conditional use in the Industrial-1 and Industrial-2 zoning districts.

COMMENTS

We offer the following comments for the Board of Supervisors when considering this proposal:

1. **Architectural design guidelines**—Large-scale data centers can have significant visual impacts that differ from other traditional industrial buildings. Therefore, we recommend that architectural design guidelines be added to the use regulations for H19. Data Center. Data centers often consist of large, windowless buildings with extensive mechanical equipment. Without design guidelines they can appear out of scale or visually incompatible with nearby uses.

We recommend that guidelines be established to ensure that the size, proportions, and design of new or substantially improved buildings deemphasize building mass through the use of architectural elements, including variations in building form, facade articulation, architectural features, materials,

and colors. Such standards can help reduce the perceived bulk and scale of buildings, enhance visual quality, and promote development at a more human scale.

2. **Decommissioning**—Data center development has been rapidly expanding, while the industry itself continues to evolve quickly. As technology changes, large-scale data centers may become functionally obsolete over time. There is also concern that, during the current period of rapid data center construction, market saturation could occur, resulting in projects being abandoned prior to completion or facilities being discontinued after only a limited period of operation.

We recommend that the ordinance include decommissioning requirements for data centers to address the potential abandonment or discontinuance of these highly specialized facilities. Data centers contain substantial infrastructure and equipment, including generators, fuel storage systems, cooling equipment, utility installations, and security features, which may create long-term land use, maintenance, and environmental concerns if no longer in operation.

The ordinance should establish clear standards addressing when a facility is considered abandoned or discontinued, the timeframe for required decommissioning activities, removal of equipment and associated infrastructure, site stabilization and restoration, and continued property maintenance obligations. Consideration should also be given to requiring the submission of a decommissioning plan and, where appropriate and legally supportable, financial security to ensure completion of required improvements. Such provisions can help protect surrounding properties, support future redevelopment opportunities, and prevent long-term vacant or obsolete facilities.

3. **Community benefits agreements**—Data centers have the potential to create substantial impacts on local communities and infrastructure. Some municipalities have encouraged or negotiated community benefit agreements prior to the commencement of the land development process. Such agreements may provide for off-site improvements or other measures intended to offset impacts associated with data center development, including impacts to environmental resources, historic resources, emergency services, transportation infrastructure, sewer and utility systems, and other public facilities.

However, we caution that the Pennsylvania Municipalities Planning Code does not authorize municipalities to require off-site improvements or unrelated exactions as part of the zoning or land development approval process. Therefore, any requirement for a community benefit agreement should not be codified as a mandatory ordinance provision and should only be pursued in consultation with the municipal solicitor to ensure consistency with applicable statutory and constitutional limitations.

4. **Data Center definition**—The scope for Data Center should be wide and general enough to accommodate several data center types. We recommend adding “but not limited to” after “include” in the first sentence of the proposed Data Center definition.

5. **Editorial comments**

- a. **Principal uses permitted by conditional use**—In Article III, Subsection 1. of the proposed ordinance we note that the reference to Section 27-1301.c. of the zoning ordinance should instead be 27-1301.b. Likewise in Subsection 2., Section 27-1401.b. should be referenced. These subsections specify that the H19. Data Center use is permitted by conditional use in the Industrial-1 and Industrial-2 zoning districts.

- b. **Consistency of terms**—For consistency with the defined terms, Section 27-304.H.H19.h., “off street loading” should be revised to read as “off-street loading.”
- c. **Sub-section numbering**— For consistency with the overall zoning ordinance, the proposed zoning ordinance amendment should use the same numbering system to keep the ordinance code consistent to read. For example, the proposed Section 27-304.H.H19.i.a. should be edited to read as Section 27-304.H.H19.i.(a).

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.

LYL:emh
26-0129

cc: Will Oetinger, Esq., Grim, Biehn & Thatcher, P.C., Township Solicitor (via email)
Marianne Hart Morano, Township Manager (via email)



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

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Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Morrisville Borough Council
Morrisville Borough Planning Commission

From: Bucks County Planning Commission

Date: June 3, 2026

Subject: BCPC #24-26-1(P)
Private Request for Zoning Map Change and Zoning Ordinance Amendment
TMP #24-10-230
Owner: Redevelopment Authority of Bucks County
Applicant: Cloverleaf Morrisville, LLC
Date Received: April 30, 2026
Hearing Date: June 16, 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 June 3, 2026.

GENERAL INFORMATION

Requested Action:

- A. Rezone TMP #24-10-230 from R-2 Residential District to RN Riverview Neighborhood District.
- B. Amend the zoning ordinance by revising the design standards, dimensional requirements for multifamily buildings, minimum site area, front yard setbacks, steep slopes, and minimum open space requirements for the A15 Riverview Neighborhood use.

Location and Size of Tract: The 0.531-acre parcel is located on the east side of South Pennsylvania Avenue, about 120 feet north of Bowling Green Avenue.

Proposed Zoning Provisions:

- A. Zoning Map Change

The RN Riverview Neighborhood District is meant to foster the redevelopment of underutilized lands along the Delaware River into comprehensively planned, pedestrian-oriented neighborhoods. The district permits a variety of residential, commercial, office, and institutional



uses in the southeastern portion of the borough on a minimum lot area of 10 acres. A range of dwelling unit types are permitted, including owner-occupied multifamily, single-family attached, single-family, and semidetached units. A mix of dwelling units is required with a maximum permitted density not to exceed eight dwelling units per gross acre.

B. Zoning Ordinance Amendment

Amend the following requirements for the A15 Riverview Neighborhood use in Section 465-17.A.(15):

- Remove the requirement that garage doors be recessed at least 18 feet from the front façade, allow a garage to comprise 50 percent of the front façade rather than 25 percent, and allow a garage to be 18 feet wide rather than 12 feet wide.
- Amend the multifamily dwelling dimensional requirements to allow a maximum building length of 210 feet in lieu of the existing 120-foot maximum.
- Reduce the minimum site area in the peripheral area from 10 acres to 9 acres.
- Amend the front yard setback requirements for principal buildings by increasing the maximum front yard setback from 25 feet to 35 feet.
- Add steep slope requirements to the key design elements that supersede and relax the requirements found in Section 465-15, and permit disturbance within the floodplain for the installation of stormwater conveyance systems.
- Reduce the minimum open space requirements for the Riverview Neighborhood District from 7.5 percent to 5 percent.
- Amend the buildings and neighborhood design to allow a side stoop for the end units of single-family attached dwelling units.

Existing Zoning Provisions:

Existing Zoning District: The R-2 Residential District is meant to retain the character and uphold the existing medium density areas where single-family homes are permitted.

COMMENTS

The parcel requested for rezoning is part of a preliminary plan of subdivision reviewed by our office on May 27, 2026 (BCPC #12276-A). The proposal entails constructing an age-qualified residential community consisting of 73 total dwelling units on the site. We offer the following comments for borough council when reviewing the proposed zoning map change and zoning ordinance amendment:

1. **Comprehensive Plan (Borough)**—The Future Land Use Plan in the *Morrisville Borough Comprehensive Plan* (2021) establishes a vision for the future of the borough and provides a framework for achieving that vision. The plan divides the borough into four planning areas, with the subject site located within the Residential South Planning Area.

Within the Residential South Planning Area, the site is identified as an opportunity area, and a recommended action is to support the efforts of the Bucks County Redevelopment Authority (BCRDA) to redevelop and reuse vacant and underutilized parcels, including the Cloverleaf property.

Additionally, the Economic and Nonresidential Activity chapter of the *Morrisville Borough Comprehensive Plan* (2021) notes on page 56 that the Cloverleaf property, together with the Tate and Lyle site and the borough's wastewater treatment facility, comprise the borough's Riverview Certified

Redevelopment Area. The plan further states that the Cloverleaf site, formerly used as a landfill, is currently vacant and owned by the borough. It is also noted that the borough and the BCRDA have been working to facilitate redevelopment of the site.

2. **Compatibility with surrounding land uses and zoning**—To the north and east of the site are vacant parcels within the RN Riverview Neighborhood District To the west is a cemetery within the R-2 Residential District. To the south of the site are single-family detached dwellings in the R-2 Residential District. Rezoning the existing R-2 Residential to RN Riverview Neighborhood District would be compatible with the surrounding and residential zoning.

Summary—The proposal is consistent with the borough’s comprehensive plan and is compatible with the surrounding land uses and zoning. The zoning map change is consistent with the goals and recommendations of the *Morrisville Borough Comprehensive Plan (2021)*, which identifies the Cloverleaf property as an opportunity area within the Residential South Planning Area and supports redevelopment of vacant and underutilized parcels within the Riverview Certified Redevelopment Area. The proposed RN Riverview Neighborhood District and accompanying ordinance amendments would facilitate redevelopment of the former landfill property with a comprehensively planned residential neighborhood consistent with the vision for revitalization and reuse of the site established in the comprehensive plan.

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.

AXT:emh
26-0116

cc:

Cloverleaf Morrisville, LLC (via email)
Michael J. Meginniss, Begley, Carlin & Mandio, LLP (via email)
Jeff Darwak, Executive Director, Redevelopment Authority of the County of Bucks (via email)
Kathia Garcia Perez, PE, Arna Engineering, Inc. (via email)
Anand Bhatt, PE, Arna Engineering, Inc. (via email)
Kurt Schroeder, PE, Gilmore & Associates, Borough Engineer (via email)
James Dillon, Borough Manager (via email)
Michael T. Italia, Barry Isett & Associates (via email)

PERTINENT INFORMATION

Site Characteristics, Natural Features: The 0.531-acre site is flat and consists primarily of maintained lawn area.

Existing Land Use: Vacant

Surrounding Land Use:

North:	Vacant
East:	Vacant
South:	Single-family detached dwellings
West:	Cemetery

Surrounding Zoning:

North:	RN Riverview Neighborhood District
East:	RN Riverview Neighborhood District
South:	R-2 Residential District
West:	R-2 Residential District

Municipal Comprehensive Plan: The *Morrisville Borough Comprehensive Plan* (2021) includes the site as an opportunity area within the Residential South Planning Area and supports the redevelopment of the site.



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Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Nockamixon Township Board of Supervisors
Nockamixon Township Planning Commission

From: Bucks County Planning Commission

Date: June 3, 2026

Subject: BCPC #30-26-CP1
Proposal for Comprehensive Plan Update
Applicant: Board of Supervisors
Date Received: April 20, 2026
Hearing Date: Not indicated

In accordance with the provisions of Sections 301.3. and 302 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 3, 2026.

GENERAL INFORMATION

Proposed Action: Adopt the *Nockamixon Township Comprehensive Plan Update*.

COMMENT

The staff of the Bucks County Planning Commission assisted the township in the development of the proposed comprehensive plan. The *Nockamixon Township Comprehensive Plan Update*, dated January 2026, will replace the township's current comprehensive plan that was prepared in 2005. We believe that the township should adopt the plan as submitted since it is consistent with the requirements of Section 301 of the Pennsylvania Municipalities Planning Code.

We commend Nockamixon Township officials for their continued efforts in planning for the future of the township. The *Nockamixon Township Comprehensive Plan Update* provides an updated assessment of demographic trends and highlights the township's accomplishments over the past twenty years. The plan also reaffirms the community's values and vision for the future through seven guiding principles: enhancing recreational resources, protecting natural resources, preserving farmland and open space, preserving historic and cultural heritage, managing mobility, fostering a sustainable and resilient township, and maintaining community character while planning for future growth and change. The



inclusion of hazard mitigation planning and energy and sustainability planning further strengthens the plan's long-term vision and comprehensive approach.

We would appreciate being notified of the decision of the board of supervisors 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
26-0160

cc: Maureen Carlton, Curtin & Heefner, LLP, Township Solicitor (via email)
Teri Lewis, Township Manager (via email)



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Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Northampton Township Board of Supervisors
Northampton Township Planning Commission

From: Bucks County Planning Commission

Date: June 3, 2026

Subject: BCPC #31-26-SD1
LL #26-2
Preliminary Plan of Land Development for Holland Middle School Addition
TMP #31-35-5
Applicant: Council Rock School District
Owner: Same
Plan Dated: April 27, 2026
Date Received: April 29, 2026

In accordance with the provisions of Sections 305 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 3, 2026.

GENERAL INFORMATION

Proposal: Construct a building addition that contains six classrooms, totaling 9,200 square feet of floor area, to an existing middle school on a 68.07-acre site (existing square footage of school not indicated). Demolish part of the existing sidewalks and walkway that are adjacent to the building and the nearby parking lot. The site also contains Hillcrest Elementary School. Public water and sewer serve the site.

Location: Along the south side of East Holland Road, approximately 500 feet west of its intersection with Buck Road.

Zoning: The I-P Institutional/Public District permits public schools by conditional use. Permitted uses in this district must comply with the most restrictive controls as required for the nearest adjacent and abutting zoning district. The most restrictive abutting zoning district is the R-2 Residential zoning district, which permits uses other than a single-family detached dwelling on a minimum lot area of 40,000 square feet with a minimum lot width of 150 feet and a maximum impervious surface ratio of 12 percent.



The township zoning hearing board granted variances from the following zoning ordinance requirements at their meeting on September 28, 2015:

Sections 27-803.1., 27-405.2.B.(5), and 27-406.2.B.(5)
to allow a maximum impervious coverage of 17 percent

Section 27-1109.4.B.
to not require one additional off-street loading space

Section 27-1111.1.E.(1)
to not require compliance with light and glare control requirements

Section 27-1603.5.D.
to allow the sign to be erected, placed, or displayed upon the roof of the building, or above the height of the building

Section 27-1604.6.
to allow directional signs

Section 27-1604.7.
to allow institutional freestanding signs

Section 27-1608
to not require compliance with the Summarization Chart for Categorical Sign Requirements

Present Use: Middle school campus

COMMENTS

1. **Requested variances**—Sheet 1 indicates that the applicant is requesting variances from the following requirements of the township's zoning ordinance:

Sections 27-803.1., 27-405.2.B.(5), and 27-406.2.B.(5)
to exceed the maximum impervious surface allowed for the site

Section 27-1608
to not require compliance with the Summarization Chart for Categorical Sign Requirements

The requested variances should be discussed and resolved prior to the board of supervisors taking action on the plan.

2. **Requested waivers**

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

Section 22-304.5.E.(3)
from requiring the existing features within 200 feet of the site to be shown on the plan

Section 22-304.5.E.(4)
from requiring the utilities within 400 feet of the site to be shown on the plan with ownership and maintenance responsibilities noted

Section 22-403.1.K.

from requiring roadway widening along East Holland Road and Buck Road

Section 22-403.2.B.

from requiring the sidewalk improvement along Buck Road

Section 22-403.8.B.(3)(b)

to allow 90-degree parking with one-way aisles

Section 22-615.7.B.

to allow collection stations to be partially screened from view

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

- b. **Stormwater Management and Grading Ordinance**—Sheet 1 indicates that waivers are requested from the following requirements of the township's Stormwater Management and Grading Ordinance:

Section 23-301.11.

to allow basins to drain in less than 24 hours

Section 23-501.2.L.

from requiring a minimum of 3 feet of cover over all storm pipes that are not reinforced concrete pipe (RCP)

Sections 23-502.9.

to allow trees to be planted as indicated on the Landscaping Plan, showing mature drip lines within 5 feet of infiltration systems

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

3. **Conditional use**—Section 27-802.1.B.(7) of the zoning ordinance permits public schools by conditional use approval. The township should determine whether the proposed improvements to the existing school facility require conditional use approval.
4. **Tree protection**—Section 22-304.5.G.(7)(b)3c) of the SALDO requires that preliminary plan submissions show tree protection zones where existing vegetation is to be preserved. The plan should be revised to indicate the tree protection zone and the location of tree protection fencing along the proposed tree line behind the building addition.
5. **Landscape plan**
- a. **Registered landscape architect**—We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.
- b. **Proposed red maple**—The Plant Materials List on Sheet 10 indicates that one red maple tree is proposed. However, the location of the proposed tree is not identified on the site plan.

We would appreciate being notified of the board of supervisors' decision regarding this matter.

LYL:emh
26-0113

cc: Jessica Binda-Rischow, Supervisor of Facilities/Physical Plant, Council Rock School District (via email)
Terry P. DeGroot, PE, Terraform Engineering, LLC (via email)
Samantha Fenstermaker, Terraform Engineering, LLC (via email)
Amanda Fuller, PE, Gilmore & Associates, Township Engineer (via email)
Joseph Pizzo, Esq., Pizzo Rudolph, LLC, Township Solicitor (via email)
Robert Pellegrino, Township Manager (via email)
Mike Solomon, Township Director of Planning and Zoning (via email)



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Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

From: Bucks County Planning Commission

Date: June 3, 2026

Subject: BCPC #34-26-1
Proposal to Amend the Zoning Ordinance—Outdoor Shooting Range
Applicant: Board of Supervisors
Date Received: May 20, 2026
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 3, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by creating a new use, D9 Outdoor Shooting Range, to be permitted by right in the RP Resource Protection, RO Rural Residential, LI Light Industrial, and Q Quarry zoning districts, and establish corresponding regulations for the new use.

Proposed Zoning Provisions:

Amend Chapter 27, Zoning, Part 3, Section 27-304, by creating a new Section 27-304.44C. establishing D9 Outdoor Shooting Range, defined as an outdoor, unenclosed facility operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, or similar activity related to the controlled practice of sport shooting of firearms.

Amend Chapter 27, Zoning, Part 3, Section 27-304, to establish standards for D9 Outdoor Shooting Range, as follows:

- Dimensional requirements include a minimum lot size of three acres and a minimum lot width of 250 feet.
- No firearm may be discharged before dawn or after dusk.



- Firearms may not be discharged from or toward a target located within 150 yards of any building, adjacent occupied structure, camp, farmhouse, or pasture occupied by animals not owned by the operator.
- Projectile paths from the shooting location to the target may not cross a road, established trail, or waterway.
- The ground surface within 45 feet behind the target must be at least 10 feet higher than the target.
- Visibility requirements are established to ensure users may observe individuals entering the shooting area within specified distances surrounding and behind the target area.
- Targets must be stationary, may not be mounted on living trees, and may not be positioned more than 60 inches above the ground.
- Backstops for outdoor shooting ranges are required to comply with best practices contained in Section 3.04, Range Layout and Considerations, and related provisions of the NRA Range Source Book, except as otherwise modified by the ordinance.
- Exemptions are established for certain military, law enforcement, hunting, self-defense, emergency signaling, and organized shooting association activities.

Amend Sections 27-402.1., 27-502.1., 27-1702.1., and 27-1802.1. to add D9 Outdoor Shooting Range to the list of uses permitted by right in the RP Resource Protection, RO Rural Residential, LI Light Industrial, and Q Quarry zoning districts, respectively.

Amend Appendix “A” Table of Use Regulations to add D9 Outdoor Shooting Range as a use permitted by right in the RP Resource Protection, RO Rural Residential, LI Light Industrial, and Q Quarry zoning districts.

COMMENTS

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

1. **Use classification**—The proposed ordinance would permit outdoor shooting ranges by right within the RP Resource Protection, RO Rural Residential, LI Light Industrial, and Q Quarry zoning districts. Given the potential operational, noise, and compatibility impacts associated with outdoor shooting ranges, we suggest the use would be more appropriately reviewed as a conditional use or special exception to allow site-specific evaluation of buffering, surrounding land uses, access, and operational characteristics.
2. **Noise impacts**—The proposal does not appear to establish specific noise performance standards, reference applicable township noise regulations, or require acoustic analysis for outdoor shooting ranges. We recommend that additional standards be developed to address firearm discharge noise, buffering, berm design, and acoustic mitigation measures, particularly where ranges may be located near sensitive surrounding uses.
3. **Site buffering and screening**—The ordinance establishes operational and safety standards for outdoor shooting ranges, but does not appear to include buffering, landscaping, fencing, or screening requirements. We recommend that additional standards be developed to address visual screening, berm placement, perimeter buffering, and separation from adjacent uses.

4. **RP Resource Protection district compatibility**—The ordinance proposes permitting outdoor shooting ranges by right within the RP Resource Protection District. We recommend additional standards be developed related to environmental protection, grading, berm construction, stormwater management, or lead containment and remediation where ranges are proposed within environmentally sensitive areas in general, but particularly within the RP Resource Protection zoning district.
5. **Editorial**—The ordinance title references permitting Outdoor Shooting Ranges by right within the Q Quarry, RO Rural Residential, and RP Resource Protection zoning districts; however, Article III also proposes amendments to Section 27-1702.1 to permit the use by right within the LI Light Industrial District. The township should clarify and resolve this inconsistency.

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.

JWS:emh
26-0134

cc: Will Oetinger, Esq., Grim, Biehn & Thatcher, PC, Township Solicitor (via email)
Stacey Mulholland, Township Manager (via email)



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Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

From: Bucks County Planning Commission

Date: June 3, 2026

Subject: BCPC #34-26-2
Proposal to Amend the Zoning Ordinance—Data Centers
Applicant: Board of Supervisors
Date Received: May 20, 2026
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 3, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by adding a new use, H20 Data Center, to be permitted by conditional use in the LI Light Industrial and Q Quarry zoning districts, and by establishing corresponding regulations for the new use.

Proposed Zoning Provisions:

Amend Chapter 27, Zoning, Part 2, Definitions, by adding definitions for Data Center, Data Center Accessory Uses/Structures, and Data Center Equipment.

Amend Chapter 27, Zoning, Part 3, Section 27-304 Use Regulations, to add standards for H20 Data Center, as follows:

- Data center equipment and accessory uses/structures are permitted by right in support of a data center and are exempt from certain dimensional requirements applicable to accessory structures.
- Dimensional requirements include a minimum site area of 25 acres, lot width requirements, internal and external setback requirements for buildings and parking areas, building spacing requirements, a maximum impervious coverage cap of 60 percent, and a maximum building height of 35 feet.



- A sound assessment from a professional acoustic engineer shall be submitted by the applicant.
- A minimum of one off-street loading space/dock is required.
- Utility review requirements include will-serve letters and utility capacity assessments prepared by certified professionals in engineering, hydrogeology, and utility design to demonstrate sufficient electricity, water, and sewer capacity. If the assessments identify insufficient utility capacity, the applicant is required to provide necessary system improvements to accommodate the proposed use. The applicant is also required to provide proof of review and approval from the Delaware River Basin Commission for water withdrawals from groundwater, impoundments, or running streams of 100,000 gallons per day or more over a 30-day average and for importation of water into or exportation of water out of the Delaware River Basin whenever the design capacity is 100,000 gallons per day or more.
- All utility lines are to be placed underground except specific above-ground requirements by utility company or if the underground lines are not feasible.
- A second ingress and egress for emergency access is to be provided. The Fire Marshal shall review the proposal to ensure adequate emergency access, truck turning, fire suppression, and fire hydrant availability.
- Outdoor lighting must comply with existing zoning requirements.
- Environmental impacts associated with the data center are to be mitigated by demonstrating compliance with standards for air pollution, vibrations, glare or heat, and electrical power.
- Hours of construction are generally limited to between 7:00 am and 7:00 pm on Monday through Saturday, except where all land receiving construction noise is developed or zoned Q Quarry District.
- Any form of on-site energy generation shall be approved by the Township Fire Marshal with annual safety plan recertification requirements.
- Phased development will be permitted and individual site plans for each phase are required.

Amend Sections 27-1702.2. and 27-1802.2. to add H2O Data Center to the list of principal uses permitted by conditional use in the LI Light Industrial and Q Quarry zoning districts, respectively.

Amend Appendix "A" Table of Use Regulations to add H2O Data Center as a use permitted by conditional use in the LI Light Industrial and Q Quarry zoning districts.

COMMENTS

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

1. **Architectural design guidelines**—Large-scale data centers can have significant visual impacts that differ from other traditional industrial buildings. Therefore, we recommend that architectural design guidelines be added to the use regulations for H2O Data Center. Data centers often consist of large, windowless buildings with extensive mechanical equipment. Without design guidelines they can appear out of scale or visually incompatible with nearby uses.

We recommend that guidelines be established to ensure that the size, proportions, and design of new or substantially improved buildings deemphasize building mass through the use of architectural elements, including variations in building form, facade articulation, architectural features, materials, and colors. Such standards can help reduce the perceived bulk and scale of buildings, enhance visual quality, and promote development at a more human scale.

2. **Decommissioning**—Data center development has been rapidly expanding, while the industry itself continues to evolve quickly. As technology changes, large-scale data centers may become functionally obsolete over time. There is also concern that, during the current period of rapid data center construction, market saturation could occur, resulting in projects being abandoned prior to completion or facilities being discontinued after only a limited period of operation.

We recommend that the ordinance include decommissioning requirements for data centers to address the potential abandonment or discontinuance of these highly specialized facilities. Data centers contain substantial infrastructure and equipment, including generators, fuel storage systems, cooling equipment, utility installations, and security features, which may create long-term land use, maintenance, and environmental concerns if no longer in operation.

The ordinance should establish clear standards addressing when a facility is considered abandoned or discontinued, the timeframe for required decommissioning activities, removal of equipment and associated infrastructure, site stabilization and restoration, and continued property maintenance obligations. Consideration should also be given to requiring the submission of a decommissioning plan and, where appropriate and legally supportable, financial security to ensure completion of required improvements. Such provisions can help protect surrounding properties, support future redevelopment opportunities, and prevent long-term vacant or obsolete facilities.

3. **Community benefits agreements**—Data centers have the potential to create substantial impacts on local communities and infrastructure. Some municipalities have encouraged or negotiated community benefit agreements prior to the commencement of the land development process. Such agreements may provide for off-site improvements or other measures intended to offset impacts associated with data center development, including impacts to environmental resources, historic resources, emergency services, transportation infrastructure, sewer and utility systems, and other public facilities.

However, we caution that the Pennsylvania Municipalities Planning Code does not authorize municipalities to require off-site improvements or unrelated exactions as part of the zoning or land development approval process. Therefore, any requirement for a community benefit agreement should not be codified as a mandatory ordinance provision and should only be pursued in consultation with the municipal solicitor to ensure consistency with applicable statutory and constitutional limitations.

4. **Definitions**

- a. **Data Center**—The scope for Data Center should be wide and general enough to accommodate several data center types. We recommend adding “but not limited to” after “include” in the first sentence of the proposed Data Center definition.
 - b. **Dimensional standards terms**—Within the proposed dimensional standards, distinctions are offered between “site” and “internal” lot width requirements and between “external” and “internal” setbacks; however, these terms are not defined within the ordinance. The township may wish to clarify the intent and applicability of these provisions, particularly whether they are intended to regulate internal development parcels, private streets, multiple-building campus arrangements, or future subdivision configurations.
5. **Editorial**—In Article III of the proposed ordinance, Sections 27-1702.3. and 27-1802.3. are referenced in relation to conditional use approval of H2O Data Center. However, these sections appear to govern

special exception uses. The township should verify whether the intended references should instead be Sections 27-1702.2. and 27-1802.2. related to conditional 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 Section 609.(g) of the Pennsylvania Municipalities Planning Code.

JWS:emh
26-0136

cc: Will Oetinger, Esq., Grim, Biehn & Thatcher, PC, Township Solicitor (via email)
Stacey Mulholland, Township Manager (via email)



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Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Solebury Township Board of Supervisors
Solebury Township Planning Commission

From: Bucks County Planning Commission

Date: June 3, 2026

Subject: BCPC #41-26-1R
Proposal to Amend the Zoning Ordinance—Warehouses and Data Centers
Applicant: Board of Supervisors
Date Received: May 20, 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 June 3, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by adding new definitions and regulations for Data Center, Warehouse and Distribution Facility, and associated accessory uses.

Proposed Zoning Provisions:

Amend Section 27-202, Definitions, by adding definitions for Data Center, Data Center Accessory Use, Data Center Equipment (DCE), Distribution Facility, Truck Terminal, Overnight Truck Parking, and Warehouse.

Amend Section 27-1702, Use Regulations, to permit Mini-warehouse as a permitted principal use in the Light Industrial District, and add Warehouse and Distribution Facility and Data Center as conditional uses in the Light Industrial District.

Add Section 27-1702.4.D. to permit Truck Terminal and Overnight Truck Parking as Accessory Uses by conditional use for the principal use Warehouse and Distribution Facility.

Add Section 27-1704.E to include Area and Bulk Regulations for Warehouse and Distribution Facility and Data Center uses.

Replace Table in Section 27-2512.5.B.(1) to update the regulations for Continuous Sound Levels Within Receiving District.



Add Sections 27-2602.1.VV. and 27-2602.1.WW. to add the following Special Principal Use Regulations for the Warehouse and Distribution Facility and Data Center uses:

- Dimensional requirements including maximum height and building size limitations
- Screening, buffering, and landscaping requirements
- Requirements for a traffic study
- Lighting requirements
- Security and fencing requirements for the Data Center use
- Architectural design regulations to ensure that the size, proportions and design of the buildings deemphasize the visual mass
- Requirements for a master signage plan
- Outdoor storage requirements including fencing, setbacks, and buffering
- Environmental controls with requirements for noise impact, heat mitigation, and air and odor quality
- Water and sewer requirements for the Data Center use including a requiring the applicant to demonstrate that sufficient capacity exists
- Backup generator and use testing requirements for the Data Center use
- Requirements for an Environmental Impact Assessment Report and Energy Use Analysis
- Requirements for a Community Benefits Agreement
- Requirements for the safe removal and recycling or disposal of electronic waste for the Data Center use
- Decommissioning requirements for the Data Center use

Add Sections 27-2603.1.P. and 27-2603.1.Q. to include Special Provision Use Regulations for the Truck Terminal and Overnight Parking Accessory Uses.

COMMENT

We reviewed a previous version of this amendment in May of 2026 (BCPC #46-26-1, dated May 6, 2026). We note that our comment pertaining to the requirement for a Community Benefits Agreement for the Warehouse and Distribution Facility and Data Center uses has been addressed.

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

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

DM:emh
26-0131

cc: Mark L. Freed, Esq., Curtin & Heefner, Township Solicitor (via email)
Christopher Garges, Township Manager (via email)



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Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Solebury Township Board of Supervisors
Solebury Township Planning Commission

From: Bucks County Planning Commission

Date: June 3, 2026

Subject: BCPC #41-26-2
Proposal to Amend the Zoning Ordinance—Deer Fencing
Applicant: Board of Supervisors
Date Received: May 20, 2026
Hearing Date: June 16, 2026

In accordance with the provisions of Section 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 3, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to update regulations for deer fencing in the Floodplain Conservation District.

Proposed Zoning Provisions:

Amend Section 27-2105.1.A.(2) to allow fences for the protection of vegetation from deer to be installed in areas abutting streams and watercourses without a floodplain identification study.

Add Section 27-2208.5.A.(4) to allow fences installed for the sole purpose of protecting vegetation from deer as a use permitted in the Riparian Corridor Conservation District.

Re-number Section 27-2504.3 to new Section 27-2504.4.

Add new Section 27-2504.3 to permit deer fences by right in the Riparian Corridor Overlay District with the following conditions:

- A zoning permit must be obtained.
- Plans for fencing must be submitted which include location and material of fence posts.
- Deer fences must be designed and constructed so that openings are sufficient to allow water to pass through without trapping debris.



- The zoning officer may consult with the Township Engineer to determine the adequacy of the deer fence design.

COMMENTS

1. **Deer Fences in the Floodplain Conservation District**—Deer fences are permitted by right in the Riparian Corridor Conservation District under proposed Section 27-2504.3. We recommend that the Floodplain Conservation District be added to Sections 27-2504.3 and 27-2504.3.c. to make it clear that deer fences are also permitted in the Floodplain Conservation District and that design requirements apply.
2. **Fencing requirements in the Riparian Corridor Overlay District**—Fencing is permitted in Zone 2 of the Riparian Corridor Overlay District under Section 27-2208.5.C.(5). We recommend that a reference to the requirements for deer fencing contained in Section 27-2504.3, which include the requirement for a zoning permit, submission of fence plans with location and material of fence posts, and design standards requiring the fence to allow floodwaters to pass through without trapping debris be included in Section 27-2208.5.C.(5).

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

DM:emh
26-0130

cc: Mark L. Freed, Esq., Curtin & Heefner, Township Solicitor (via email)
Christopher Garges, Township Manager (via email)



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Solebury Township Board of Supervisors
Solebury Township Planning Commission

From: Bucks County Planning Commission

Date: June 3, 2026

Subject: BCPC #41-26-3
Proposal to Amend the Zoning Ordinance—Farm Worker Housing
Applicant: Board of Supervisors
Date Received: May 20, 2026
Hearing Date: June 16, 2026

In accordance with the provisions of Section 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on May 6, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to include new definitions and use regulations pertaining to Farm Worker Housing.

Proposed Zoning Provisions:

Amend Section 27-202, Definitions, by removing the definition for Agricultural Workers and add definitions for Agricultural Operation(s), Area Median Income (AMI), Attainable Housing, Farm Worker Housing, and Farm Workers.

Amend the RA Residential/Agricultural District and RB Residential/Agricultural District by adding Farm Worker Housing as a permitted accessory use, removing clustering requirements for Farm Worker Housing, and allowing a maximum of two accessory dwellings on lots with a minimum area of 50 acres.

Amend the RA Residential/Agricultural District and RB Residential/Agricultural District by adding area and bulk regulations for Farm Worker Housing. Regulations include minimum lot area, lot width, maximum impervious surface, clustering requirements, and maximum number of units allowed.

Amend the RA Residential/Agricultural District and RB Residential/Agricultural District by removing multiple single-family detached dwellings as part of an agricultural use and accessory dwellings



for agricultural workers from the list of uses permitted by conditional use and from the associated conditional use regulations.

Replace 27 Attachment 1 – Summary Table – Area and Bulk Regulations RA, Residential/Agricultural District with an updated table reflecting the removal of the multiple single-family detached dwellings as part of an agriculture use from the district regulations.

Add Section 27-2603.1.A.(6) to the Special Provisions to include Farm Worker Housing in RA Residential/Agricultural and RB Residential/Agricultura districts as accessory uses that require a zoning permit.

Amend Section 27-2603, Special Provisions to add Section 27-2603.1.P. which includes Farm Worker Housing Purpose and Supplemental Provisions under the Accessory Uses, Buildings and Structures.

COMMENT

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

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

DM:emh
26-0132

cc: Mark L. Freed, Esq., Curtin & Heefner, Township Solicitor (via email)
Christopher Garges, Township Manager (via email)



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E-mail: planningcommission@buckscounty.org

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Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Telford Borough Council
Telford Borough Planning Commission

From: Bucks County Planning Commission

Date: June 3, 2026

Subject: BCPC #43-26-1
Proposal to Amend the Zoning Ordinance—Fences
Applicant: Borough Council
Date Received: May 7, 2026
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 3, 2026.

GENERAL INFORMATION

Requested Action: Amend the zoning ordinance to define a corner lot's front and side yard with respect to height limitations of fences and walls.

Proposed Zoning Provisions:

Amend Section 27-410, Height Limitations of Fences and Walls, as follows:

- Add "a." in front of the existing fences and walls regulations.
- Add Section 27-410.b. to define for corner lots, the lot line abutting the street corresponding with the property's assigned street address as the front yard, and to establish the remaining street-facing lot line as a side yard. Fences or walls in the side yard over 6 feet in height shall have an open area to solid area ratio of at least 50 percent and may not extend beyond the building line of the front yard. Fences within the front yard shall have a maximum height of 4 feet and a 50 percent ratio of open area to solid area.

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.

LYL:emh

26-0120

cc: Mark G. Plachta, Kilkenny Law, LLC, Borough Solicitor (via email)
Patrick DiGangi, PE, ARRO Consulting, Borough Engineer (via email)
Bryan J. Poster, Borough Manager (via email)
Jesse Hill, Borough Zoning Officer (via email)



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Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: June 3, 2026

Subject: BCPC #48-26-1(P)
Private Request for Zoning Map Change and Zoning Ordinance Amendment
TMP #48-26-19
Applicant: Michael Chiusolo
Owner: Linda, Michael J., and Lawrence M. Chiusolo
Date Received: May 18, 2026
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 3, 2026.

GENERAL INFORMATION

Requested Action:

- A. Amend the zoning map to include TMP #48-26-19 in the NAA Neighborhood Active Adult Overlay District.
- B. Amend Sections 185-16.3. and 185-22 of the zoning ordinance to permit the twin single dwellings with associated regulations in the NAA Neighborhood Active Adult Overlay District.

Location and Size of Tract: The site consists of 19.92 acres and is located on the northwest side of Stump Road, approximately 370 feet northeast of its intersection with Meadow Drive in the Bryn Gweled Homesteads.

Proposed Zoning Provisions:

Amend Section 16.3.C.a.1. of the zoning ordinance to add twin single dwellings as a permitted use in the NAA Overlay District.



Amend Section 16.3.C. to add new subsection e., Bulk regulations for twin single dwellings within the NAA Overlay District, with the following regulations:

- Minimum site area: 15 acres
- Minimum site frontage: 300 feet
- Maximum permitted density: 1.75 dwelling units per acre of gross tract area
- Minimum open space ratio: 60 percent of gross tract area, which may not include land area within 25 feet of the rear of a building or 10 feet of the side of an end unit
- Maximum site impervious surface ratio: 25 percent
- Minimum site setback: 45 feet along all external tract boundaries
- Minimum buffer yard: 20 feet along all external tract boundaries

Amend Section 16.3.C. to add new subsection f., Dimensional regulations for Twin Singles within the NAA Overlay District, with the following regulations:

- Minimum lot area: NA; Individual lots are not required
- Maximum dwelling units per building: 2
- Minimum unit width: 30 feet
- Minimum building setback from the curbline of internal roads: from curbline to front façade of the building: 27 feet; from curbline to side of building—20 feet
- Minimum building setback from common parking areas: 15 feet
- Minimum building separation: side to side—20 feet; side to front or rear—35 feet; rear to rear or front—50 feet
- Maximum building height: 35 feet; the maximum number of stories shall be two

Existing Zoning:

Twin single dwelling units are permitted in the R-4, R-5, and R-6 districts on lots of 20,000 square feet or more. For twin single dwellings, the maximum permitted density ranges from 4.0 to 4.5 dwelling units per acre. An open space ratio of 35 percent is required and the permitted maximum site impervious surface ratio is 40 percent.

The NAA Overlay District permits townhouses; twin single dwellings are not permitted. For the NAA Overlay District, a minimum site area of 30 acres and a minimum frontage of 500 feet on a principal arterial or higher classification road are required. A maximum density of 3.5 dwelling units per acre of gross tract area and a maximum impervious surface ratio of 40 percent are permitted. The required minimum open space is 40 percent of the gross tract area and the required minimum site setback is 40 feet from all external tract boundaries. A minimum buffer yard of 20 feet is required along all external tract boundaries.

Individual lots are not required for townhouses in an NAA community. A maximum of six dwelling units per building and a maximum building height of 29 feet are permitted. A required minimum unit width of 28 feet is required. Minimum building setbacks and building separations for townhouses in the NAA are the same as what is proposed for twin single units.

The R-1 Residential Conservation District is the underlying zoning district for TMP #48-26-19. This district permits single-family detached dwellings on lots of 1 acre or more by right with a permitted maximum lot impervious ratio of 14 percent and a required open space ratio of 10 percent. Twin single dwelling units are not permitted in the R-1 District.

COMMENTS

A. Zoning Map Change

The parcel requested for rezoning is part of a sketch plan for 34 age-qualified twin single dwelling units, reviewed by BCPC staff in December of 2025 (BCPC #8489-D, January 7, 2026). The sketch plan submission noted that a request to include the site within the NAA Overlay District would be submitted to the township.

1. **Existing land use and zoning**—The site consists of 19.92 acres and contains an existing single-family detached dwelling and a significant area of natural resources. The site is zoned R-1 Residential Conservation District, which permits detached dwelling units on lots of 1 acre or greater. The R-1 District also permits cluster development and environmentally sensitive cluster development on minimum site areas of 10 and 30 acres, respectively. The permitted maximum density for a cluster development is 1.20 dwelling units per acre and for an environmentally sensitive cluster development is 1.25 dwelling units per acre.
2. **Compatibility with surrounding land use and zoning**—Parcels to the north, northeast, and southwest contain single-family detached residential uses and are all within the R-1 Residential Conservation District. The residential development to the northeast is a single-family cluster with significant open space area. Land to the southeast, on the other side of Stump Road, contains a multifamily building zoned R-1 Residential District in Lower Southampton Township. The proposed use and rezoning are compatible with adjacent land uses and zoning due to the similar uses and required lot sizes and open space.
3. **Comprehensive plan**—The *Upper Southampton Township Comprehensive Plan (2025)* Future Land Use Plan designates the site as a potential housing development area. The plan states that there are pockets of smaller tracts or parcels of land where in-fill development may occur pursuant to the zoning district regulations. Such in-fill would be in the same relative context (style, type, and density) as surrounding residential development and the existing residential zoning district requirements. No zoning district or ordinance changes are anticipated or planned for these essentially developed neighborhoods. The township comprehensive plan includes policy to recommend consideration of a variety of housing unit types to accommodate the needs of the growing rate and numbers of senior citizens and the elderly.

B. Zoning Ordinance Amendment

1. **District purpose**—The purpose of the NAA Neighborhood Active Adult Overlay District is to guide redevelopment of areas within the R-1 Residential Conservation District in accordance with the purposes noted in the township's comprehensive plan. The NAA Overlay District is intended to encourage and promote creative and flexible development, redevelopment, and revitalization of the township in conjunction with preserving open space and conserving and enhancing existing natural features and areas for outdoor recreation. Further, the comprehensive plan includes a recommendation to consider a variety of housing unit types to accommodate the needs of the growing rate and numbers of senior citizens and the elderly.
2. **District requirements**—For twin single dwelling developments in the NAA Overlay District, the amendment proposes a required minimum site area of 15 acres and a required minimum frontage

on a principal arterial or higher classification road of 300 feet. This is half the required site area and 200 feet less than the required site frontage as compared to the existing overlay standards. These changes will result in additional parcels that will be eligible to develop under the NAA Overlay District regulations. Township officials should determine if that is a desired result.

3. **Editorial comments**—The proposed amendment would permit twin singles in Section 185-16.3.C.a.1. of the NAA Overlay district. The ordinance does not contain such a section. The amendment should refer to 185-16.3.C.(1)[a][1][b] to permit an additional type of permitted housing in the overlay.

Summary—The proposed overlay district and permitted uses would be generally consistent with adjacent zoning districts and surrounding land uses due to the similarity of permitted uses. In addition, the comprehensive plan recommends permitting housing targeted toward seniors. However, the proposed reduction in the minimum site area from 30 acres to 15 acres may significantly affect the future character and development pattern of the overlay district, the township should carefully consider the long-term implications of this change.

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.

DCZ:emh
26-0112

cc: Michael Chiusolo (via email)
Larry Chiusolo (via email)
Robert Gundlach, Esq., Fox Rothschild, LLP (via email)
Mark Sarson, Township Zoning Officer (via email)
John Torrente, Esq., Begley, Carlin & Mandio, LLP, Township Solicitor (via email)
Donald E. Williams, Township Manager (via email)
Larry Young, PE, Tri-State Engineers & Land Surveyors, Inc., Township Engineer (via email)

PERTINENT INFORMATION

TMP #48-26-19 contains 19.92 acres and is located on the northeast side of Stump Road and approximately 370 feet northeast of its intersection with Meadow Road.

Site Characteristics, Natural Features: The site is occupied by wooded areas and a small stream in the rear of the site.

Existing Land Use: Rural Residential

Surrounding Land Use:

North:	Residential
East:	Residential
South :	Residential
West:	Residential

Surrounding Zoning:

North:	R-1 Residential Conservation District
East:	R-1 Residential Conservation District
South:	R-1 Residential District (Lower Southampton Township)
West:	R-1 Residential Conservation District

Municipal Comprehensive Plan: The *Upper Southampton Township Comprehensive Plan (2025)* future land use plan designates the Street Road frontage site as potential housing development areas; however, the plan text does not include policy for this designation.



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Edward J. Tokmajian
Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Warwick Township Board of Supervisors
Warwick Township Planning Commission

From: Bucks County Planning Commission

Date: June 3, 2026

Subject: BCPC #51-26-1
Proposal to Amend the Zoning Ordinance—Omnibus
Applicant: Board of Supervisors
Date Received: May 22, 2026
Hearing Date: July 15, 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 June 3, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to add use regulations for Data Center, clarify temporary sign requirements, update the home crafts home occupation use, clarify buffer yard inclusions, clarify accessory structure placement, and remove references to ordinance sections that no longer exist.

Proposed Zoning Provisions:

Amend Section 195-9, Definitions, by revising the definitions for addition, forest, and steep slopes and adding a definition for new construction.

Amend the Buffer Yard Classification Table by removing references to uses B13 and B14 from Note 1. These uses were previously deleted from the zoning ordinance.

Amend the use regulations for B10d Home Crafts to expand the definition to include home baker/brewer and artisans. Confections and personalized and specialized custom creations are also to be included as permitted activities.

Amend the residential accessory building use regulations in Section 195-16.B.(12)(b)[1] to clarify that residential accessory structures on a lot with more than one front yard may be placed within a front yard to which the house is not oriented to a street.



Add H19 Data Centers and Data Center Accessory Uses to the LI Limited Industrial District as a use permitted by conditional use with use regulations as follows:

- Area and dimensional standards including a minimum lot area of 20 acres, minimum setback from public roads and property lines of 200 feet, a minimum setback from residential districts and sensitive receptors of 300 feet, and a maximum building height for Data Center of 35 feet and for Data Center Accessory Uses 20 feet.
- Landscape buffers, screening and fencing are required between the Data Center use and residential districts, public roadways, and sensitive receptors.
- A preliminary, interim, and as-built sound study, conducted by a professional acoustical expert, must be provided to demonstrate compliance with noise and vibration standards.
- Aesthetic requirements including incorporation of design elements for building facades that face a road, residential district or use, or sensitive receptor.
- A utility review, emergency response plan, and environmental impact assessment shall be conducted as part of the conditional use review process.
- Green building techniques are encouraged to implement low-impact development practices in site design and energy efficiency.
- Requirements for decommissioning the site within 12 months after the end of its useful life.

Amend the sign regulations for temporary events to limit the number of signs to two. The existing regulations do not have a limit.

Amend the open space and recreation facilities provisions to clarify that required yard and buffer areas are not permitted in open space.

COMMENTS

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

1. **Community benefits agreements**—Data centers have the potential to create substantial impacts on local communities and infrastructure. Some municipalities have encouraged or negotiated community benefit agreements prior to the commencement of the land development process. Such agreements may provide for off-site improvements or other measures intended to offset impacts associated with data center development, including impacts to environmental resources, historic resources, emergency services, transportation infrastructure, sewer and utility systems, and other public facilities.

However, we caution that the Pennsylvania Municipalities Planning Code does not authorize municipalities to require off-site improvements or unrelated exactions as part of the zoning or land development approval process. Therefore, any requirement for a community benefit agreement should not be codified as a mandatory ordinance provision and should only be pursued in consultation with the municipal solicitor to ensure consistency with applicable statutory and constitutional limitations.

2. **Definitions**

- a. **Data Center**—The scope for Data Center should be wide and general enough to accommodate several data center types. We recommend adding “but not limited to” after “include” in the third sentence of the proposed Data Center definition.

- b. **Energy generation system**—In Section 195-16.H.(19)H.4. a list of energy systems designed or used to supply power directly to a Data Center are listed. We recommend that the term Small Modular Reactor, as defined in Section 195-16.H.(19)C., be added to the list. Otherwise, we recommend removing the Small Modular Reactor definition because it is not used elsewhere in the proposed ordinance.

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

MMW:emh
26-0142

cc: Michael Martin, Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)
Kyle Seckinger, MPA, Township Manager (via email)
Brandy McKeever, CZO, Director of Planning and Zoning (via email)



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Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: June 3, 2026

Subject: BCPC #52-26-2
Proposal to Amend the Zoning Ordinance—Residential Accessory Structures
Applicant: Board of Supervisors
Date Received: May 22, 2026
Hearing Date: July 15, 2026

In accordance with the provisions of Section 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 3, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by adding the requirement of a Unilateral Declaration of Covenants for proposed residential accessory structures in the PC Planned Commercial, PC-2 Planned Commercial 2, PI Planned Industrial, VC Village Center, and IS Institutional Service zoning districts.

Proposed Zoning Provisions:

Amend Section 450-1604, Use Regulations, to add Section 450-1604.H.(2)(d) Unilateral Declaration of Covenants in Certain Zoning Districts. The additional provision requires applicants in the PC Planned Commercial, PC-2 Planned Commercial 2, PI Planned Industrial, VC Village Center, and IS Institutional Service zoning districts to execute a Unilateral Declaration of Covenants to ensure accessory structures shall only be used for purposes that are subordinate and customarily incidental to the residential use on the property.

COMMENTS

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



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

DM:emh
26-0141

cc: David A. Keightly, Jr., Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)
Greg Lippincott, Township Manager (via email)

Bucks County Planning Commission
Subdivision and Land Development Reviews
April 25, 2026 to May 22, 2026

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bedminster Township	10773-A	26-0101	1-2-49	Philip III and Kimberly Picciotti	P	2 Single-family lots
Bensalem Township	7910-C	26-0098	2-64-1.1	Pen Ryn Mansion Associates	P	Commercial Land Development: 14,348 square feet
Bensalem Township	9967-A	26-0119	2-29-36	Givnish Real Estate, LLC	P	Commercial Land Development: Parking lot
Bensalem Township	13179	26-0082	2-17-115	Simran Properties, LLC	S	Commercial Land Development: 7,480 square feet
Bensalem Township	13187	26-0105	2-39-152	D. Larosa Builders Inc.	P	2 Single-family lots
Bristol Township	13181	26-0089	5-65-82	5790 (FIVE) Bristol Pike LLC	P	Industrial Land Development: 8,004 square feet
Bristol Township	13184	26-0095	5-69-48	Alisher Khamrokulom	P	Industrial Land Development: 4,200-square-foot addition
Hilltown Township	13176	26-0079	15-35-55-1	Wayne E. & Bonnie L. Phinney	F	2 Single-family lots
Hilltown Township	13180	26-0088	15-1-97	Charles A. Discher	P	Industrial Land Development: 640 square feet
Middletown Township	13190	26-0114	22-12-72 and 22-12-79	Paul Auerbach and Dana Auerbach	P	Lot Line Adjustment
Milford Township	13183	26-0093	23-2-147-1	United States Cold Storage, LLC	P	Industrial Land Development: 1,260-square-foot addition
Morrisville Borough	12276-A	26-0074	24-12-81, 24-10-230, 24-10-230-1	Cloverleaf Morrisville, LLC	P	Age Qualified Residential Development: 41 Attached units; 32 Multifamily units 6 Open space/Stormwater management lots

Morrisville Borough	13182	26-0091	24-8-74	Graeme Thomson	P	2 Single-family lots
New Britain Borough	12853	26-0078	25-9-31, 25-9-31-1, 25-9-32, 25-9-33, 25-9-30, 25-9-29	Butler Avenue Owner LLC	P	98 Multifamily units; Commercial Land Development: 4,900 square feet
Northampton Township	13185	26-0099	31-11-175 & 31-11-176	Sofia Veytsman	P	Lot Line Adjustment
Perkasie Borough	11294-C	26-0081	33-9-1	Perkasie Place, LLC	P	1 Commercial lot; 1 Industrial lot; Industrial Land Development: 22,079 square feet
Richland Township	9882-A	26-0084	36-5-123- 9	Quakertown Investors, LLC	P	Commercial Land Development: 2,700 square feet
Richland Township	13186	26-0102	36-29-34, -34-3	Scott Mease, Mease Engineering	P	Lot Line Adjustment
Warwick Township	13177	26-0080	51-13-9- 23	Global CF Holdings, LLC	P	Industrial Land Development: 7,968 square feet



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Executive Director

MEMORANDUM

To: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 21, 2026

Subject: BCPC #10773-A
Preliminary Plan of Subdivision for Picciotti
TMP #1-2-49
Applicant: Philip III and Kimberly Picciotti
Owner: Same
Plan Dated: April 14, 2026
Date Received: April 15, 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 22.320-acre parcel into two lots of 11.690 acres (Lot 1) and 10.001 acres (Lot 2). Lot 1 contains an existing dwelling with associated structures and an existing agricultural use. Lot 2 will contain no structures. No development is proposed for Lot 2. Both lots will be served by on-lot water and sewer facilities. The site is preserved under Act 319.

Location: About 1,200 feet east of the intersection of Ridge Road and Slotter Road.

Zoning: The AP Agriculture Preservation District permits Use A1 General Farming and Use B1 Detached Dwelling by right. Act 319 large-lot subdivisions require a minimum lot size of 10 acres and permit a maximum impervious surface coverage ratio of 9 percent.

Present Use: Residential and agricultural

COMMENTS

We reviewed a revised final plan submission for this site in June of 2014 (BCPC #10773, dated June 20, 2014). In addition, we offer the following comments on the current preliminary plan submission:



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

Section 411.1.B

from providing an Environmental Impact Assessment; the application indicates that the waiver request is based on a limited scope of application as the project is only creating one new lot

Sections 505.16, 506.4, 512 and 513

from providing roadway improvements, curbs, and sidewalks; the application indicates that Slotter Road is in good condition and that curbs and sidewalks are not characteristic of this area of the township

Section 516

to defer meeting stormwater management requirements for Lot 2; the application indicates there is no immediate plan to construct a dwelling on Lot 2 and stormwater management plans will be submitted to the township at the time of development for Lot 2

Section 529.2

from constructing a bike path; the application indicates that there is no existing bike path along Slotter Road nor in the vicinity of this property

The final plan should note all granted waivers.

2. **Editorial**—The site capacity calculations on Sheet 1 indicate that, per Section 400-A.(2)f.(ii.), farmland soils are not required to be preserved. The site capacity calculation requirements are contained in Section 600 of the zoning ordinance. Use regulations for Act 319 large lot subdivisions are found in Section 408 of the zoning ordinance. The section number on Sheet 1 should be updated to match the correct section of the zoning ordinance.
3. **Act 319**—The Bucks County Board of Assessment indicates TMP #1-2-49 is preserved under Act 319. 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 137.b.82 and 6(a.1.)(1).
4. **Existing large trees**—Section 402.4.D. of the SALDO requires minor subdivision plans to show existing vegetation including wooded areas, large trees over six inches caliper standing alone, and other significant vegetation limits of trees/vegetation to be removed/preserved. The plan set does not identify existing large trees over six inches caliper standing alone on the site.
5. **Pedestrian facilities waiver**—We acknowledge the requested waivers from Sections 513 and 529 which require the applicant to provide sidewalks along both sides of all existing and proposed streets and to provide a bike path, respectively. Section 525.2.A. of the SALDO requires all residential subdivisions to provide recreational trails. Map 6 in the Bedminster Township Open Space Plan (March 2009) and Map 14 in the Bedminster Township Comprehensive Plan (June 2008) show a proposed pedestrian/bike trail route along Slotter Road. Township officials should evaluate whether the requested waivers are appropriate given the township's adopted trail planning documents.
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the June 3, 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.

LR:emh
26-0101

cc: Philip III and Kimberly Picciotti (via email)
Scott Mease, PE, PLS, Mease Engineering, P.C. (via email)
Curtis Genner, PE, Wynn Associates, Inc., Township Engineer (via email)
Richard H. Schilling, Township Manager (via email)
Patricia S. McVaugh, Township Administrative Assistant (via email)

SIGNATURE BLOCKS

T.P. 1-2-49 Philip Picciotti III
T.P. 1-2-49 Kimberly Picciotti
Commonwealth of Pennsylvania
County of Bucks
On the ____ day of ____, 20__, before me
the subscriber, a Notary Public of the Commonwealth of
Pennsylvania, residing in ____, personally appeared

_____, known to me (or satisfactorily proven) to be
the persons whose names are subscribed to the foregoing plan,
and acknowledge that they are the registered owners of the
designated plan, that all necessary approvals of the plan have
been obtained and it is endorsed hereon, 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

My Commission Expires ____
(SEAL)

TOWNSHIP ENGINEER

Reviewed by the Township Engineer.

Township Engineer _____ Date _____

TOWNSHIP BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of
Bedminster this ____ day of ____, 20__.

TOWNSHIP PLANNING COMMISSION

Recommended for approval by the Bedminster Township Planning
Commission 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
Municipalities Planning Code.
Certified this date _____

Executive Director, Bucks County Planning Commission

Recorded in the office of the Recorder of Deeds, Bucks County,
Pennsylvania in Plan Book - ____ Page ____ on the
____ day of ____, 20__.

SITE DATA

Total Tract Area - 22.320 Acres
Tax Parcel Number - 1-2-49
Instrument Number - 2019000384
Number of Lots - Two (2)
Water - On Site
Sewer - On Site

ZONING REQUIREMENTS (Lot 1)

Zoning District - AP (Agricultural Preservation)
Use - B1 (Detached Dwelling)
Subdivision Type - Act 319 (Large Lot)
- Required - Proposed -
Min. Lot Area - 10,000 Acres - 11,690 Acres
Min. Lot Width - 300 Feet - 355 Feet
Min. Front Yard - 85 Feet - 373 Feet
Min. Side Yard -
One - 30 Feet - 40 Feet
Both - 75 Feet Aggregate - 204 Feet
Min. Rear Yard - 100 Feet - 713 Feet
Min. Building Envelope - 8,000 S.F. - 345,901 S.F.
Lot Max. Imp. Surface - 9% - 6.5%
Max. Bldg. Coverage - 3% - 1.6%
Max. Bldg. Height - 35 Feet - <35 Feet

ZONING REQUIREMENTS (Lot 2)

Zoning District - AP (Agricultural Preservation)
Use - B1 (Detached Dwelling)
Subdivision Type - Act 319 (Large Lot)
- Required - Proposed -
Min. Lot Area (Flag Lot) - 10,000 Acres - 10,001 Acres
Min. Lot Width - 300 Feet - 420 Feet
Min. Front Yard - 100 Feet - <100 Feet
Min. Side Yard - 100 Feet - <100 Feet
Min. Rear Yard - 100 Feet - <100 Feet
Min. Building Envelope - 8,000 S.F. - 205,803 S.F.
Lot Max. Imp. Surface - 9% - 3.4%
Max. Bldg. Coverage - 3% - 0.5%
Max. Bldg. Height - 35 Feet - <35 Feet

IMPERVIOUS SURFACE CALCULATIONS (LOT 1)

Existing Impervious Surfaces
Driveway 23,877 SF
Dwelling 3,539 SF
Garage/Shed 4,472 SF
Fire Pit/Walk/Patio/Stairs ± 1,229 SF
Total Existing Impervious Surfaces 33,117 SF
Impervious Surface Ratio[(33,117 SF/43,560 SF)/11,690 Ac.](100) = 6.5%
Building Coverage Ratio [(8,011 SF/43,560 SF)/11,690 Ac.](100) = 1.6%

ENGINEER'S CERTIFICATION

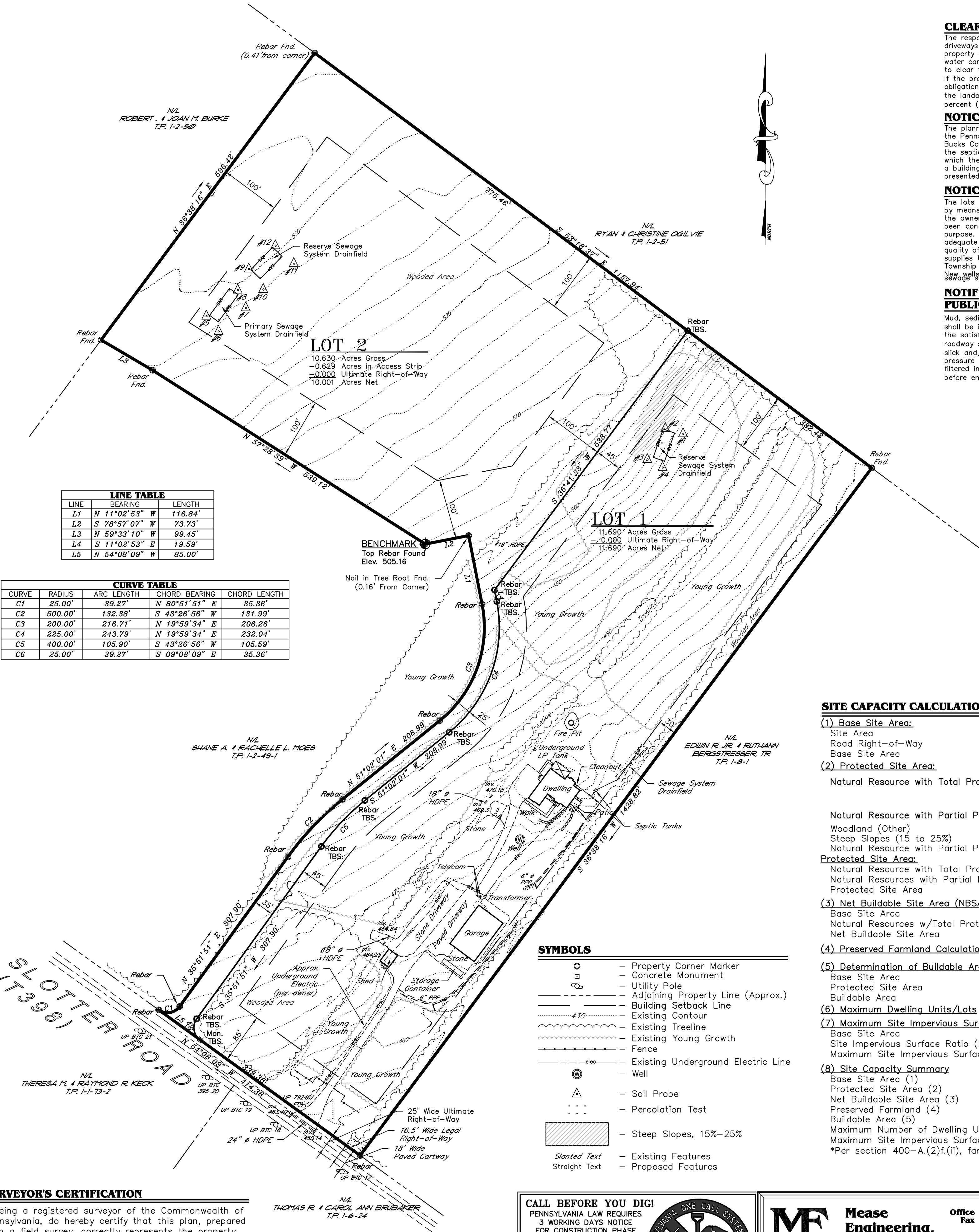
I, being a registered engineer in the Commonwealth of
Pennsylvania, do hereby certify that the accompanying
application, plans, and supporting documentation are
true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE094862

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. _____



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 11°02'53" W	116.84'
L2	S 78°57'07" W	73.73'
L3	N 59°33'10" W	99.45'
L4	S 11°02'53" E	19.59'
L5	N 54°08'09" W	85.00'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	N 80°51'51" E	35.36'
C2	500.00'	132.38'	S 43°26'56" W	131.99'
C3	200.00'	216.71'	N 19°59'34" E	206.26'
C4	225.00'	243.79'	N 19°59'34" E	232.04'
C5	400.00'	105.90'	S 43°26'56" W	105.59'
C6	25.00'	39.27'	S 09°08'09" E	35.36'

SYMBOLS

○ - Property Corner Marker
□ - Concrete Monument
⊙ - Utility Pole
--- - Adjoining Property Line (Approx.)
--- - Building Setback Line
--- - Existing Contour
--- - Existing Treeline
--- - Existing Young Growth
--- - Fence
--- elec --- - Existing Underground Electric Line
⊙ - Well
△ - Soil Probe
... - Percolation Test
▨ - Steep Slopes, 15%-25%
--- - Existing Features
--- - Proposed Features

CLEARING OF DRIVEWAY PIPES

The responsibility for the removal of debris from drain pipes located at the end of
driveways shall be borne by the individual property owner, and not the Township. The
property owner shall periodically inspect the pipe and remove all debris to insure that
water can flow through it freely. In the event it becomes necessary for the Township
to clear the pipe, the cost of doing so shall be assessed against the property owner.
If the property owner fails to make payment within thirty (30) days of notice of his
obligation to do so, a lien will be issued against the property for the amount owed by
the landowner plus a ten percent (10%) penalty plus interest at the rate of six
percent (6% per annum).

NOTICE FOR ON-LOT SEWAGE PERMITS

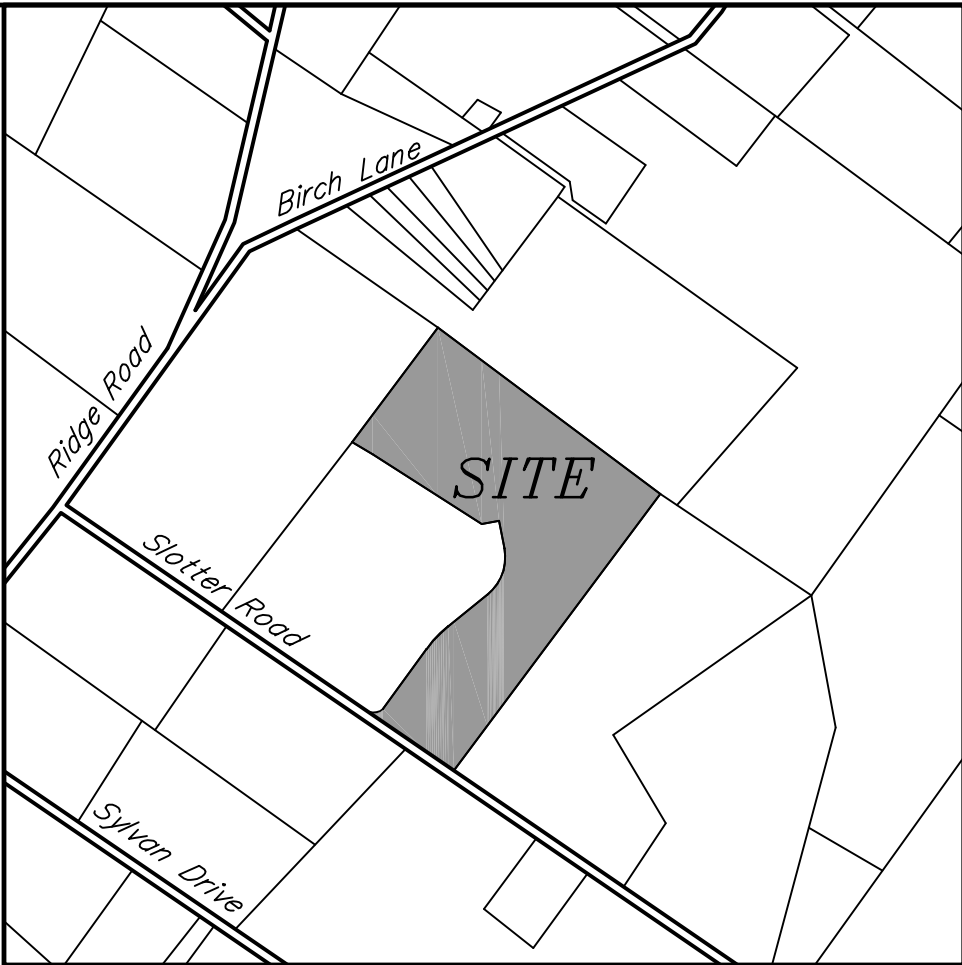
The planning module for this subdivision has been approved by
the Pennsylvania Dept. of Environmental Protection and the
Bucks Co. Dept. of Health as to the subdivision plan. However,
the septic system permit has not been issued for the lots upon
which the new dwellings are proposed. Prior to the issuance of
a building permit, a septic system permit shall be obtained and
presented to the Zoning Officer for each new dwelling.

NOTICE FOR ON-LOT WATER SUPPLIES

The lots in this subdivision are planned to be served with water
by means of individual wells constructed, owned, and operated by
the owner of the lot. No well water supply or quality testing has
been conducted to verify suitability of individual wells for this
purpose. It is possible that any or all of these lots do not have
adequate soils or geology to provide an adequate volume or
quality of on-site water. The lot well must be drilled and water
supplies tested for volume and quality in accordance with
Township requirements prior to construction of any building.
New wells are not to be located any closer than 100 feet to the

NOTIFICATION REGARDING MAINTENANCE OF
PUBLIC STREETS DURING CONSTRUCTION ACTIVITY

Mud, sediment, and/or debris tracked from the site onto a public cartway
shall be immediately removed by brooming and/or mechanical means to
the satisfaction of the Township. Use of a backhoe bucket to scrape
roadway surface is prohibited. Where mud and/or sediment is causing
slick and/or hazardous conditions, roadway surface shall be immediately
pressure washed to remove condition. All sediment laden water must be
filtered in a manner satisfactory to the Bucks County Conservation District
before entering storm sewers and/or drainage channels.



LOCATION MAP

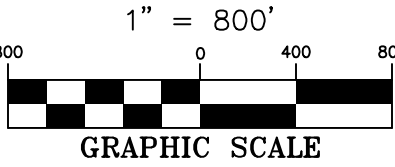


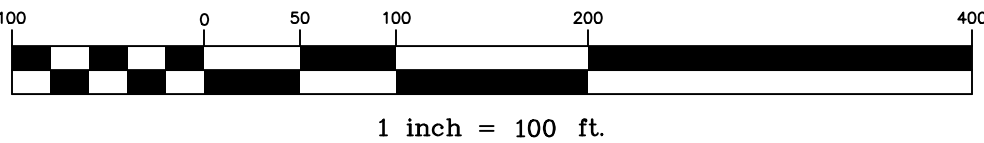
TABLE OF NATURAL RESOURCES					
Natural Resource	Total Resource By Lot				
	Lot 1	Lot 2	Total	Allowable Disturbance (%)	Allowable Disturbance (Acres)
Woodland - Other	2,407 Ac.	9,271 Ac.	11,678 Ac.	75	8,758 Ac.
Steep Slopes	0.178 Ac.	0.000 Ac.	0.178 Ac.	75	0.134 Ac.
Natural Resource	Proposed Disturbance By Lot				
	Lot 1	Lot 2	Total	Remaining Allowable Disturbance (%)	Remaining Allowable Disturbance (Acres)
Woodland - Other	0.000 Ac.	0.964 Ac.	0.964 Ac.	7.794 Ac.	8,758 Ac.
Steep Slopes	0.000 Ac.	0.000 Ac.	0.000 Ac.	0.134 Ac.	0.134 Ac.
Natural Resource	Remaining Allowable Disturbance By Lot				
	Lot 1	Lot 2		Remaining Allowable Disturbance (%)	Remaining Allowable Disturbance (Acres)
Woodland - Other	1.805 Ac.	5.989 Ac.		7.794 Ac.	
Steep Slopes	0.134 Ac.	0.000 Ac.		0.134 Ac.	

* Only Natural Resources present on-site are listed on this table

NOTES

- The boundary is based on a field survey performed by Mease Engineering, P.C. in September of 2025.
- The site features and contours in the area of existing site improvements are based on a field survey performed by Mease Engineering, P.C. in September of 2025. Site features and contours for the remainder of the site are based on aerial data obtained through the Pennsylvania Spatial Data Access.
- 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.
- All new utility services shall be run underground from existing overhead services.
- At each point where a private accessway intersects a public street or road, a clear-sight triangle of ten (10) feet measured from the point of intersection of the street line and the edge of the accessway, shall be maintained, within which vegetation and other visual obstructions shall be limited to a height of not more than two (2) feet above the street grade.
- Agricultural uses within this Zoning District may have associated with them activities incompatible with residential uses. These agricultural activities may have associated with them noise, odors, and other disturbances which are part of normal farming operations but can negatively impact nearby residences. Residents of the AP Zoning District are advised that noise, odors, dust, fumes, or other disturbances associated with agricultural practices shall not be regulated by Township nuisance laws.
- Lots 1 and 2 are both intended to maintain their "Act 319" status after the proposed subdivision, which shall be documented by the County Assessor's office.
- No development is proposed at this time. Therefore the proposed improvements are schematic in nature.
- The stormwater management and Bucks County Conservation District approval requirements for lot 2 are deferred until the time of proposed development on lot 2.
- Lot 2, being a flag lot, shall be restricted to one (1) single-family dwelling.

GRAPHIC SCALE



1 inch = 100 ft.

PROJECT PLAN INDEX

SHEET NO.	TITLE
1	Record Plan
2	Erosion & Sedimentation Control Plan
3	Erosion & Sedimentation Control Details
4	Aerial Plan

PICCIOTTI MINOR SUBDIVISION

Bedminster Township, Bucks County, Pennsylvania

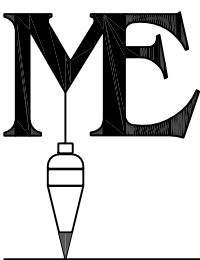
SCALE: 1" = 100'
DATE: 14 Apr. '26
OWNERS OF RECORD: Philip III & Kimberly Picciotti
1309 Slotter Road
Perkasie, PA 18944

DRAWN BY: TDK
FILE: 24160201

Record Plan

SHEET
1 of 4

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



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

Michael A. Roedig
Executive Director

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: May 12, 2026

Subject: BCPC #7910-C
Preliminary Plan of Land Development for Pen Ryn Estate
TMP #2-64-1.1
Applicant: Pen Ryn Mansion Associates
Owner: Same
Plan Dated: April 10, 2026
Date Received: April 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: Construct two building additions and a new building on the 9.399-acre Pen Ryn Estate. Proposed is a 4,700-square-foot addition to an existing 13,965-square-foot building known as Belle Voir Manor and a 5,088-square-foot addition to an existing 11,315-square-foot building known as the Pen Ryn Mansion. Also proposed is the construction of a new 4,560-square-foot building, named Rivers Edge, in the eastern portion of the site. The plan indicates the existing restaurant/catering facility is expanding and will include hotel services for guests at venue events. The site has access to State Road along a gravel driveway across TMP #2-60-69, which is owned by Bucks County. Private water and sewer serve the site.

Location: Approximately 1,000 feet south of State Road, between Wharf Road and Herringbone Lane. The site is about 550 feet north of the Delaware River.

Zoning: The R-55 Riverfront Revitalization District permits a variety of residential and nonresidential uses. Nonresidential uses are permitted on a minimum lot area of 20,000 square feet with a minimum lot width of 75 feet. The permitted maximum building area and impervious surface coverage are 35 and 55 percent of the net lot area, respectively.

The HRO Historic Resources Overlay District permits restaurant and reception or banquet hall on lots of 5 acres or more. The permitted maximum building area and impervious surface ratios are 15 and



25 percent, respectively. The overlay district has special requirements related to natural resources preservation, landscaping, buffering of historic resources, and tree replacement.

The Bensalem Township Zoning Hearing Board granted the following variances on April 2, 2026:

Section 232-273.(1)

to permit the proposed addition to be located less than 20 feet from the adjacent paved cartway

Section 232-275.(3)(b)

to allow a rear yard of less than 30 feet

Section 232-592.(1)

to not require a 20-foot buffer yard and planting strip along each boundary adjacent to a residential district or park

Section 232-592.(2)

to not require a buffer yard to be placed where no buffer yard currently exists

Section 232-587

to not require the use of a designated loading and unloading space where no loading/unloading space currently exists

The variances listed above were granted subject to the following conditions: lodging is limited to guests of events hosted at the venue; buffers and screening to be addressed at the land development phase.

The Bensalem Township Zoning Hearing Board granted the following variances on September 6, 2001:

Section 232-272.(F)

to permit a maximum impervious surface of 40 percent

Section 232-581.(B)

to permit the expansion of a nonconforming use

Section 232-586

from the parking requirements for a restaurant use

The Bensalem Township Zoning Hearing Board granted the following variances on May 5, 1994:

Section 511.2

to permit the use of the site as a museum and conference banquet facility in an R-55 Planned Residential Community District

Section 511.3

to permit a site area of 9.339 acres, which is less than the 30 acres required for an R-55 Planned Residential Community District

Section 1301

to permit the temporary use of an existing gravel road as the only access to the subject property from a street or highway

Section 1404.1.A.

to permit the erection of a permanent sign on a residential lot

Section 1405.2.A.(1)(A)

to permit the erection of a permanent freestanding sign within the minimum required 100 linear feet of the frontage on a public right-of-way

The Bensalem Township Zoning Hearing Board granted the following variance orally on March 3, 1994:

Article V, Section 511.3.E.

from the requirement that tracts be connected to public water and sewer

Present Use: Commercial (banquet facility)

COMMENTS**1. Requested waivers**

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

Sections 201-41 & 201-61

from providing separate preliminary plan and final plan submissions; the application indicates that site design and plans are provided that meet all provisions of both preliminary and final plan requirements

Section 201-41.(d)(9)

from providing all existing features within 400 feet of the land development area and boundary; the application indicates that the proposed development is an expansion of an existing use that proposes building additions, utilities, and stormwater management facilities and sufficient existing features and utilities are shown in the area of earth disturbance and to the property lines as applicable

Section 201-106.(c)(10)b

from providing the required quantity of site trees and parking area trees; the application indicates that an estimated 156 trees are required and approximately 141 trees exist, and densely wooded areas are on the surrounding parcel

Section 201-112.(o)

from providing at least 1.0 footcandle for public parking areas; the application indicates the existing parking areas for the Pen Ryn parcel provide less than the 1.0 footcandle requirement in limited areas and the solar LED lights with motion sensors that were previously proposed for the eastern gravel parking area as part of the Rivers Edge tent development provide for safety and limit unnecessary illumination

- b. **Requested stormwater management waivers**—Sheet 1 of the plan and related correspondence indicate that waivers are requested from the following requirements of the township's stormwater management ordinance:

Section 196-47.(2)(b)(1)(B)

from providing locations of all existing and proposed utilities, sanitary sewers, on-site septic systems, wells, stormwater BMPs, and water lines on site and within 100 feet of the property lines; the application indicates the proposed development is an expansion of an existing use that

proposes building additions, utilities, and stormwater management facilities and sufficient utility information is shown in the area of earth disturbance and to the property lines as applicable

Section 196-61.(b)(1)

to allow storm sewer pipes to be HDPE material and less than 18 inches in diameter; the application indicates that because the development is minor in nature, the parcel is relatively flat and close to the river, and the proposed storm sewer pipes and facilities will be privately owned and maintained, utilizing HDPE pipe (instead of RCP) of less than 18 inches in diameter would be warranted and 12-inch diameter pipes are proposed

Section 196-61.(b)(12)

to allow less than the required depth of cover for storm sewer pipes; the application indicates that due to the minor nature of the development, the relatively flat parcel close to the river, and the proposed storm sewer pipes and facilities being privately owned and maintained, storm sewer pipes with less than the required 2 feet of cover are necessary and 1.5 feet of cover is proposed

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

The final plan should note all granted waivers.

2. **Historic resources**—Section 232-352 of the zoning ordinance lists special review considerations for developments within the HRO Historic Resources Overlay related to the protection, adaptive reuse, and maintenance of the historic buildings and their surrounding grounds. Township officials should ensure that the proposed development meets the listed considerations.
3. **Wetlands certification**—Section 201-41.(d)(15) of the SALDO requires a wetlands certification, signed by the site investigator. The plan should be revised to provide a wetlands certification.
4. **Landscape plan**
 - a. **Landscape architect**—We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.
 - b. **Tree species**—The plan notes that trees and shrubs are to be relocated and replacement trees are shown. However, the plan does not identify the species of plant to be provided.
5. **Parking**—The parking calculation on the plan indicates that 482 parking spaces are required but only 303 are provided because the number of guests will not change due to the new building additions. However, the calculation does not address any changes in the number of employees. We recommend that the township determine if additional parking spaces are required.
6. **Plan information**—The plan shows a “Tract Line” around Pen Ryn Mansion and some of the surrounding area. The purpose of this tract line is not indicated.
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the June 3, 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
26-0098

cc: Bill Haas (via email)
David P. Boginsky, PE, Gilmore & Associates, Inc. (via email)
Phil Wursta, PE, WK2, Township Engineer (via email)
Nicole Khan, PE, WK2, Senior Township Engineer (via email)
Ken Farrall, Township Director of Building and Planning/Zoning Officer (via email)
John Chaykowski, Township Manager (via email)
Loretta Alston, Township Department of Building and Planning (via email)

OWNER'S CERTIFICATION OF INTENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS
ON THE _____ DAY OF _____, 20____, BEFORE ME THE
SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN
PERSONALLY APPEARED WILLIAM F. HAAS IV, WHO
ACKNOWLEDGED HIMSELF TO BE A GENERAL PARTNER OF PEN RYN MANSION ASSOCIATES,
A PENNSYLVANIA GENERAL PARTNERSHIP, AND THAT AS SUCH GENERAL PARTNER, BEING
AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID
GENERAL PARTNERSHIP IS THE REGISTERED OWNER OF THE LAND DESIGNATED TWP.
02-064-001.001, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED
AND IS ENDORSED THEREON, AND THAT HE DESIRES THAT THE FOREGOING PLAN BE
RECORDED ACCORDING TO LAW.

ATTEST:

SECRETARY
WILLIAM F. HAAS IV,
GENERAL PARTNER
PEN RYN MANSION ASSOCIATES

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

(NOTARY PUBLIC)
MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.

APPROVAL OF BENSALEM TOWNSHIP COUNCIL

THIS PLAN WAS APPROVED BY THE COUNCIL MEMBERS OF THE BENSALEM TOWNSHIP THIS
_____ DAY OF _____, 20____.

(DATE)

(DATE)

(DATE)

(DATE)

PROFESSIONAL SURVEYOR'S CERTIFICATION

I, RUSSELL T. CROSS, P.L.S., A REGISTERED PROFESSIONAL SURVEYOR OF THE
COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY
REPRESENTS THE METES AND BOUNDS, AS SHOWN, AND THE LOTS, LAND, STREETS,
HIGHWAYS, EASEMENTS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE
OWNERS OR AGENTS.

SU075552
(REGISTERED PROFESSIONAL SURVEYOR) (REGISTRATION NUMBER)

PROFESSIONAL ENGINEER'S CERTIFICATION

I, DAVID P. BOGINSKY, P.E., A REGISTERED PROFESSIONAL ENGINEER OF THE
COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN MEETS THE
REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION AND LAND DEVELOPMENT
PLAN, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF BENSALEM, IN
WHICH THIS SUBDIVISION AND LAND DEVELOPMENT IS LOCATED.

092296
(REGISTERED PROFESSIONAL ENGINEER) (REGISTRATION NUMBER)

APPROVAL OF THE BUCKS COUNTY PLANNING COMMISSION

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

CHAIRMAN, BUCKS COUNTY PLANNING COMMISSION

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

CERTIFICATION FOR RECORDING

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

(RECORDER OF DEEDS)

WETLANDS CERTIFICATION

I HEREBY CERTIFY THAT SETH BACON SOIL
& WETLAND CONSULTING HAS PERFORMED
A WETLANDS DELINEATION ON THE
PROJECT SITE AND DETERMINED THAT NO
WETLANDS ARE PRESENT WITHIN THE
SUBJECT AREA.

VARIANCES GRANTED

VARIANCES FROM THE BENSALEM TOWNSHIP ZONING ORDINANCE (CHAPTER 332) WERE GRANTED AT
THE BENSALEM TOWNSHIP ZONING HEARING BOARD MEETING HELD ON APRIL 2, 2026 (APPEAL
#2026-0878). ORDINANCE SECTIONS AND DESCRIPTIONS OF RELIEF ARE AS FOLLOWS:

- §232-273.1(1) - A VARIANCE WAS GRANTED TO ALLOW THE PROPOSED PEN RYN MANSION
ADDITION TO BE CLOSER THAN 20' TO THE ADJACENT PAVED CARTWAY, ENCRDACHING CLOSER
THAN 20' TO EDGE OF CARTWAY IS NECESSARY GIVEN THE SPACE LIMITATION ON THE SITE. THE
ADDITION PROVIDES 6.19' TO THE EDGE OF CARTWAY, WHICH IS SUFFICIENT SPACE FOR BUILDING
CONSTRUCTION AND OPERATION.
- §232-275.3(3) - A VARIANCE WAS GRANTED TO ALLOW THE PROPOSED BELLE VOIR BUILDING
ADDITION TO BE WITHIN THE MINIMUM REAR YARD SETBACK. THE EXISTING BELLE VOIR BUILDING IS
LOCATED WITHIN THE REAR YARD SETBACK (NON-CONFORMITY), WITH THE NEAREST EDGE BEING
5.51' TO THE REAR PROPERTY LINE. THE PROPOSED BELLE VOIR ADDITION LIKEWISE ENCRDACHES
INTO THE REAR YARD, BUT THE NEAREST EDGE IS 9.56' TO THE REAR PROPERTY LINE. THIS
ADDITION/EXPANSION ENCRDACHES LESS THAN THE CURRENT ENCRDACHMENT WHICH HAS HAD NO
NEGATIVE IMPACT.
- §232-592.1(1) - A VARIANCE WAS GRANTED FROM PROVIDING A 20' BUFFER YARD AND PLANTING
STRIP ALONG EACH BOUNDARY WHICH IS ADJACENT TO A RESIDENTIAL DISTRICT OR PARK. THE
WESTERN, NORTHERN, AND EASTERN PROPERTY BOUNDARIES CONTAIN DENSE WOODLANDS ON THE
BUCKS COUNTY PROPERTY WHICH ACT AS A PLANTED BUFFER. THE SOUTHERN PROPERTY LINE
FACES THE DELAWARE RIVER AND REMAINS OPEN FOR SIGHT DISTANCE FOR THE BENEFIT OF THE
WEDDING VENUE.
- §232-592.2(2) - A VARIANCE WAS GRANTED FROM PROVIDING THE 20' BUFFER YARD AND PLANTING
STRIP ALONG THE SIDE AND REAR YARDS IN ADDITION TO THE YARD REQUIREMENTS OF THIS
DISTRICT. THE WESTERN AND EASTERN (SIDE YARDS) PROPERTY BOUNDARIES CONTAIN DENSE
WOODLANDS ON THE BUCKS COUNTY PROPERTY WHICH ACT AS A PLANTED BUFFER. THE
SOUTHERN (REAR YARD) PROPERTY LINE FACES THE DELAWARE RIVER AND REMAINS OPEN FOR
SIGHT DISTANCE FOR THE BENEFIT OF THE WEDDING VENUE.
- §232-592.7 - A VARIANCE WAS GRANTED FROM PROVIDING A LOADING ZONE IN THAT THERE IS
NO INCREASED LOADING REQUIREMENTS ENVISIONED BY THE PROPOSED IMPROVEMENTS AND GIVEN
CURRENT AND PROJECTED OPERATIONS, A LOADING ZONE WOULD NOT ADD ANY FUNCTIONAL
BENEFIT TO THE PROPERTY.

PARKING CALCULATION:

PARKING REQUIREMENTS: 1 PARKING SPACE / 2 SEATS OR
1 PARKING SPACE / 50 S.F. OF FLOOR SPACE DEVOTED TO
PATRON USE, WHICHEVER IS GREATER,
PLUS ONE PARKING SPACE PER EMPLOYEE

NOTE: THERE ARE 212 EXISTING PARKING SPACES

PEN RYN MANSION:
• 200 SEATS (1 SP/2 SEATS) = 100 SPACES
• 6,392 S.F. (1 SP / 50 S.F.) = 128 SPACES => GOVERNS

BELLE VOIR:
• 324 SEATS (1 SP/2 SEATS) = 162 SPACES
• 8,458 S.F. (1 SP / 50 S.F.) = 170 SPACES => GOVERNS

TEMPORARY PORTABLE TENT (ON TWP 02-030-069):
• 240 SEATS (1 SP/2 SEATS) = 120 SPACES
• 8200 S.F. (1 SP/ 50 S.F.) = 164 SPACES => GOVERNS

EMPLOYEES: 20 MAX = 20 SPACES

TOTAL SPACES REQUIRED (128+170+164+20) = 482 SPACES

TOTAL SPACES PROVIDED + = 303 SPACES INCLUDING
11 ADA ACCESSIBLE SPACES
(TOTAL EX. AND PROPOSED)

* NOTE: THE PROPOSED HOTEL ADDITIONS WILL NOT INCREASE THE TOTAL NUMBER OF
GUESTS ON-SITE FOR ANY EVENT, THEREFORE, THE NUMBER OF REQUIRED/PROVIDED
PARKING SPOTS ON-SITE WILL REMAIN THE SAME.

WAIVERS REQUESTED

THE FOLLOWING WAIVERS FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (CHAPTER 201) AND
THE STORMWATER MANAGEMENT ORDINANCE (CHAPTER 196), ARE REQUESTED FROM THE BENSALEM
TOWNSHIP COUNCIL:

- §201-41 & 201-61 - WAIVER REQUEST FROM THE REQUIREMENTS TO PROVIDE SEPARATE PRELIMINARY
PLAN AND FINAL PLAN SUBMISSIONS. THE WAIVER REQUEST ALLOWS FOR THE PLAN TO BE REVIEWED AS A PRELIMINARY/FINAL PLAN
SUBMISSION. SITE DESIGN AND PLANS ARE PROVIDED THAT MEET ALL PROVISIONS OF BOTH PRELIMINARY
AND FINAL PLAN REQUIREMENTS.
- §201-41.0(9) - WAIVER REQUEST FROM THE REQUIREMENT TO PROVIDE ALL EXISTING FEATURES
WITHIN 400 FEET OF THE LAND DEVELOPMENT AREA AND BOUNDARY.
THE PROPOSED DEVELOPMENT IS AN EXPANSION OF AN EXISTING USE THAT PROPOSES BUILDING
ADDITIONS, UTILITIES, AND STORMWATER MANAGEMENT FACILITIES. SUFFICIENT EXISTING FEATURES AND
UTILITIES ARE SHOWN IN THE AREA OF EARTH DISTURBANCE AND TO THE PROPERTY LINES AS
APPLICABLE.
- §201-106.0(1)(b) - WAIVER REQUEST FROM THE REQUIRED QUANTITY OF GROSS SITE TREES AND
PARKING AREA TREES.
PER CALCULATIONS, AN ESTIMATED 156 TREES WOULD BE REQUIRED FOR THE PROPERTY FOR THIS LAND
DEVELOPMENT PER THE GROSS SITE AREA AND PARKING AREAS. THIS PARCEL, BASED ON FIELD SURVEY
OF THE DISTURBANCE AREA AND AERIAL PHOTOGRAPHY, CONTAINS APPROXIMATELY 141 TREES, WHICH
INCLUDES PLANTINGS FROM THE PREVIOUS RIVERS EDGE TENT DEVELOPMENT. ADDITIONALLY, THE
SURROUNDING BUCK COUNTY PARCEL (TWP 02-064-140) IS DENSELY WOODED. A WAIVER IS
REQUESTED TO ALLOW THE ESTIMATED NUMBER OF EXISTING TREES TO BE CONSIDERED ADEQUATE TO
MEET THE ORDINANCE SECTION.
- §201-112.0(1) - WAIVER REQUEST FROM THE REQUIREMENT TO PROVIDE AT LEAST 1.0 FOOTCANDLE
FOR PUBLIC PARKING AREAS.
THE EXISTING PARKING AREAS FOR THE PEN RYN PARCEL PROVIDE LESS THAN THE 1.0 FOOTCANDLE
REQUIREMENT IN LIMITED AREAS. SOLAR LED LIGHTS WITH MOTION SENSORS WERE PREVIOUSLY PROPOSED
FOR THE EASTERN GRAVEL PARKING AREA AS PART OF THE RIVERS EDGE TENT DEVELOPMENT. THESE
LIGHTS PROVIDE FOR SAFETY AND LIMIT UNNECESSARY ILLUMINATION.
- §196-47.0(2)(b)(1)(b) - WAIVER REQUEST FROM THE REQUIREMENTS TO PROVIDE LOCATIONS OF ALL
EXISTING AND PROPOSED UTILITIES, SANITARY SEWERS, ON-SITE SEPTIC SYSTEMS, WELLS, STORMWATER
BMPs, AND WATER LINES ON SITE AND WITHIN 100 FEET OF THE PROPERTY LINES.
THE PROPOSED DEVELOPMENT IS AN EXPANSION OF AN EXISTING USE THAT PROPOSES BUILDING
ADDITIONS, UTILITIES, AND STORMWATER MANAGEMENT FACILITIES. SUFFICIENT UTILITY INFORMATION IS
SHOWN IN THE AREA OF EARTH DISTURBANCE AND TO THE PROPERTY LINES AS APPLICABLE.
- §196-61.0(1) - WAIVER REQUEST TO ALLOW STORM SEWER PIPES TO BE HDPE MATERIAL AND LESS
THAN 18 INCHES IN DIAMETER.
GIVEN THE MINOR NATURE OF THE DEVELOPMENT, THE RELATIVELY FLAT PARCEL CLOSE TO THE RIVER,
AND THE PROPOSED STORM SEWER PIPES AND FACILITIES BEING PRIVATELY OWNED AND MAINTAINED,
UTILIZING HDPE PIPE (INSTEAD OF RCP) AND LESS THAN 18 INCHES IN DIAMETER WOULD BE WARRANTED.
HDPE IS DURABLE AND WELL-TESTED FOR STORMWATER APPLICATIONS. 12-IN DIAMETER PIPES ARE
PROPOSED FOR DRAINAGE AND CONVEYANCE FOR THE SITE TO ALLOW ADEQUATE COVER TO PROPOSED
GRADE WHILE PROVIDING THE NECESSARY CAPACITY.
- §196-61.0(12) - WAIVER REQUEST TO ALLOW LESS THAN THE REQUIRED DEPTH OF COVER FOR STORM
SEWER PIPES.
GIVEN THE MINOR NATURE OF THE DEVELOPMENT, THE RELATIVELY FLAT PARCEL CLOSE TO THE RIVER,
AND THE PROPOSED STORM SEWER PIPES AND FACILITIES BEING PRIVATELY OWNED AND MAINTAINED,
STORM SEWER PIPES WITH LESS THAN THE REQUIRED 2.0' COVER ARE NECESSARY. ALL STORM PIPES
PROVIDE AT LEAST 1.5' OF COVER, AND MOST PROPOSED PIPES ARE LOCATED IN LAWN AREAS WHICH
WILL EXPERIENCE NO TRAFFIC. THE 1.5' COVER MEETS MINIMUM MANUFACTURER'S SPECIFIED COVER
DEPTHS FOR SELECTED PIPE SIZES AND MATERIAL.



LOCATION MAP

1000 00 1000 2000
SCALE IN FEET
SCALE: 1"=1000'

ZONING TABLE:

ZONING DISTRICT: R-55 - RIVERFRONT REVITALIZATION DISTRICT

EXISTING USE: NON-RESIDENTIAL - RESTAURANT/CATERING FACILITY
PROPOSED USE: NON-RESIDENTIAL - RESTAURANT/CATERING FACILITY AND HOTEL

	REQUIRED	EXISTING	PROVIDED
A. MINIMUM LOT AREA	20,000 S.F. (MIN)	9,399 AC	9,399 AC
B. MINIMUM LOT WIDTH	75 FT (MIN)	1,022 FT	1,022 FT
C. MAXIMUM BUILDING AREA	35 % (MAX)	6.28%	9.85%
D. MAXIMUM IMPERVIOUS SURFACE	55 % (MAX)	49.20%	52.61%
E. FRONT YARD	75 FT (MIN)	161.50 FT	125.90 FT
F. REAR YARD	30 FT (MIN)	8.51 FT*	5.51 FT*
G. SIDE YARD (2 EA)	20 FT (MIN)	66.32 FT	66.32 FT
H. BUILDING HEIGHT	40 FT (MAX)	<40 FT	<40 FT

* DENOTES AN EXISTING NON-CONFORMITY

NET LOT AREA

PER ZONING §232-6. DEFINITIONS

- (a) AREA WITHIN THE LOT LINES OF A LOT: 9.399 ACRES (409,420 SF)
(b) MINUS ANY AREA WITHIN AN EXISTING OR
ULTIMATE LEGAL RIGHT-OF-WAY: -0.000 ACRES
(c) EQUALS NET LOT AREA: 9.399 ACRES (409,420 SF)

IMPERVIOUS SURFACE TABLE (EXISTING):

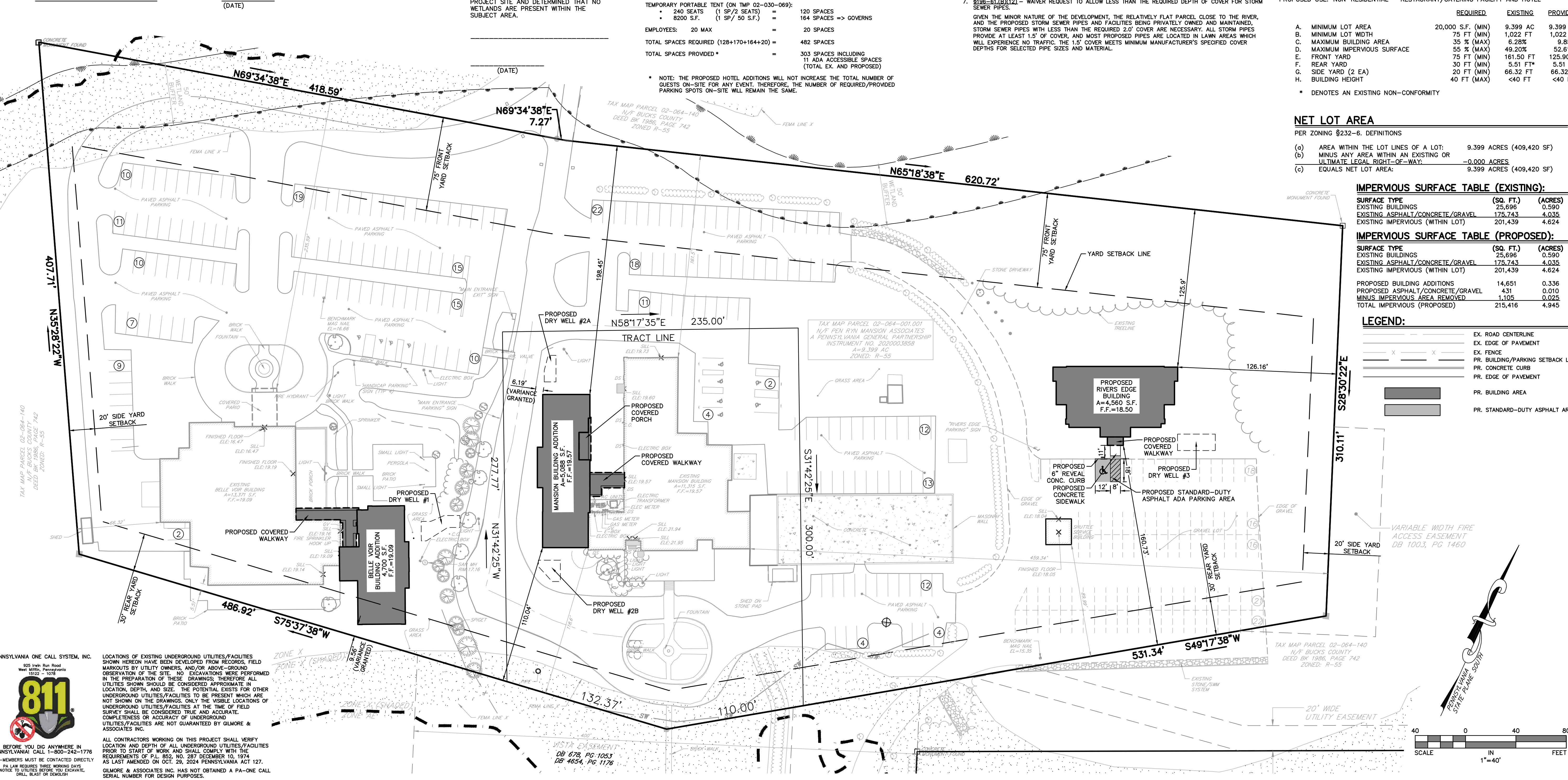
SURFACE TYPE	(SQ. FT.)	(ACRES)
EXISTING BUILDINGS	25,696	0.590
EXISTING ASPHALT/CONCRETE/GRAVEL	175,743	4.035
EXISTING IMPERVIOUS (WITHIN LOT)	201,439	4.624

IMPERVIOUS SURFACE TABLE (PROPOSED):

SURFACE TYPE	(SQ. FT.)	(ACRES)
EXISTING BUILDINGS	25,696	0.590
EXISTING ASPHALT/CONCRETE/GRAVEL	175,743	4.035
EXISTING IMPERVIOUS (WITHIN LOT)	201,439	4.624
PROPOSED BUILDING ADDITIONS	14,651	0.336
PROPOSED ASPHALT/CONCRETE/GRAVEL	431	0.010
MINUS IMPERVIOUS AREA REMOVED	1,105	0.025
TOTAL IMPERVIOUS (PROPOSED)	215,416	4.945

LEGEND:

---	EX. ROAD CENTERLINE
---	EX. EDGE OF PAVEMENT
X	EX. FENCE
---	PR. BUILDING/PARKING SETBACK LINE
---	PR. CONCRETE CURB
---	PR. EDGE OF PAVEMENT
---	PR. BUILDING AREA
---	PR. STANDARD-DUTY ASPHALT AREA



PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irish Run Road
West Chester, Pennsylvania
19382 - 1076
811
BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
24 HOURS BEFORE ANY WORKING DAYS
NOTES: ALL UTILITIES REFERRED TO AS WHITE,
DRILL, BLAST OR SENSORS

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

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY
LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES
PRIOR TO START OF WORK AND SHALL COMPLY WITH THE
REQUIREMENTS OF P.A. 852, NO. 287 DECEMBER 10, 1974
AS LAST AMENDED ON OCT. 29, 2024 PENNSYLVANIA ACT 127.
GILMORE & ASSOCIATES INC. HAS NOT OBTAINED A PA-ONE CALL
SERIAL NUMBER FOR DESIGN PURPOSES.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
60 EAST BANTLER AVENUE, SUITE 100, NEW BRITAIN, PA 19003-3433 • www.gilmore-associates.com
ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD
BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS
NOT VALID FOR ANY OTHER PROJECT, LOCATION, OR USE. WITHOUT THE
HEREIN, MODIFICATION, REVISION, OR USE. WITHOUT THE
CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
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DAVID P. BOGINSKY
REGISTERED PROFESSIONAL ENGINEER
PENNSYLVANIA
P.E. NO. 092296

DATE: 04/10/2026

BY	DATE	DESCRIPTION	REV.

PRELIMINARY-FINAL LAND DEVELOPMENT PLANS
PEN RYN ESTATE - BUILDING ADDITIONS
BENSALEM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
PROJECT NO.: 2500868
OWNERS INFO:
PEN RYN MANSION ASSOCIATES
1601 STATE ROAD
BENSALEM, PA 19020-7112
267-441-5861
MUNICIPAL FILE NO.:
TAX MAP PARCEL NO.:
02-064-001.001
TOTAL AREA: 9.399 AC. TOTAL LOTS: 1
DATE: 04/10/2026 SCALE: 1"=40'
DRAWN BY: WMH CHECKED BY: DPB
SHEET NO.: 2 OF 15



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

Michael A. Roedig
Executive Director

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: May 22, 2026

Subject: BCPC #9967-A
Preliminary Plan of Land Development for 864 Bristol Pike
TMP #2-29-36
Applicant: Givnish Real Estate, LLC
Owner: Same
Plan Dated: October 10, 2025
Date Received: May 4, 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 new parking lot on a 1.49-acre lot that contains a funeral home. Other existing structures on the site include a detached garage and a two-story masonry building, which are to remain, and an existing 1,972-square-foot single-family detached dwelling (c. 1895) that will be demolished. The plan shows a total of 46 parking spaces on the site, a new driveway to access the new parking area in the western portion of the site, and a new driveway for hearse access only along the Bristol Pike frontage. The site is served by public water and sewer.

Location: Western corner of the intersection of Bristol Pike and Tennis Avenue.

Zoning: The GC General Commercial District permits mortuaries by special exception on lots of 7,200 square feet. The maximum building area and maximum impervious surface ratio are 35 and 60 percent, respectively.

Present Use: Funeral home and residential



COMMENTS

1. Requested waivers

- a. **Subdivision and land development ordinance**—Sheet 1 of the plan and related correspondence indicate that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

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

to permit grading within 3 feet of the property line

Section 201-106.(c)(2)

to permit less than the required number of street trees due to there being existing street trees, utility conflicts, the existing site configuration, and utility poles along the frontage

Section 201-106.(c)(10)(b)

to permit less than the required number of shade trees due to the proposed site layout and conditions

Section 201-112.(h)

to permit parking within 4.5 feet from the right-of-way and/or property lines instead of the required 15 feet

Section 201-112.(i)

from requiring the proposed parking lot expansion to be curbed

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

- b. **Stormwater management ordinance**—Sheet 1 of the plan and related correspondence indicate that a waiver is requested from the following requirement of the Bensalem Township Stormwater Management Ordinance:

Section 196-31.k.

from requiring storage facilities to drain completely over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm

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. **Special exception approval**—Section 232-380.(14)a. of the zoning ordinance permits mortuary use by special exception. We recommend that the township determine if the proposed improvements to the site require special exception approval by the township zoning hearing board.
3. **Existing trees**—As noted in Comment 1.a., the applicant is requesting waivers from providing the required number of street trees (Section 201.106.(c)(2)) and shade trees (Section 201-106.(c)(10)(b)). We recommend that the township not grant the requested waivers to allow fewer trees on the site. It appears that almost all of the existing trees on the site will be removed, many of which are large, mature trees. Trees provide cooling through shade, create oxygen, and absorb pollutants.

Section 201-102.(d) of the SALDO states that wherever possible, developers shall preserve trees, groves, and other community assets and landmarks. We recommend that every effort be made to preserve the existing large trees on the site and limit disturbance to areas outside of the tree driplines.

4. **Parking**—Section 232-586.(c) of the zoning ordinance requires 1 parking space per 500 square feet dedicated to patron use for the existing mortuary. The plan provides a table showing the number of parking spaces provided but does not verify compliance with the parking requirement. We recommend that the plan be revised to provide parking calculations based on the square footage for patron use so that compliance with the ordinance requirements can be verified.

5. **Transportation considerations**

- a. **Turning movements at access points**—We recommend that information be provided to indicate what movements will be permitted at each existing/proposed driveway and for the internal circulation design. Appropriate pavement markings and signs to support this design should be provided.
 - b. **Turning templates**—We recommend that the plan provide turning templates for the largest vehicle anticipated to access the site from adjacent roadways and for internal circulation.
 - c. **Site circulation plan**—We recommend the submission include a circulation plan for the site to indicate site egress and queueing for funeral processions. We also recommend that the applicant consider moving the intersection of the proposed Tennis Avenue driveway with the Bristol Pike driveway further north on the site to reduce the possibility of conflicts between the internal circulation of vehicles and entering vehicles.
6. **Plan information**—The plan shows existing features and proposed changes on different plan sheets. The proposed changes include a stormwater management facility which will replace the existing historic dwelling. Without the depictions of existing and proposed facilities on the same sheet it is difficult to evaluate if any alternative options for the locations of proposed improvements exist.

In addition to the funeral home, the site contains two existing buildings that are to remain. We recommend the plan indicate the use of all buildings on the site.

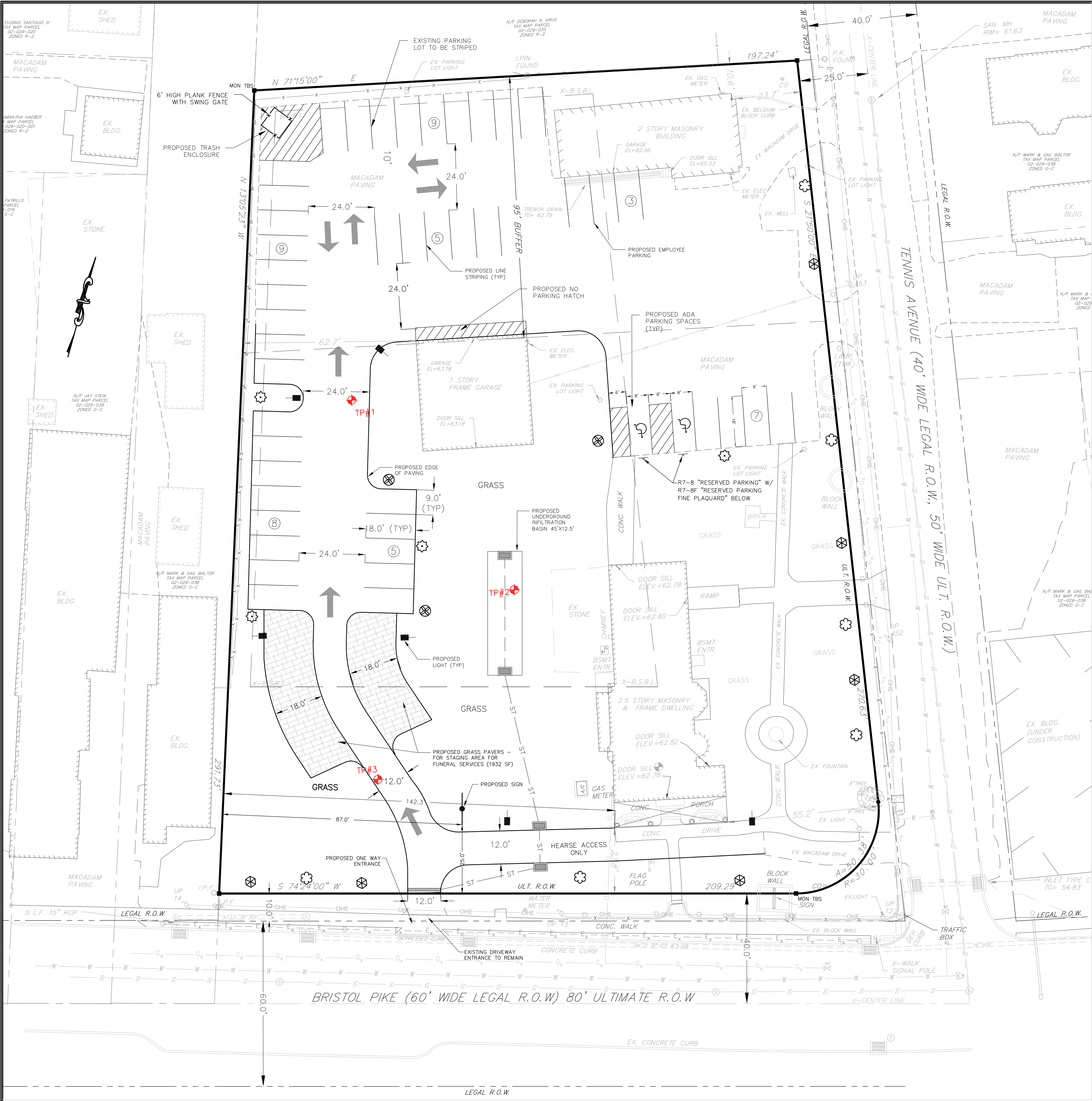
7. **Historic preservation**—The plan indicates that an existing single-family dwelling will be removed. Bucks County Board of Assessment records indicate that the building was constructed in 1895. We note that historic resources such as these present valuable opportunities for preservation, adaptive reuse, and the reinforcement of community character, while also embodying materials and craftsmanship not easily replicated today. We recommend consideration be given to documenting and investigating the history of the structure.
8. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the June 3, 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
26-0119

cc: John Givnish (via email)
Larry Young, PE, Tri-State Engineers & Land Surveyors, Inc. (via email)
Cody L. Spadaccino, PE, Tri-State Engineers & Land Surveyors, Inc. (via email)
Phil Wursta, PE, WK2, Township Engineer (via email)
Nicole Khan, PE, WK2, Senior Municipal Engineer (via email)
John Chaykowski, Township Manager (via email)
Ken Farrall, Township Director of Building and Planning/Zoning Officer (via email)
Loretta Alston, Township Department of Building and Planning (via email)



LEGEND

---	EXISTING PROPERTY BOUNDARY	---	PROPOSED ULTIMATE ROW LINE
---	EXISTING EDGE OF PAVEMENT	---	PROPOSED BSBL
---	EXISTING CONTOURS	■	MONUMENT TO BE SET
---	PROPOSED CONTOURS	— ST —	PROPOSED STORM PIPE
---	EXISTING STORM SEWER	⊕	SITE BENCHMARK
---	SOIL BOUNDARY LINE	⊗	PROPOSED TREE
---	EXISTING SANITARY MAIN	⊞	TYPE M INLET
---	EXISTING WATER MAIN		
⊕	EXISTING UTILITY POLES		
X 29.5	EXISTING SPOT ELEVATION		
⊞	EXISTING T.G. INLET		
S	EXISTING SANITARY MH		
W	EXISTING WATER VALVE		
⊕	EXISTING IRON PIN		
⊞	EXISTING TRAFFIC SIGN		
UmB	EXISTING BOUNDARY SOILS TYPE		
FH 3/4	EXISTING FIRE HYDRANT		
UP	EXISTING UTILITY POLE		

GENERAL NOTES:

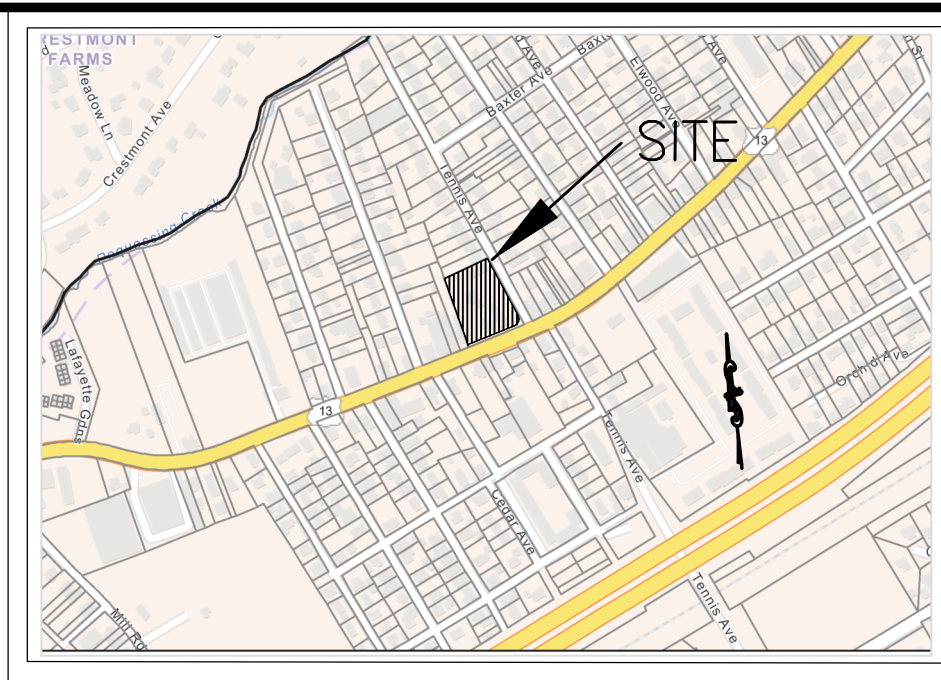
- SITE ADDRESS: 864 BRISTOL PIKE, BENSALEM, PA 19020
- TAX MAP PARCEL: 02-029-036;
- AREA TO THE TITLE LINE=65,071.42 S.F./1.4938 ACRES
- TOTAL AMOUNT OF IMPERVIOUS SURFACE = 35,463 SF
- STORMWATER SYSTEM HAS BEEN DESIGNED FOR THE INCREASE IN NEW IMPERVIOUS SURFACE ONLY (4,242 SF) AND AN ADDITIONAL 759 SF.
- TOTAL EARTH DISTURBANCE 0.88 ACRES (DOES NOT INCLUDE MILL AND OVERLAY OF WEARING COURSE ASPHALT)
- I, LARRY YOUNG, P.E., ON MARCH 30, 2026, HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE DELAWARE RIVER SOUTH WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE OR PLAN.
- I, JOHN GIVNISH, GIVNISH REAL ESTATE, LLC, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN MUST BE APPROVED BY THE TOWNSHIP AND THAT A REVISED E&S PLAN MAY BE REQUIRED TO BE SUBMITTED TO THE BUCKS COUNTY CONSERVATION DISTRICT.
- NO CHANGES IN FINISH GRADE CAN OCCUR AT ANY TIME IN THE FUTURE WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE TOWNSHIP.
- BICYCLE SAFE GRATES SHALL BE USED FOR ALL INLETS WITHIN THE PROJECT LIMITS.

UNDER GROUND INFILTRATION BMPs OPERATIONS & MAINTENANCE PROCEDURES:

- THE PROPOSED STORMWATER MANAGEMENT FACILITY OPERATES UNDER PASSIVE HYDRAULIC CONDITIONS. THE HOMEOWNER IS TO OWN AND MAINTAIN THE UNDERGROUND INFILTRATION BED. THE UNDERGROUND INFILTRATION BED SHOULD BE INSPECTED ON AN ANNUAL BASIS AND AFTER VERY LARGE RAINFALL EVENTS. THE PERIODIC INFILTRATION BED INSPECTIONS SHOULD INCLUDE INSPECTION OF THE UNDERGROUND PIPING SYSTEM THROUGH THE CLEANOUTS TO IDENTIFY ANY REQUIRED STRUCTURAL REPAIRS. MAINTENANCE INCLUDES TRASH REMOVAL.
- THE OWNER(S) OF THE LOT SHALL SIGN AN OPERATIONS AND MAINTENANCE AGREEMENT WITH BRISTOL TOWNSHIP FOR THE PROPOSED STORMWATER FACILITIES AND BMP'S. THIS AGREEMENT SHALL BE IN A FORM ACCEPTABLE TO THE TOWNSHIP SOLICITOR AND EXECUTED BY THE OWNER AND BRISTOL TOWNSHIP AND BE RECORDED AT THE BUCKS COUNTY COURTHOUSE AS A RESTRICTIVE DEED COVENANT THAT RUNS WITH THE LAND AND SHALL BE TRANSFERRED WITH TRANSFER OF OWNERSHIP.
- THE MUNICIPALITY SHALL PROVIDE CONSTRUCTION OBSERVATION FOR THE STORMWATER MANAGEMENT FACILITIES, AS DEEMED NECESSARY BY THE MUNICIPAL REPRESENTATIVES.
- NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT BMP/FACILITIES, AREA, OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL FROM THE MUNICIPALITY MUST BE OBTAINED.
- THE TOWNSHIP SHALL HAVE THE RIGHT TO ACCESS THE PROPERTY TO PERFORM INSPECTIONS. THE TOWNSHIP ALSO HAS THE RIGHT TO PERFORM MAINTENANCE FOR THE PRESERVATION AND FUNCTION OF THE STORMWATER FACILITIES IN THE EVENT THE OWNER DOES NOT PERFORM THE REQUIRED MAINTENANCE. THE TOWNSHIP ALSO HAS THE RIGHT TO INVOICE THE HOMEOWNER FOR ANYWHERE THE TOWNSHIP PERFORMS.
- THE OWNER HEREBY GRANTS THE TOWNSHIP A BLANKET EASEMENT TO ENTER THE PROPERTY TO PERFORM THE NECESSARY INSPECTIONS REQUIRED.
- NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR BMP WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF SUCH STORMWATER FACILITY OR BMP WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
- DURING CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE TOWNSHIP'S ENGINEER'S OFFICE THREE DAYS PRIOR TO THE CONSTRUCTION OF THE PROPOSED INFILTRATION BMP STORMWATER MANAGEMENT FACILITY.
- AN AS-BUILT LOT PLAN OF ALL STORMWATER BMP'S ARE REQUIRED UPON THE COMPLETION OF CONSTRUCTION.

STORMWATER MANAGEMENT NOTES:

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



LOCATION MAP

SCALE: 1"=800'

SITE DATA			
SITE ADDRESS	864 BRISTOL PIKE		
TAX MAP NO.	02-029-036 (BENSALEM TOWNSHIP)		
ZONE	G-2 (GENERAL COMMERCIAL DISTRICT)		
SITE AREA	02-029-036	65,071.42 SQ. FT. To Legal R.O.W. Line	
PROP. SITE AREA	02-029-036	65,071.42 SQ. FT. To Legal R.O.W. Line	
ZONING DATA			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	7,200	65,071.42	65,071.42
MIN. LOT WIDTH AT BLDG. LINE (FT.)	60	231.30	231.30
MINIMUM FRONT YARD (FT.)	75	23.7'	23.7'
MINIMUM SIDE YARD (SINGLE/AGGREGATE) (FT.)	8/16	10.6/89.1	10.6/89.1
MINIMUM REAR YARD (FT.)	35	N/A	N/A
MAXIMUM BUILDING COVERAGE (%)	35	16.83%	10.02%
MAX. IMPERVIOUS SURFACE (%)	60	51.30%	53.56%
* DENOTES EXISTING NON-CONFORMITY			
IMPERVIOUS SURFACE BREAKDOWN			
DESCRIPTION	EXISTING	PROPOSED	
OVERLAYS WITH PORCHES, STEPS, & SHEDS	8461	6522	
PAVEMENT	20984	25226	
STONE	794	794	
GRASS PAVED	0	1932*	
DECKS, RAMPS, WALLS & PADS	651	295	
VAIUS	2490	2015	
* GRASS PAVED AREAS CONSIDERED PERVIOUS			
TOTAL IMPERVIOUS COVERAGE (SF)	51.30%	53.56%	
TOTAL BUILDING COVERAGE	16.83%	10.02%	

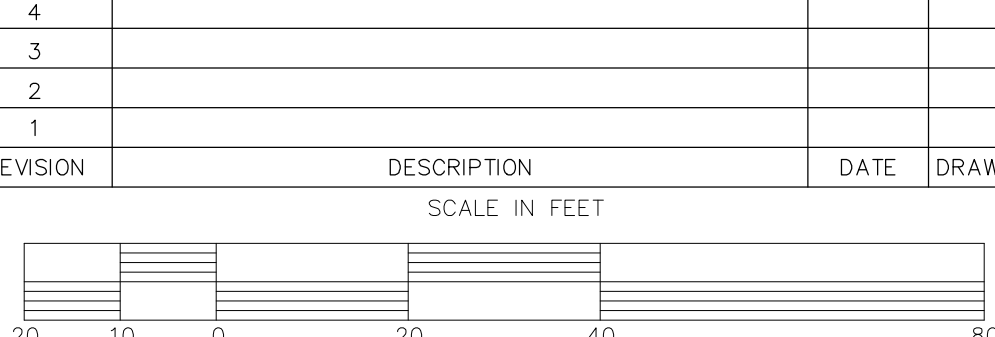
PARKING CHART		
USE	EXISTING	PROPOSED
FUNERAL HOME	N/A	43 (2 HANDICAP)
		3 EMPLOYEE PARKING SPOTS
TOTAL		46

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

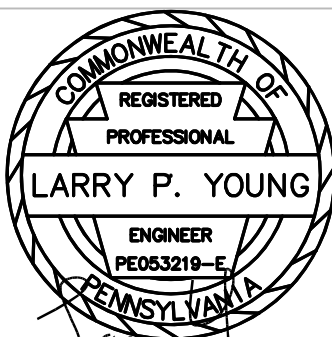
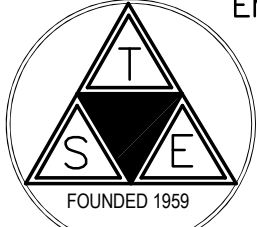
Pennsylvania One Call System, Inc.
SERIAL NO: 2025-2472723
Call Before You Dig
in Pennsylvania
1-800-242-1776
State Law Requires
Construction Phase: Three working Days Notice
Design Phase: Ten working Days Notice
Facility Owners: Member of One Call System

OWNER OF RECORD:
JOHN GIVNISH
GIVNISH REAL ESTATE, LLC
200 WEST GERMANTOWN PIKE
NORRISTOWN, PA. 19041
APPLICANT:
JOHN GIVNISH
GIVNISH REAL ESTATE, LLC
200 WEST GERMANTOWN PIKE
NORRISTOWN, PA. 19041

JOB NO. 25-09002
DATE: 10/21/25
SCALE: 1" = 20'
ACREAGE: 1.494 AC.
NO. OF LOTS: 1
(TO R.O.W. LINE)
DESIGNED BY: STAFF
DRAWN BY: STAFF
CHECKED BY: J.A.O.



TRI-STATE ENGINEERS & LAND SURVEYORS, INC.
CIVIL ENGINEER • MUNICIPAL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECT
801 WEST STREET ROAD, FEASTERSVILLE, PENNSYLVANIA 19053
PHONE: 215-357-5950 EMAIL: ADMIN@TSE-LS.COM



T.M.P. 02-029-036
864 BRISTOL PIKE, BENSALEM, PA. 19020

RECORD PLAN

BENSALEM TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SHEET
2 of 10



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

Michael A. Roedig
Executive Director

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: April 28, 2026

Subject: BCPC #13179
Sketch Plan of Land Development for 4118 E Bristol Road
TMP #2-17-115
Applicant: Simran Properties, LLC
Owner: Fred Mayer
Plan Dated: February 10, 2026
Date Received: March 30, 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 3,000-square-foot convenience food store with gasoline dispensing facilities on a 1.30-acre site. A 4,480-square-foot canopy is proposed to cover the gasoline dispensing facilities. Public water and sewer will serve the site.

Location: Northwest corner of the intersection of Bristol Road and Old Lincoln Highway.

Zoning: The H-C1 Highway Commercial District permits convenience food stores with gasoline dispensing facilities as a conditional use on a minimum lot area of 30,000 square feet. The permitted maximum floor area for a convenience store is 3,000 square feet. The maximum impervious surface and building area ratios are 60 and 35 percent, respectively.

Present Use: Vacant

COMMENTS

1. **Conditional use**—Section 232-408.(4) of the zoning ordinance permits convenience food store with gasoline dispensing facilities in the H-C1 District as a conditional use. All zoning issues should be resolved prior to the township taking action on the proposal.



2. **Floodplain**—The plan indicates that a significant portion of the site lies within the 100-year floodplain and the submission includes a flood study plan and flood study results. We recommend that township officials ensure the floodplain requirements in Chapter 104 of the township code will be met.

The Bucks County Planning Commission, through its *Bucks County Natural Resources Plan* (1999) adopted by the County Commissioners as county policy, recommends that no filling or development be permitted in the 100-year floodplain because it can cause major flood storage loss, increase downstream flood heights, change drainage patterns, and increase the rate and volumes of stormwater runoff. Development within the 100-year floodplain can also increase the magnitude and frequency of normally minor floods, increasing damage to existing structures.

Also, the *Bucks County 2021 Hazard Mitigation Plan Update*, contains the county's policies, goals, and objectives for reducing the effects of natural hazards, such as flooding, hurricanes, and winter storms, on the property and citizens of Bucks County. Two of the six mitigation techniques identified in the plan include: prevention, which entails actions or processes that influence the way land and buildings are developed and built to reduce hazard losses; and property protection, which includes actions that involve modifying or removing existing buildings or infrastructure to protect them from a hazard.

3. **Natural resources**

- a. **Resource protection**—Section 232-57 of the zoning ordinance specifies protection rates for natural resources such as woodlands and wetlands. The plan does not provide information on existing natural resources on the site. Section 201.41.(d)(12) of the subdivision and land development ordinance (SALDO) requires that all zoning requirements be listed, and a tabulation be provided demonstrating that the land development is in conformance with ordinance requirements.
- b. **Wetlands certification**—Section 201-41.(d)(15) of the SALDO requires a wetlands certification, signed by the site investigator. Future plan submissions should include the required wetlands certification.
- c. **Tree protection zone**—Aerial photos indicate a couple of trees adjacent to the southwest corner of the site. It is not clear if the trees are located on the subject site or the neighboring property. We note that proposed regrading for the construction of stormwater facilities is shown close to the existing trees. The plan should indicate the required tree protection zone (TPZ) along driplines near proposed regrading in accordance with Section 201-106.(c)(12).a. of the SALDO.

4. **Driveway distance from intersection**—Section 232-411 of the zoning ordinance contains special regulations for convenience food stores with gasoline dispensing facilities. Specifically, Section 232-411.(6)a. requires that the centerline of an access road or driveway at the point of access to a street not be located closer to an adjacent centerline street intersection than 200 feet if either intersection street is an expressway, major arterial, or minor arterial street. Bristol Road is a minor arterial and it appears that the access drive to this roadway is within 200 feet of the intersection of Bristol Road and Old Lincoln Highway.

5. **Transportation issues**

- a. **Traffic impact study (TIS)**—We recommend that the applicant provide a TIS that evaluates the proposed build condition versus a no-build condition. The study should include an analysis of the viability of both full-movement driveways due to their proximity to the existing signalized intersection, to determine if restrictions are needed.

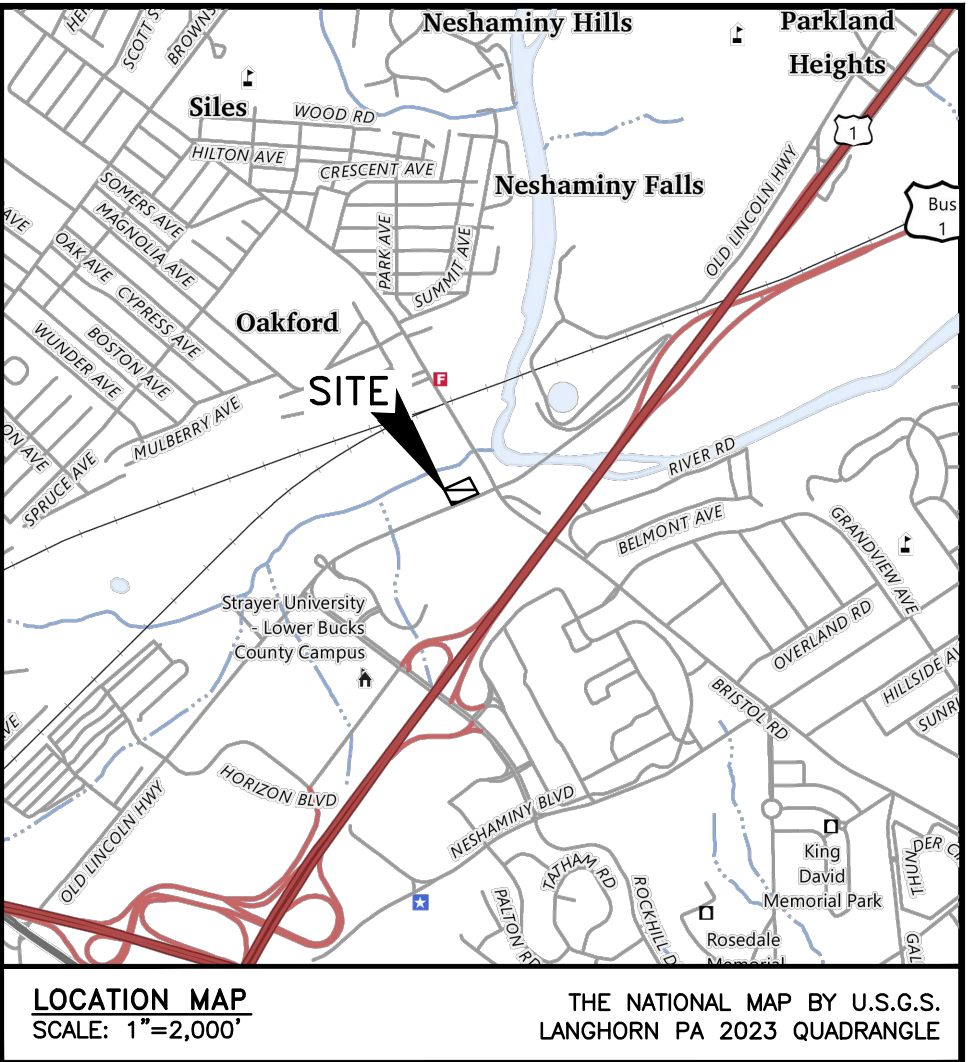
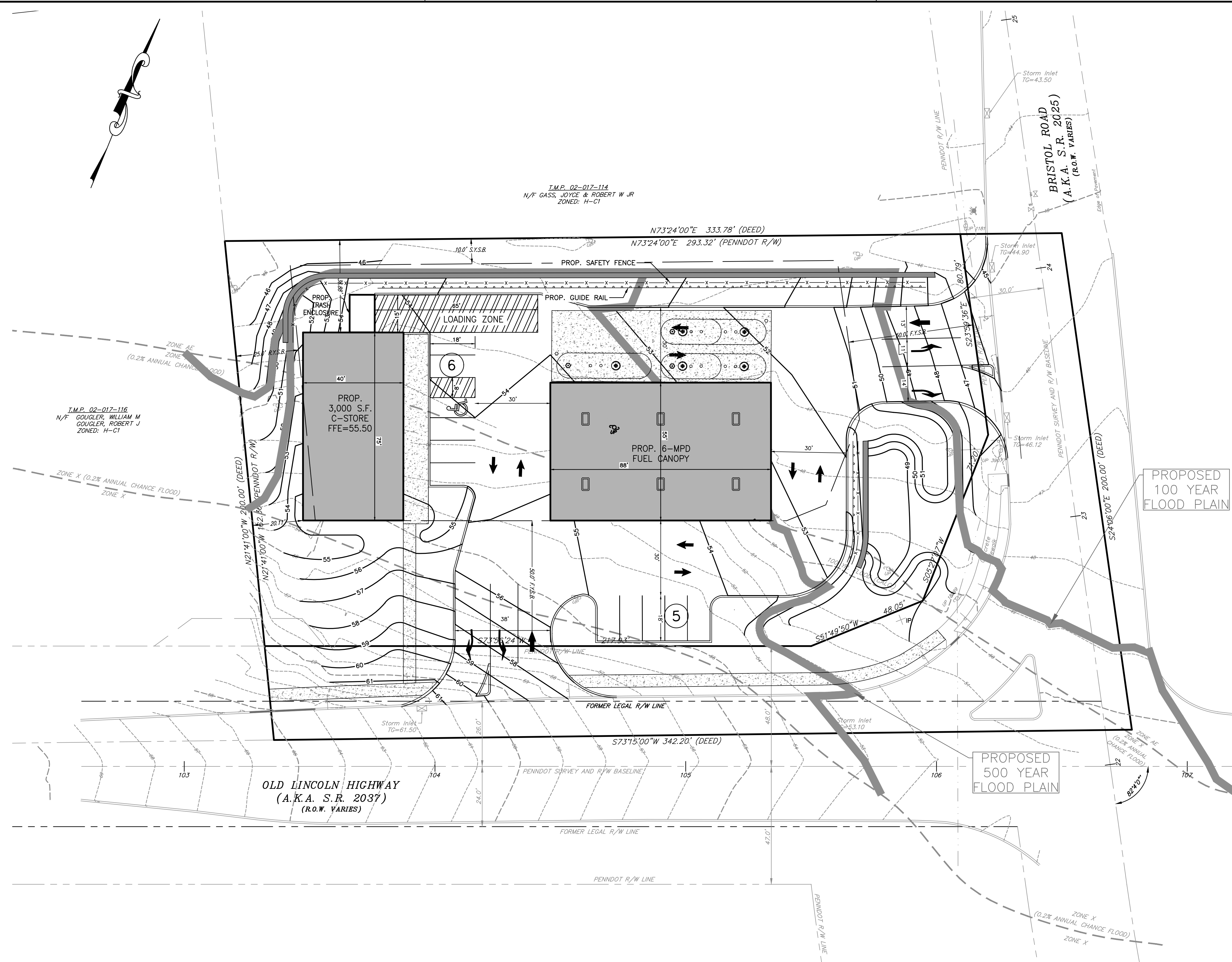
- b. **Sight distances**—Future plan submissions should include sight distances at each proposed driveway access.
 - c. **Site circulation**—We recommend that future plan submissions provide turning templates for the largest vehicle anticipated to access the site.
6. **Crosswalks**—The plan proposes two driveways, one accessing Bristol Road and one accessing Old Lincoln Highway. We recommend that future plans show pedestrian crosswalks connecting sidewalks on both sides of each driveway to enhance pedestrian safety.
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We 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 June 3, 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
26-0082

cc: Amarjot Singh (via email)
Michael Baginski, PE, Robert E. Blue Consulting Engineers, PC (via email)
Robert E. Blue, PE, Robert E. Blue Consulting Engineers, PC (via email)
Jacob Fagan, Robert E. Blue Consulting Engineers, PC (via email)
Jessica Rice, PL, Fox Rothschild, LLP (via email)
Robert Gundlach Jr, Esq., Fox Rothschild, LLP (via email)
Phil Wursta, PE, WK2, Township Engineer (via email)
Nicole Khan, PE, WK2, Senior Township Engineer (via email)
Ken Farrall, Township Director of Building and Planning/Zoning Officer (via email)
John Chaykowski, Township Manager (via email)
Loretta Alston, Township Department of Building and Planning (via email)



ZONING: HIGHWAY COMMERCIAL "H-C1" DISTRICT			
PROPERTY LOCATION: 4118 E. BRISTOL ROAD (T.M.P. 02-017-115)			
EXISTING USE: VACANT			
PROPOSED USE: CONVENIENCE FOOD STORE WITH GASOLINE FUELING STATION (PERMITTED BY CONDITIONAL USE)			
DESCRIPTION	REQUIREMENTS	EXISTING	PROPOSED
\$232-411(13)a. MINIMUM LOT SIZE	30,000 S.F.	46,160 S.F. (1.060 AC.)	46,160 S.F. (1.060 AC.)
\$232-409(1) MINIMUM LOT WIDTH	75 FT.	161.7 FT.	161.7 FT.
\$232-409(2) MAXIMUM BUILDING AREA	35%	N/A (VACANT)	7,840 S.F. (17%)
\$232-411(13)b. MAXIMUM FLOOR AREA OF CONVENIENCE STORE	3,000 S.F.	N/A (VACANT)	3,000 S.F.
\$232-411(13)c. MAXIMUM IMPERVIOUS SURFACE	60%	9,086 S.F. (19.7%)	27,580 S.F. (59.8%)
\$232-409(3)a. MINIMUM FRONT YARD	50 FT.	N/A (VACANT)	50 FT.
\$232-409(3)b. MINIMUM SIDE YARD	10 FT.	N/A (VACANT)	36.9 FT.
\$232-409(3)c. MINIMUM REAR YARD	25 FT.	N/A (VACANT)	20.1 FT.
\$232-409(4) MAXIMUM BUILDING HEIGHT	35 FT.	N/A (VACANT)	<35 FT.
\$232-411(3) AND \$232-586(C)(3) MINIMUM PARKING	10 PARKING SPACES +1 ADA PARKING SPACE	N/A (VACANT)	10 PARKING SPACES +1 ADA PARKING SPACE

- SITE DATA NOTES:**
- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY LAND DELINEATION ON DECEMBER 2024.
 - SITE DATA:**
CURRENT OWNER: FRED MAYER
ADDRESS: 922 BUSTLETON PIKE
FEASTERVILLE, PA 19053

SITE ADDRESS: 4118 E. BRISTOL ROAD
TREVOSE, PA 19053
BENSALEM TOWNSHIP
BUCKS COUNTY, PA

RECORDED DATA:
LOT DATA: T.M.P.#02-017-115
INSTRUMENT NO. 2024010849 DATED MARCH 21 2024
 - THE PROPERTY ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA"), AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 439 OF 532, COMMUNITY NUMBER 420181, MAP NUMBER 42017C0439J, BEARING AN EFFECTIVE DATE OF MARCH 16, 2015. THE DATUM FOR THIS MAP IS NAVD88.
 - THE COORDINATES FOR THIS PROJECT ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, NAD83, SOUTH ZONE, US FEET (PA83-SP). THE ELEVATIONS ARE BASED ON NAVD88 DATUM, US FEET. BOTH HORIZONTAL AND VERTICAL DATUMS ARE BASED ON GPS OBSERVATIONS.

LEGEND	
SUBJECT BOUNDARY	—————
ADJACENT PARCEL BOUNDARY	- - - - -
ULTIMATE RIGHT-OF-WAY	—————
BUILDING SETBACK LINE	—————
LANDSCAPE BUFFER	—————
STREET CENTERLINE	—————
EXISTING EDGE OF PAVEMENT	—————
PROPOSED CURB LINE	—————
PROPOSED BUILDING	■
PROPOSED SIDEWALK	■

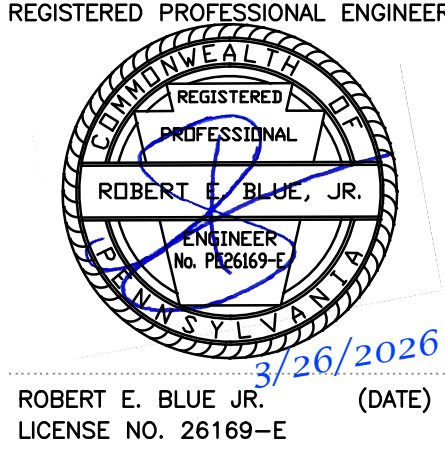
REVISIONS	
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8	
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10	

robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
tel: (610)-277-9441 fax: (610)-277-9897
www.robertblue.com email: rblue@robertblue.com



4118 E. BRISTOL ROAD
BENSALEM TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

PREPARED FOR
SIMRAN PROPERTIES, LLC.
646 SKIPPACK PIKE
BLUE BELL, PA 19422



DRAWN BY: DAL	CHECKED BY: REB	SCALE: 1"=20'
DATE: 2026-02-10	JOB NUMBER: 2252-6	SHEET NUMBER: 1 of 1



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

Michael A. Roedig
Executive Director

MEMORANDUM

To: Bensalem Township Council
Bensalem Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 6, 2026

Subject: BCPC# 13187
Preliminary Plan of Land Development for Bitting Property
TMPs # 2-39-152
Applicant: D. Larosa Builders Inc.
Owner: Francis W. Bitting
Plan Dated: March 20, 2026
Date Received: April 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: Subdivide a 21,780-square foot parcel into two lots of 6,663 square feet (Lot 1) and 5,183 square feet (Lot 2). Lot 1 currently contains an existing single-family detached dwelling and detached garage, while a new single-family detached dwelling is proposed for Lot 2. Public water and sewer facilities will serve the site.

Location: Between Dunksferry Road and Brown Avenue approximately 50 feet southeast of the intersection with Asbury Avenue.

Zoning: The R-2 District permits single-family detached dwellings on lots containing a minimum of 7,500 square feet. The maximum permitted impervious surface coverage is 45 percent, and the maximum permitted building coverage is 40 percent.

The plan indicates that the site is subject to a settlement agreement with the township that provides variance approval for the minimum lot area requirements applicable to both Lots 1 and 2.

The plan also identifies existing nonconformities associated with the minimum front and side yard setbacks on proposed Lot 1.

Present Use: Residential



COMMENTS

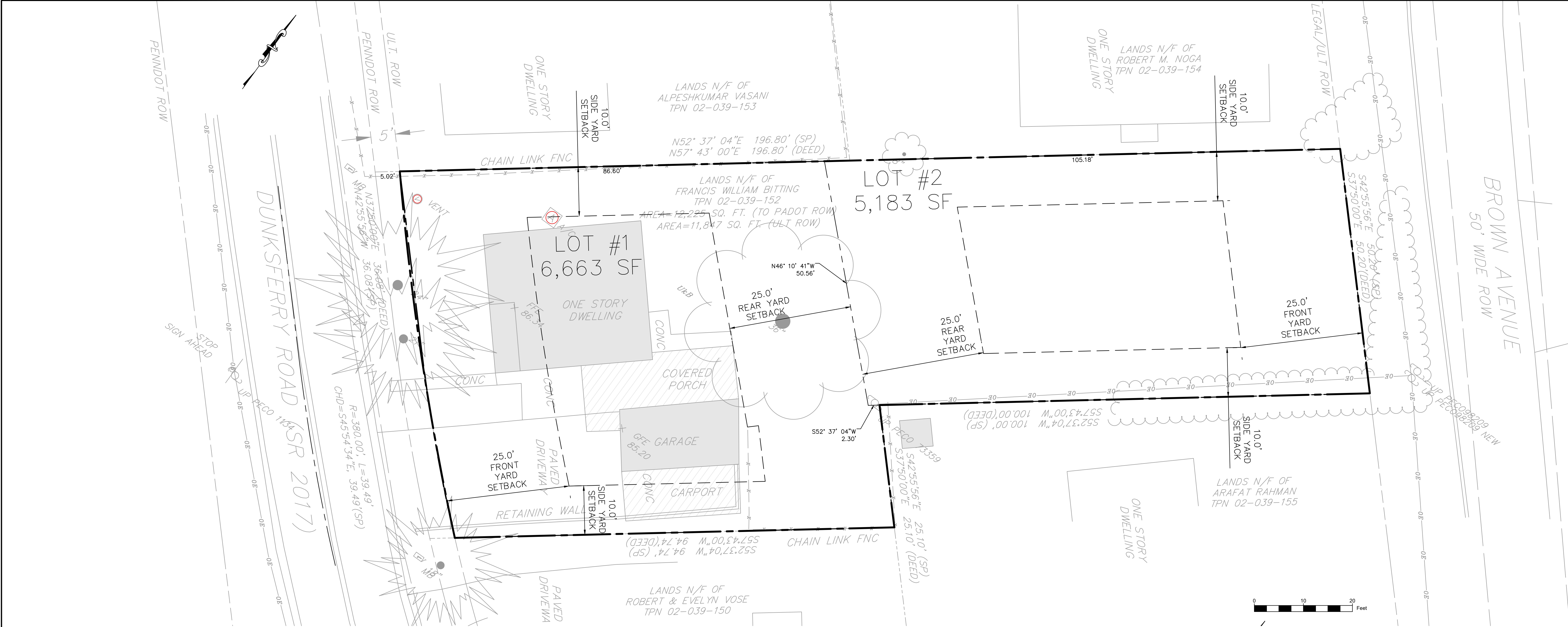
1. **Resource protection**—Section 232-57 of the zoning ordinance establishes protection standards for natural resources, including woodlands and wetlands. However, the plan does not identify or provide information regarding natural resources located on the site. In addition, Section 201.41(d)(12) of the subdivision and land development ordinance (SALDO) requires that all applicable zoning requirements be listed, along with a tabulation demonstrating compliance with those requirements. The plan should be revised accordingly to identify existing natural resources and demonstrate compliance with the applicable resource protection standards.
2. **Wetlands certification**—The plan should include a wetlands certification signed by the site investigator, as required by Section 201-41(d)(15) of the SALDO.
3. **Tree protection zone**—Proposed construction is located in close proximity to existing trees on both proposed Lots 1 and 2. In accordance with Section 201-106(c)(12)a. of the SALDO, the plan should identify the required tree protection zones (TPZs) along tree lines adjacent to proposed construction. The plan should also be revised to show tree protection fencing around all trees proposed to remain.
4. **Street improvement**—Section 201-104(b)(1) of the SALDO requires local streets to have a minimum cartway width of 28 feet. However, the plan does not indicate the existing cartway widths of Dunksferry Road or Brown Avenue. The township should determine whether the applicant should be required to widen and improve the adjacent streets to comply with the applicable SALDO standards.
5. **Landscaping**—Section 201-106(9) of the SALDO requires the submission of a landscape plan for all land developments. The plan should be revised to comply with these requirements. We also recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the Commonwealth of Pennsylvania.
6. **Sidewalks**—Section 201-111(a) of the SALDO requires developers to provide sidewalks along streets, and specifies that all sidewalks must meet applicable accessibility requirements. The plan should be revised to show sidewalks along Dunksferry Road and Brown Avenue.
7. **Grading**—Section 201-106(a)(2) of the SALDO prohibits grading within three feet of any property line. However, the plan shows grading on Lot 2 directly adjacent to the parcel boundary. The applicant should demonstrate compliance with this requirement or revise the plan accordingly.
8. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the June 3, 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
26-0105

cc: Damian D LaRosa Builders, Inc. (via email)
William Francis Bitting
Robert E. Cunningham, PE, Homes Cunningham Engineering (via email)
Phil Wursta, Township Engineer, PE, WK2 (via email)
Nicole Khan, Senior Municipal Engineer, WK2 (via email)
Ken Farrall, Township Director of Building and Planning/Zoning Officer (via email)
John Chaykowski, Township Manager (via email)
Loretta Alston, Township Department of Building and Planning (via email)



SURVEYOR'S CERTIFICATION

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

PATRICK A. CAVANAUGH, P.L.S.
PENNSYLVANIA LICENSE NO. SU51056E

OWNER'S CERTIFICATION

I, _____ HEREBY CERTIFY THAT OIBSON HOLDINGS, LLC, HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF BENSELEM, 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 _____, 20____

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____, 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 LOTS AND PROPERTY SHOWN THERETO SITUATED IN THE TOWNSHIP OF BENSELEM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

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

NOTARY PUBLIC
(SEAL)
MY COMMISSION EXPIRES: _____

APPROVAL OF THE BENSELEM TOWNSHIP COUNCIL

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE TOWNSHIP COUNCIL OF BENSELEM TOWNSHIP THIS _____ DAY OF _____, 20____

REVIEWED BY THE TOWNSHIP ENGINEER

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS REVIEWED BY THE APPOINTED TOWNSHIP ENGINEER FOR BENSELEM TOWNSHIP ON THIS _____ DAY OF _____, 20____

TOWNSHIP ENGINEER _____

REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____ BOPC # 12626

CHAIRMAN _____
DIRECTOR _____

CERTIFICATION FOR RECORDING

THIS SUBDIVISION AND 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

OWNER/ APPLICANT
WILLIAM FRANCIS BITTING
2183 DUNKS FERRY ROAD
BENSELEM PA 19020

NOTES:

- EXTERIOR BOUNDARY INFORMATION IS BASED ON A PLAN OF SURVEY AND TOPOGRAPHIC SURVEY. BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY CARROLL ENGINEERING CORPORATION IN JULY 2025.
- THE SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X" - I.E., OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BUCKS COUNTY, MAP NO. 42017C0502J, MARCH 16, 2015.
- PROPERTY IS LOCATED IN THE R-2 RESIDENTIAL ZONING DISTRICT.
- AERIAL IMAGERY IS TAKEN FROM PEMA ORTHOIMAGERY.
- NO ATTEMPT WAS MADE TO LOCATE THE UNDERGROUND UTILITIES WHICH MAY EXIST ON THIS PROPERTY. THIS PLAN DOES NOT CERTIFY TO THE LOCATION, BOTH HORIZONTAL AND VERTICAL OR ANY UNDERGROUND FEATURE OR STRUCTURE WHICH HAS NOT BEEN EXPOSED FOR DIRECT MEASUREMENT. LOCATIONS OF SUBSURFACE CONDITIONS SUCH AS UTILITIES, TANKS, DISPOSAL SYSTEMS, ETC ARE NOT REPRESENTED HEREON.
- CONCRETE MONUMENTS SHALL BE PLACED AT THE LOCATIONS SHOWN ON THIS PLAN IN ACCORDANCE WITH BENSELEM TOWNSHIP REGULATIONS.
- THIS PROJECT IS SUBJECT TO A SETTLEMENT AGREEMENT DATED JUNE 14, 2023.

ZONING TABLE				
Zone: R-2 Residential District				
ITEM	REQUIRED / PERMITTED	PROPOSED LOT# 1	PROPOSED LOT# 2	ORDINANCE SECTION
Land Use:	Single Family Detached Dwelling			232-152(a)
Min. Lot Area	7,500 SF	6,663SF**	5,183 SF**	232-153(a)
Min. Lot Street Frontage	75 FT	75.5 FT	50 FT**	232-153(b)
Min. Front Yard	25 FT	14 FT*	25 FT	232-153(e)
Min. Side Yard Aggregate Width	20 FT	13.8 FT*	20 FT	232-153(e)
Min. Side Yard (Each)	9 FT	2.6 FT*	10 FT	232-153(e)
Min. Rear Yard	25 FT	25 FT	25 FT	232-153(e)
Max. Building Coverage of Net Lot Area	40%	27%	27%	232-153(c)
Max. Impervious Coverage Net Lot Area	45%	42%	39%	232-153(d)
Max. Building Height / Stories	35 FT	< 35FT	< 35FT	232-153(f)
Min. Parking Spaces per Residential Dwelling Unit	2	2	2	232-586(c)(1)
* Existing non-conformity to remain				
** Variance approved via Settlement Agreement with Bensalem Township				

IMPERVIOUS COVERAGE CALCULATIONS	
Tract Calculations	S.F.
Gross Lot Area	21,780
Net Lot Area	21,780
LOT AREA	6663
Proposed Impervious Area LOT 1	S.F.
Existing Dwelling	1,816
Exsiting Driveway	752
Existing Walkway/Covered Porch	245
Total Existing Impervious	2,813
Impervious Coverage	42.2%
Building Coverage	27.3%
LOT AREA	5183
Proposed Impervious Area Lot 2	S.F.
Proposed Dwelling	1,425
Proposed Driveway	430
Proposed Walkway/Covered Porch	150
Total Proposed Impervious	2,005
Impervious Coverage	38.7%
Building Coverage	27.5%

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

REVISIONS	
Description	Date

CALL BEFORE YOU DIG IT
3 WORKING DAYS NOTICE FOR
LOCATIONS OF UTILITIES
10 WORKING DAYS IN DESIGN STAGE
- STOP & CALL
PENNSYLVANIA Due
1-800-242-1776

UTILITY LOCATIONS SHOWN ON
THIS PLAN ARE APPROXIMATE AND IT
IS THE RESPONSIBILITY OF THE
CONTRACTOR TO VERIFY THE
LOCATION OF UTILITIES PRIOR TO
ANY EXCAVATION.

BITTING PROPERTY
2183 DUNKS FERRY ROAD
TMP# 02-039-152
BENSELEM TOWNSHIP, BUCKS COUNTY, PA

SUBDIVISION PLAN

File No.2114_C1.0 Permit Plan.dwg

HCE Job	2114	Date	3/20/2026	Scale	1"=10'	RC	1	of	3
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Drawing No.
C1.0



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

Michael A. Roedig
Executive Director

MEMORANDUM

To: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 5, 2026

Subject: BCPC #13181
Preliminary Plan of Land Development for 5790 Bristol Pike
TMP #5-65-82
Applicant: 5790 (FIVE) Bristol Pike LLC
Owner: Same
Plan Dated: January 22, 2026
Date Received: April 1, 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 an 8,004-square-foot manufacturing building on a 71,106-square-foot parcel. An existing stone area on the site is to be converted to pavement and a drywell is to be installed for stormwater management. The site contains two existing structures which are proposed to remain. Public water and sewer facilities serve the site.

Location: Along the southeastern side of Route 13, approximately 1,700 feet southwest of its intersection with Green Lane.

Zoning: The M-1 Light Manufacturing District permits manufacturing, wholesale business, wholesale storage, and warehousing on lots with a minimum lot area of 10,000 square feet and a minimum lot width of 100 feet. The permitted maximum building area and impervious surface ratio are 35 and 65 percent, respectively.

Present Use: Industrial

COMMENTS

1. Requested waivers

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



Section 177-14

to not require separate submissions for preliminary and final plans

Sections 177-35.A., 177-43, 177-45, -177-66, 177-67

to not require curbs along Bristol Pike

Section 177-41.F.

to permit 0 feet of open space between the edge of paving and the building

Section 177-41.Q.

to not require street trees at the rate of not less than two trees for every 10 parking spaces

Section 177-48.D.(3)

to permit grading within 5 feet of the property and right-of-way lines

Section 177-51.A.(1)(C)

to not require street trees to be planted at intervals of no more than 50 feet

Section 177-55.L.(1)(a)

to permit the loading berths to be 12 feet by 55 feet instead of the required 14 feet by 55 feet

Sections 177-91.A.(1) and 177-92.A.(1)

to permit the plan to be drawn at a scale of 1-inch equals 30 feet instead of the required scales of 1-inch equals 50 feet or 1-inch equals 100 feet

Sections 177-91.C.(3) and 177-92.C.(3)

to allow an aerial photograph in lieu of providing all required information

Sections 177-91.C.(5) and 177-92.C.(5)

to permit the plan to show only underground utilities which have been located instead of providing all required information

Sections 177-91.C.(6) and 177-92.C.(6)

to permit 1-foot contours instead of the required 2-foot contours

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

- b. **Stormwater management ordinance**—The plan indicates that the applicant is requesting a waiver from the following requirement of the stormwater management plan:

Section 173-15.A.

to permit a dewatering time of 14 hours for the one-year storm instead of the required minimum 24 hours.

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

2. **Proposed use**—The application included with the plan submission indicates the proposed 8,004-square-foot building is for manufacturing use. However, parking calculations provided on the plan are based on a proposed warehouse land use. We recommend that the plan be revised to clarify this discrepancy and that compliance with the applicable parking requirements be verified.

3. **Driveway and site access**—We recommend that the plan be revised to show better-defined access points for vehicles entering and exiting the site, as well as a better-defined circulation scheme for vehicles maneuvering through the site.
4. **Refuse collection screening**—Section 177-55.K.(2) of the SALDO requires outdoor collection stations to be screened from view and landscaped. The plan shows the location of three proposed dumpsters but does not indicate the required screening and landscaping.
5. **Fire lanes**—Section 177-55.M. of the SALDO requires that for nonresidential development, fire lanes be established, as required by the Bureau of Fire Prevention, pursuant to the provisions of the Fire Prevention Code. The plan should show the required fire lane.
6. **Enterprise zone**—The site is located within the boundaries of the Bucks County Enterprise Zone. The state-designated Enterprise Zone addresses deteriorated, distressed, and blighted industrial and manufacturing areas. The designation aims to improve standards of living through revitalization, the attraction of new businesses, and the creation of job opportunities. The Enterprise Zone of Bucks County was established in 1997 and is administered by the Redevelopment Authority in coordination with an advisory committee of volunteer members representative of the participating municipalities.

Benefits of the Enterprise Zone designation include priority consideration when bidding on state government contracts, priority consideration when applying for financial assistance to clean up contaminated sites under Act II, priority consideration when applying for any resource administered by the commonwealth that would assist in leveraging imminent business investment and job creation in an Enterprise Zone, and eligibility for the Enterprise Zone Tax Credit Program.
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the June 3, 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
26-0089

cc: 5790 (FIVE) Bristol Pike LLC (via email)
Heath Alan Dumack, PE, President, Dumack Engineering (via email)
John Richardson, MS, PE, Director of Land Development, Dumack Engineering (via email)
Jacqueline Aimino, MS, Project Manager, Dumack Engineering (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
John Shaltens, EIT, Gilmore & Associates, Inc., Township Engineer (via email)
Randee J. Mazur, Township Manager (via email)
Dawn Ragan, Township Department of Building, Planning & Development (via email)
Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)

SITE CAPACITY CALCULATION: TWP 05-062-096-003, 096-004 & 096-005;
A. CALCULATION OF BASE SITE AREA:

TOTAL SITE AREA:	1,632 AC
SUBTRACT THE FOLLOWING:	
(1) FUTURE ROAD RIGHT-OF-WAYS:	0.000 AC
(2) EXISTING UTILITY RIGHT-OF-WAY:	0.000 AC
(3) LAND WHICH IS NOT CONTIGUOUS OR WHICH IS SEPARATED FROM THE PARCEL BY A ROAD, RAILROAD, OR MAJOR STREAM WHICH ACTS AS A MAJOR BARRIER TO COMMON USE:	0.000 AC
(4) LAND SHOWN ON PREVIOUS SUBDIVISION OR LAND DEVELOPMENT PLANS AS RESERVED FOR OPEN SPACE:	0.000 AC
TOTAL AREA WITH THESE RESTRICTIONS:	0.000 AC
BASE SITE AREA:	1,632 AC

B. CALCULATION FOR LAND WITH RESOURCE RESTRICTIONS AND RESOURCES PROTECTION:
TABLE OF NATURAL RESOURCE CALCULATION:

RESOURCE	OPEN SPACE RATIO	ACRES OF LAND IN RESOURCES	RESOURCE PROTECTION LAND (ACRES X OPEN SPACE RATIO)
FLOODPLAINS	1.00	0.000	0.000
FLOODPLAIN SOILS	1.00	0.000	0.000
STEEP SLOPES:			
15%-25%	0.75	0.000	0.000
25% OR MORE	0.85	0.000	0.000
WOODLANDS:			
NO OTHER RESOURCE	0.50	0.000	0.000
WITH OTHER RESOURCE	0.85	0.000	0.000
LAKES AND PONDS:	1.00	0.000	0.000
LAKESHORE AREAS	0.70	0.000	0.000
POND SHORE AREAS	0.80	0.000	0.000
WATERS OF THE COMMONWEALTH	1.00	0.000	0.000
WETLANDS:			
WETLAND MARGINS	0.80	0.000	0.000

LAND WITH RESOURCE RESTRICTIONS: 0.000 AC

RESOURCE PROTECTION LAND: 0.000 AC

C. CALCULATION FOR NET BUILDABLE SITE AREA:

BASE SITE AREA:	1,632 AC
SUBTRACT RESOURCE PROTECTION LAND:	0.000 AC
NET BUILDABLE SITE AREA:	1,632 AC

D. CALCULATION FOR NUMBER OF DWELLING UNITS (N/A):

NET BUILDABLE SITE AREA:	N/A
MULTIPLY BY MAXIMUM DENSITY:	N/A
NUMBER OF DWELLING UNITS:	N/A

E. CALCULATION FOR IMPERVIOUS SURFACE:

NET BUILDABLE SITE AREA:	1,632 AC
MULTIPLY BY MAXIMUM IMPERVIOUS SURFACE RATIO:	0.65 AC
IMPERVIOUS SURFACE:	1,061 AC

F. SITE CAPACITY SUMMARY:

NET BUILDABLE SITE AREA:	1,632 AC
MAXIMUM NUMBER OF DWELLING UNITS (D):	N/A
MAXIMUM IMPERVIOUS SURFACE (E):	1,061 AC

LOADING REQUIREMENTS

DESCRIPTION	SECTION
WAREHOUSE	205-122.H
FIRST 2,000 SF = 1 BERTH	
NEXT 8,000 SF = 1 BERTH	
EACH ADDITIONAL 10,000 SF = (5,663/10,000) = 0.56=1 BERTH	
TOTAL LOADING SPACES PROVIDED = 3	SPACES REQUIRED = 3

PROPOSED PARKING REQUIREMENTS

DESCRIPTION	SECTION	REQUIRED
WAREHOUSING: ONE (1) OFF-STREET PARKING SPACE FOR EVERY 2,000 SQUARE FEET OF GROSS FLOOR AREA CAN BE PROVIDED IF USE OR TENANCY CHANGES.	205-120.A(52)	15,663 SF/2,000 SF = 7.8 SPACES TOTAL SPACES = 8
TOTAL PARKING SPACES		TOTAL REQUIRED SPACES: 8
PROPOSED SPACES	7	
PROPOSED HANDICAP SPACES	1	
TOTAL PROPOSED PARKING SPACES	8	

TO ALL WHOM THESE PRESENTS MAY COME, I (WE)

SEND GREETINGS. KNOW YE THAT I (WE) HAVE LAID UPON MY (OUR) LANDS, SITUATE IN THE TOWNSHIP OF BRISTOL, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, INTENDED TO BE FORTHWITH RECORDED. WITNESS MY (OUR) HAND AND SEAL THIS

____ DAY OF _____, 20__.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

THE SIGNATURES OF THE CHAIRMAN AND SECRETARY OF THE TOWNSHIP PLANNING COMMISSION IN THE FOLLOWING APPROVED NOTATION: APPROVED BY THE BRISTOL TOWNSHIP PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

THE SIGNATURE OF THE TOWNSHIP ENGINEER IN THE FOLLOWING APPROVED NOTATION: REVIEWED BY THE BRISTOL TOWNSHIP ENGINEER THIS ____ DAY OF _____, 20__.

THE SIGNATURE OF THE PRESIDENT AND SECRETARY OF COUNCIL IN THE FOLLOWING APPROVED NOTATION: APPROVED BY THE BRISTOL TOWNSHIP COUNCIL THIS ____ DAY OF _____, 20__.

BOPC No. _____

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

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

BY _____

SUBSURFACE DETENTION BASIN INSPECTION AND MAINTENANCE SCHEDULE

- INSPECTION, MAINTENANCE AND REPAIR OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 100 PERCENT VEGETATIVE COVER BY HERBACEOUS SPECIES SHALL BE MAINTAINED THROUGHOUT ALL EMBANKMENTS AND LAWN AREAS WITH DIRECT DISCHARGE TO THE UNDERGROUND FACILITY. ANY AREA BECOMING VOID OF VEGETATION SHALL BE IMMEDIATELY CORRECTED BY REPLANTING OR OTHER ADEQUATE MEASURES NECESSARY TO PREVENT EROSION THAT MAY JEOPARDIZE THE PROSITY OF THE SYSTEM. AT NO TIME SHALL MULCH BE USED ON SLOPES OF DIRECT DRAINAGE TO THE UNDERGROUND FACILITY.
- GRASS CLIPPINGS SHALL BE COLLECTED AND REMOVED TO PREVENT CLOGGING OF THE FACILITY. FALLEN LEAVES SHALL BE COLLECTED AND REMOVED FROM THE SITE A MINIMUM OF ONE (1) TIME PER WEEK DURING THE FALL SEASON. ROOF DRAINS AND DEBRIS TRAPS SHALL BE CHECKED FOR LEAF LITTER AND OTHER DEBRIS, WHICH MAY CLOG PERFORATED PIPES AND/OR STONE BEDS.
- THE OUTFALL STRUCTURE SHALL BE INSPECTED QUARTERLY, OR AFTER ANY LARGE STORM EVENT, FOR CLOGGING. REMOVE CLEANOUT CAPS AND INSPECT FOR DEBRIS. REMOVE ACCUMULATED LEAVES, TWIGS, SEDIMENT AND OTHER DEBRIS AS REQUIRED TO KEEP THE ROOF DRAINAGE SYSTEM CLEAN. IF AFTER INSPECTION IT IS DETERMINED THAT SEDIMENT NEEDS TO BE REMOVED FROM THE SEEPAGE BED, INJECT SYSTEM WITH WATER, SUSPEND SILT AND PUMP CHAMBER.
- THE PROPERTY OWNER SHALL SUBMIT AN ANNUAL REPORT TO THE TOWNSHIP DETAILING THE MAINTENANCE WORK, INCLUDING REPAIRS, IF ANY, THAT ARE CARRIED OUT DURING A GIVEN CALENDAR YEAR. SUCH REPORTS SHALL BE DUE ON OR ABOUT THE FIRST DAY OF MARCH OF THE FOLLOWING YEAR.

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

THE FOLLOWING WAIVER FROM THE BRISTOL TOWNSHIP LAND DEVELOPMENT & SUBDIVISION ORDINANCE IS REQUESTED:

SECTION: 177-15.A
WAIVER: TO PERMIT A DEWATERING TIME OF 14 HOURS FOR THE 1-YR STORM INSTEAD OF THE REQUIRED MINIMUM 24 HOURS.

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

SECTION: 177-16
WAIVER: TO NOT REQUIRE A SEPERATE SUBMISSION OF PRELIMINARY AND FINAL PLANS
TO NOT REQUIRE CURBS ALONG BRISTOL PIKE.
177-35.A
177-43
177-45
177-66 &
177-67
177-41.F
TO PERMIT 0' OF OPEN SPACE BETWEEN EDGE OF PAVING AND BUILDING.
177-41.(Q)
TO NOT REQUIRE STREET TREES AT THE RATE OF NOT LESS THAN TWO TREES FOR EVERY 10 PARKING SPACES
177-48.D(3)
TO PERMIT GRADING WITHIN FIVE (5) FEET OF THE PROPERTY AND RIGHT-OF-WAY LINES.
177-51.A(1)(C)
TO NOT REQUIRE STREET TREES TO BE PLANTED AT INTERVALS NO MORE THAN 90 FEET.
177-55.L(1)(a)
TO PERMIT THE LOADING BERTHS TO BE 12'x55' INSTEAD OF THE REQUIRED 14'x55'.
177-91.A(1)
177-92.A(1)
INSTEAD OF THE REQUIRED SCALES OF 1"=50' OR 1"=100'.
177-91.C(3)
177-92.C(3)
TO ALLOW AN AERIAL PHOTOGRAPH IN LIEU OF REQUIRING THE LOCATION, NAMES, AND WIDTHS OF STREETS; THE LOCATION AND NAMES OF RAILROADS; THE LOCATION OF SANITARY SEWERS, STORM DRAINS, WATER MAINS, CULVERTS, PETROLEUM OR PETROLEUM PRODUCT LINES, GAS LINES, ELECTRIC AND TELEPHONE LINES, FIRE HYDRANTS, AND ALL OTHER UTILITIES OR SIGNIFICANT MAN-MADE FEATURES ON OR WITHIN 200 FEET OF ANY PART OF THE TRACT.
177-91.C(5)
177-92.C(5)
TO PERMIT THE PLAN TO ONLY SHOW UNDERGROUND UTILITIES WHICH HAVE BEEN LOCATED.
177-91.C(6)
177-92.C(6)
TO PERMIT 1 FOOT CONTOURS INSTEAD OF THE REQUIRED 2 FOOT CONTOURS.

EXISTING IMPERVIOUS SURFACE TABULATION	
EXISTING BUILDING	= 7,669 SF
OVERHANG AREA	= 833 SF
GARAGE	= 5,018 SF
SHED	= 42 SF
STORAGE CONTAINER	= 329 SF
PAVED AREA	= 13,847 SF
STONE AREA	= 36,663 SF
CONCRETE AREAS	= 1,271 SF
TOTAL	= 64,662 SF
	= 90.94%

*CALCULATED USING BASE SITE AREA

PROPOSED IMPERVIOUS SURFACE TABULATION	
EXISTING BUILDING	= 7,669 SF
OVERHANG AREA	= 833 SF
GARAGE	= 5,018 SF
SHED	= 42 SF
PROPOSED BUILDING	= 8,004 SF
PROP. OVERHANG	= 696 SF
PAVED AREA	= 32,344 SF
STONE AREA	= 7,631 SF
CONCRETE AREAS/WALL	= 2,435 SF
TOTAL	= 64,662 SF
	= 90.94%

*CALCULATED USING BASE SITE AREA

APPLICANT STORMWATER CERTIFICATION:

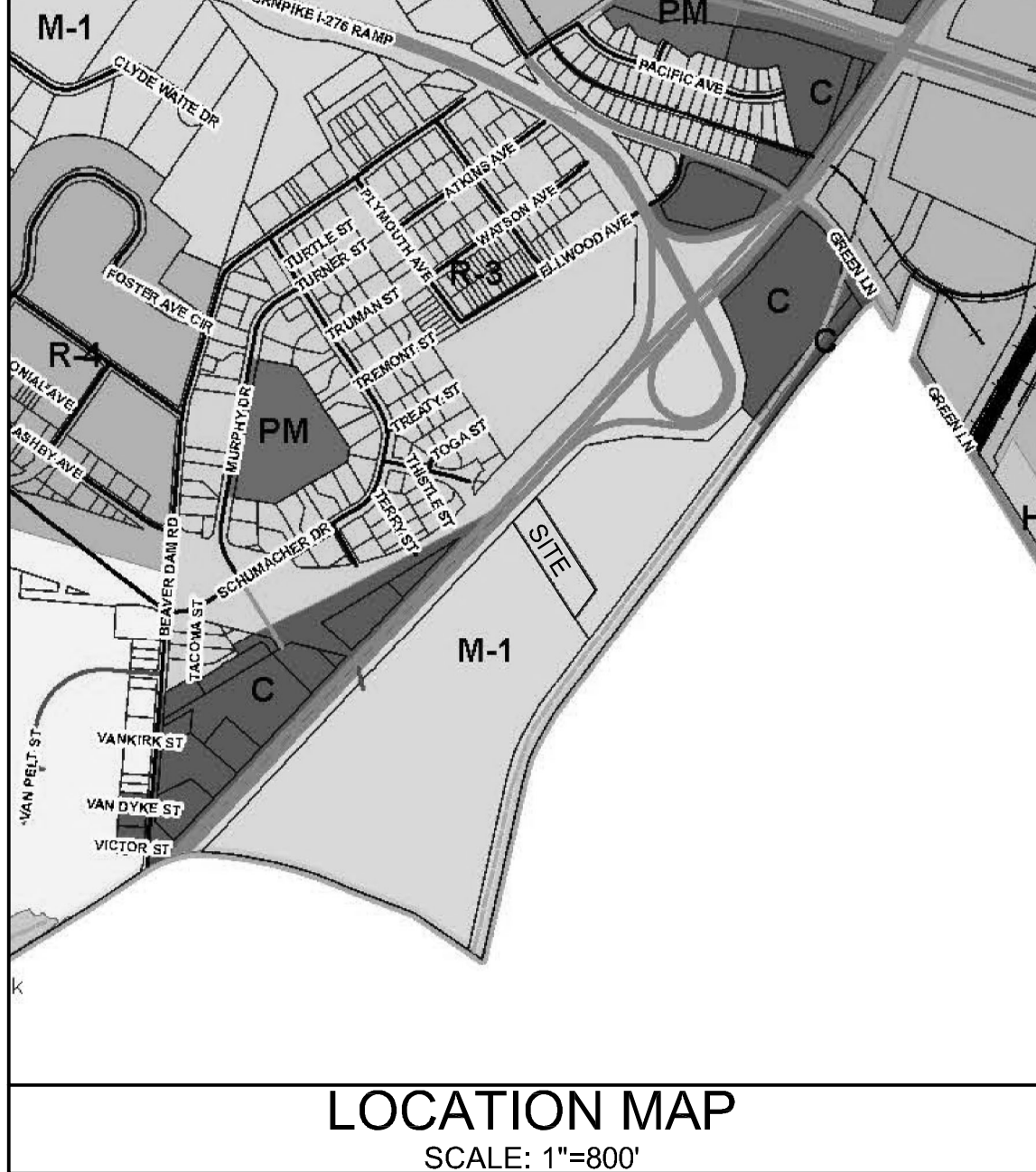
I, _____ (LAND OWNER) HEREBY ACKNOWLEDGE THE STORMWATER MANAGEMENT SYSTEM TO BE A PERMANENT FIXTURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE MUNICIPALITY, WHICH SHALL BE RECORDED WITH THE RECORD PLAN AND WHICH SHALL BE APPLICABLE TO ALL FUTURE LANDOWNERS.

SIGNATURE _____ DATE _____

DRAINAGE PLAN CERTIFICATION:

I, HEATH DUMACK, P.E. ON THIS DATE _____, HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE DELAWARE RIVER SOUTH ACT 167 STORMWATER MANAGEMENT ORDINANCE.

SIGNATURE _____ DATE _____



ZONED: M-1, LIGHT MANUFACTURING DISTRICT

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	71,106 SF	71,106 SF
MINIMUM LOT WIDTH	100 FT	150 FT	150 FT
MINIMUM FRONT YARD	30 FT	N/A	N/A
FROM CL OF U.S. 13	120 FT	95.87 FT*	95.87 FT*
MINIMUM SIDE YARD	15 FT	12.66 FT*	12.66 FT*
MINIMUM REAR YARD	30 FT	32.29 FT	30.00 FT
MAXIMUM IMPERVIOUS SURFACE RATIO	65%	90.94%*	90.94%*
MAXIMUM BUILDING COVERAGE	35%	19.52%	31.29%
MIN. DISTANCE FROM RESIDENTIAL DISTRICT	100 FT	95.87 FT*	95.87 FT*
MINIMUM DISTANCE BETWEEN BLDGS	25 FT	157.08 FT	20.39 FT

* INDICATES AN EXISTING NON-CONFORMITY

GENERAL NOTES:

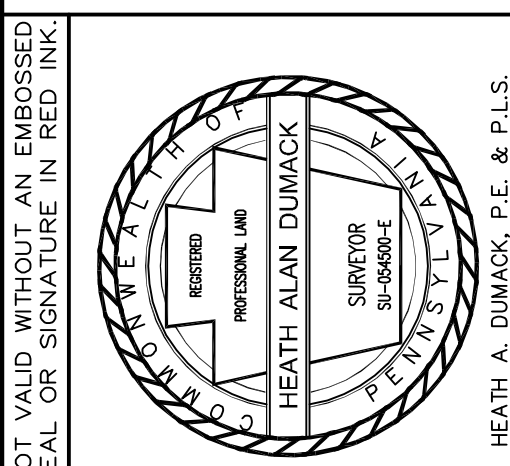
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2024-127.
- NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 4207020266, EFFECTIVE DATE MARCH 21, 2017. BASE FLOOD ELEVATION = 23.0
- TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- DURING CONSTRUCTION, THE PROPERTY OWNER SHALL BE RESPONSIBLE TO RESTORE ANY PAVING, CURBING, ETC. THAT IS DISTURBED DURING REPAIR AND/OR MAINT. OF ANY UTILITIES.
- NO HAZARDOUS MATERIALS SHALL BE ON SITE.
- NO NOXIOUS ENVIRONMENTAL EFFECT SHALL BE GENERATED ON SITE.
- NO OFFENSIVE ODORS OR GASES SHALL BE GENERATED ON SITE.
- NO USE SHALL BE PERMITTED THAT WOULD BE NOXIOUS OR OFFENSIVE TO THE IMMEDIATE SURROUNDING AREA BY REASON OF SMOKE, GAS, VIBRATION, NOISE OR WHICH CONSTITUTES A PUBLIC HAZARD BY FIRE, EXPLOSION OR OTHERWISE.
- MONUMENTS SHALL BE PLACED AS SPECIFIED BY THE TOWNSHIP ENGINEER AFTER FINAL GRADING IS COMPLETED. ANY MONUMENT OR IRON PIN DISTURBED DURING CONSTRUCTION SHALL BE RESET UPON THE COMPLETION OF CONSTRUCTION.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- SITE IS SERVICED BY PUBLIC WATER AND PUBLIC SEWER. NO NEW CONNECTIONS ARE BEING PROPOSED. THE PROPOSED BUILDING WILL NOT HAVE WATER OR SEWER SERVICE.
- THE STORMWATER COLLECTION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE OWNER. THE OWNER SHALL PROVIDE A BLANKET STORMWATER ACCESS EASEMENT TO THE TWP FOR ACCESS TO THE SWM FACILITIES. THIS ACCESS EASEMENT SHALL BE USED BY THE TWP TO INSPECT THE SWM FACILITIES ON AN ANNUAL BASIS. ALL COSTS & EXPENSES ASSOCIATED WITH SAID INSPECTION SHALL BE PAID TO THE TWP BY THE OWNER IN PERPETUITY. IF IN THE JUDGMENT OF THE TWP ENGINEER, THE OWNER HAS FAILED TO MAINTAIN THE SWM FACILITIES TO INSURE ITS PROPER FUNCTIONING, THE TOWNSHIP, UPON PROVIDING WRITTEN NOTICE, SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS & TO MAKE REPAIRS NECESSARY TO THE SWM FACILITIES TO INSURE THAT SUCH FACILITIES FUNCTION IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS. ANY & ALL COSTS INCURRED BY THE TWP FOR SUCH REPAIRS &/OR MAINTENANCE SHALL BE PAID IN FULL BY THE OWNER.
- NO VISUAL OBSTRUCTIONS BETWEEN 2 FEET AND 7 FEET ABOVE CURB GRADE SHALL BE ALLOWED WITHIN THE AREAS OF THE CLEAR SIGHT TRIANGLES. NO EXISTING OR PROPOSED STRUCTURES OR PLANTINGS, HIGHEST POINT OF WHICH IS 2 FEET ABOVE THE CENTER LINE OF THE ROADWAY, SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLES.
- STORMWATER MANAGEMENT FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE MOVED, REMOVE, FILL, LANDSCAPE, OR ALTERED UNLESS IT IS A PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED.
- NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR SCW WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
- DURING CONSTRUCTION THE CONTRACTOR MUST NOTIFY THE TOWNSHIP ENGINEER'S OFFICE THREE (3) DAYS PRIOR TO THE CONSTRUCTION OF THE PROPOSED INFILTRATION SCW STORMWATER MANAGEMENT FACILITY.
- BRISTOL TOWNSHIP SHALL HAVE THE RIGHT TO ENTER THE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY.
- PARKING STRIPING SHOWN IS TO SHOW COMPLIANCE WITH PARKING REQUIREMENTS. NO STRIPING IS PROPOSED.
- RIGHT-OF-WAY INFORMATION SHOWN IS TAKEN FROM DEED OF RECORD.

LEGEND

TRACT BOUNDARY LINE	---
LEGAL RIGHT-OF-WAY LINE	---
EXISTING UTILITY POLE	-o-
EXISTING EDGE OF ROADWAY	---
MONUMENT TO BE SET	■
BUILDING SETBACK LINE	---
EXISTING STONE TO BE PAVED	■

SERIAL No. 2026-0551106
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

NOT VALID WITHOUT AN EMBOSSED SEAL OR SIGNATURE IN RED INK.
INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A PROFESSIONAL SERVICE RENDERED BY AND IS OWNED BY DUMACK ENGINEERING. NO PART OF THIS PLAN OR ANY INFORMATION HEREON IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF DUMACK ENGINEERING. THE TOWNSHIP ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT MEETS THE REQUIREMENTS OF THE PENNSYLVANIA PROFESSIONAL ENGINEERING ACT AND THE PENNSYLVANIA PROFESSIONAL ENGINEERING BOARD. THE PROJECT HAS BEEN PREPARED FOR MUNICIPAL PURPOSES. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ALL INFORMATION MAY BE REQUIRED FOR CONSTRUCTION. ADDITIONAL INFORMATION MAY BE REQUIRED BEFORE PROCEEDING WITH THE WORK.
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DUMACK ENGINEERING
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FAX: (215) 598-1232
A PROFESSIONAL CORPORATION
CIVIL - STRUCTURAL ENGINEERS & SURVEYORS
www.Dumack.com

REV#	DATE	REVISION
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EXISTING PARCEL INFO:
T.M.P. No. 05-065-082 PAGE No. 1527
DEED BOOK: 6294

CURRENT ZONING: M-1
OWNER OF RECORD:
5790 (FIVE) BRISTOL PIKE LLC
FLAMINGO ROAD
LEVITTOWN, PA 19056

APPLICANT:
SAME AS ABOVE

30 0 15 30
GRAPHIC SCALE

RECORD PLAN
5790 BRISTOL PIKE
BRISTOL TOWNSHIP
BUCKS COUNTY, PA
DRAWN BY: HAD
CHECKED BY:
SCALE: 1"=30'
PROJECT No: 7663
PLAN DATE: JAN. 22, 2026
SHEET No: 2 of 12



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

PLANNING COMMISSION:
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Thomas J. Jennings, *Secretary*

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

Michael A. Roedig
Executive Director

MEMORANDUM

To: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 20, 2026

Subject: BCPC #13184
Preliminary Plan of Land Development for 1415 Hardy Street
TMP #5-69-48
Applicant: Alisher Khamrokulom
Owner: 1415 Hardy Street, LLC
Plan Dated: March 11, 2026
Date Received: April 17, 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 4,200-square-foot addition to an existing automotive repair shop for a total of 10,104.80 square feet on a 34,375-square-foot lot. Other proposed improvements include the construction of a downspout collection system and underground basin to manage stormwater runoff. Public water and sewer facilities serve the site.

Location: Western side of Hardy Street, between Airport Road and MacPherson Street.

Zoning: The M-2 Heavy Manufacturing District permits automotive repair shop and warehouses on a minimum lot area of 10,000 square feet with a minimum lot width of 100 feet. This district permits a maximum building height of 80 feet, a maximum building coverage ratio of 35 percent, and a maximum impervious surface ratio of 65 percent.

Present Use: Industrial

COMMENTS

1. **Site capacity calculations**—Section 205-107 of the zoning ordinance requires the submission of site capacity calculations with all applications for subdivision and land development. The plan does not include the required site capacity calculations.



2. **Site access and parking**—We recommend that the plan be revised to show better-defined access points for vehicles entering and exiting the site, as well as a clearer parking layout.
3. **Curbs**
 - a. **Parking area**—Section 177-41.K. of the SALDO requires that all internal parking lots, separator islands, and aisles shall be confined within curbing. Curbing is not shown on the site.
 - b. **Along Hardy Street**—Sections 177-35.A. and 177-45.A of the SALDO require curbing along one side of all abutting streets except where council, with advice from the township engineer, determines they are not essential for drainage purposes and public safety. Township officials should determine if curbing should be provided along the site's frontage on Hardy Street.
4. **Street trees**—Section 177-51.A.(1)(a) of the SALDO requires that within any land development or subdivision, street trees shall be planted where suitable existing trees or natural wooded areas do not exist. The plan does not indicate the required street trees along Hardy Street.
5. **Fire lanes**—Section 177-55.M. of the SALDO requires that for nonresidential development, fire lanes be established, as required by the Bureau of Fire Prevention, pursuant to the provisions of the Fire Prevention Code. The plan should show the required fire lane.
6. **Unopened street ("paper street")**—Between the site and neighboring parcel to the north (TMP #5-69-47), the plan shows what appears to be a right-of-way shown on an official plan or map that was intended for dedication but never opened, also known as a "paper street." The status of the paper street should be verified by the township. If the street is intended to be vacated, the township should consult with its solicitor to ensure the appropriate procedures for official street vacation are followed, in accordance with Sections 303.(a)(1) and 304.(a)(1) of the Pennsylvania Municipalities Planning Code.
7. **Other considerations, Bucks County Enterprise Zone**—The site is located within the boundaries of the Bucks County Enterprise Zone. The state-designated Enterprise Zone addresses deteriorated, distressed, and blighted industrial and manufacturing areas. The designation aims to improve standards of living through revitalization, the attraction of new businesses, and the creation of job opportunities. The Enterprise Zone of Bucks County was established in 1997 and is administered by the Redevelopment Authority in coordination with an advisory committee of volunteer members representative of the participating municipalities.

Benefits of the Enterprise Zone designation include priority consideration when bidding on state government contracts, priority consideration when applying for financial assistance to clean up contaminated sites under Act II, priority consideration when applying for any resource administered by the commonwealth that would assist in leveraging imminent business investment and job creation in an Enterprise Zone, and eligibility for the Enterprise Zone Tax Credit Program.
8. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the June 3, 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
26-0095

cc: Alisher Khamrokulom (via email)
Vincent Fioravanti, PE, Fioravanti, Inc. (via email)
Justin Fischetti, PE, Fioravanti, Inc. (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
John Shaltens, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Ranee J. Mazur, Township Manager (via email)
Dawn Ragan, Township Department of Building, Planning & Development (via email)
Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)



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

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Edward J. Tokmajian
Tom Tosti

Michael A. Roedig
Executive Director

MEMORANDUM

To: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 27, 2026

Subject: BCPC #13176
Final Plan of Subdivision for 801 Middle Road
TMP #15-35-55-1
Applicant: Wayne E. & Bonnie L. Phinney
Owner: Same
Plan Dated: March 9, 2026
Date Received: March 25, 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 10.00-acre lot into two parcels consisting of 3.48 acres (Lot 1) and 6.15 acres (Lot 2). Each proposed lot contains an existing single-family detached dwelling. Portions of an existing gravel driveway will be removed, and a new 12-foot-wide driveway is proposed to provide access from Fretz Road to the dwelling on Lot 1. Both lots are currently served by individual on-lot water and sewage systems, which are proposed to remain.

Location: At the southeast corner of the intersection of Middle Road and Fretz Road.

Zoning: The RR – Rural Residential District permits Use B1 – Single-Family Detached dwellings by right on minimum lots of 50,000 square feet with a maximum impervious surface ratio of 15 percent and a minimum lot width setback of 150 feet. Lots must have minimum yards of 50, 25, and 75 feet for front, side, and rear yards, respectively.

Present Use: Residential

COMMENTS

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



Section 140-16.B(1)

to permit a Plan Scale of 1 inch = 40 ft

Section 140-27.B(11)

to permit the lot configuration shown for proposed Lot 2

Section 140-28.P

from the requirement to provide drainage, cartway reconstruction, overlay, widening, and other improvements

Section 140-34.B

to allow the existing shared driveway to remain in its present configuration

Section 140-36

to not install sidewalks along existing streets

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

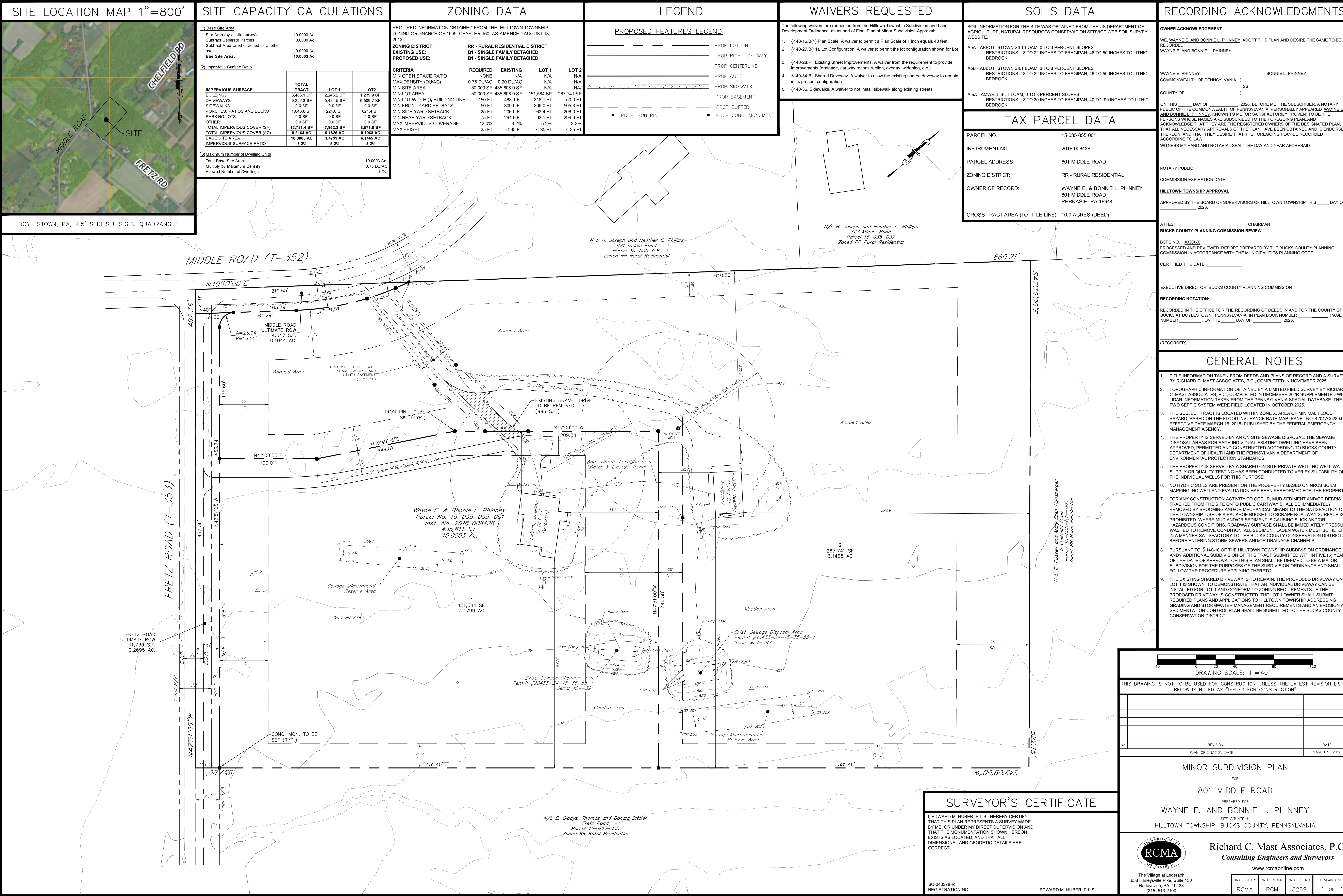
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the June 3, 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
26-0079

cc: Wayne E. Phinney (via email)
Richard C. Mast, Richard C. Mast Associates, P.C. (via email)
Deanna Ferry, Township Manager (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)





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

PLANNING COMMISSION:

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Tom Tosti

Michael A. Roedig
Executive Director

MEMORANDUM

To: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 30, 2026

Subject: BCPC #13180
Preliminary Plan of Land Development for 629 School House Road
TMP #15-1-97
Applicant: Charles A. Discher
Owner: Same
Plan Dated: March 19, 2026
Date Received: April 1, 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 an outside stone storage area of approximately 10,678 square feet with placement of two 320-square-foot storage containers (total of 640 square feet) on a 0.59-acre lot. A total of 18 parking spaces and a stone drywell for stormwater management are also shown on the plan. There are no proposed water, sewer, or electrical connections to the site.

Location: Along the northern side of School House Road, approximately 700 feet southwest of the intersection of School House Road and Keystone Drive.

Zoning: The LI Light Industrial District permits Use H9 Outside Storage on a minimum lot area of 2 acres with a minimum lot width of 200 feet. A maximum impervious surface ratio of 60 percent and a maximum storage ratio of 75 percent are permitted.

The plan indicates that a special exception to permit the development of a nonconforming lot was granted.

The plan also indicates that variances from the following sections of the zoning ordinance were granted by the township zoning hearing board at a meeting on October 15, 2025:

Section 160-23.I.(4)

to allow accessory buildings (storage containers) to have a rear yard and a side yard setback of 15 feet



Section 160-28.B.(1)

to permit a 75 percent disturbance of steep slopes of 8 to 15 percent, instead of the allowable 30 percent

Section 160-28.B.(2)

to permit a 42 percent disturbance of steep slopes of 15 to 25 percent, instead of the allowable 30 percent

Section 160-50.A.

to permit the establishment of a use on a nonconforming lot

Present Use: Vacant

COMMENTS

1. **Requested waiver of land development**—The plan is titled “Waiver of Land Development Plans”, indicating the applicant intends to request a waiver of land development for the proposed project. If this request is considered by township officials, the applicant should comply with the requirements for modifications in Section 512.1(b) of the Pennsylvania Municipalities Planning Code, in addition to all other applicable township ordinance requirements.

2. **Requested waivers**

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

Section 140-17.D.

to allow the features shown to fulfill the requirements of identifying features and information

Section 140-23

to not require a wetlands study

Section 140-28.P.

to not require the widening and/or mill and overlay of Schoolhouse Road

Section 140-29.D.

to allow the cartway width of Schoolhouse Road to remain as existing and not be widened to 26 feet

Section 140-34.C.(2)

to not require the driveway to be paved

Section 140-36.A.

to not require the installation of sidewalks along Schoolhouse Road

Section 140-37.D.

to not require landscaping of parking facilities

Sections 140-37.G.(1) and 140-37.G.(2)

to not require tree replacement for the removal of (1) 10-inch, (1) 12-inch, and (1) 18-inch trees

Section 140-38.C.(2)

to permit HDPE pipe instead of concrete

Section 140-38.C.(2)(d)

to permit HDPE pipe smaller than 18 inches

Sections 140-45.C.(7) and 140-48

to not require lighting of the proposed development

Section 140-45.C.(8)

to not require all nonresidential parking facilities and access driveways to be paved

Section 140-45.G.(5)

to not require the parking spaces to be delineated

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

- b. **Stormwater management ordinance**—The plan indicates that the applicant is requiring a waiver from the following requirement of the stormwater management ordinance

Section 134-19.A.

to not require 24 hours of dewatering time

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

3. Transportation considerations

- a. **Sight distance**—We recommend that adequate sight distance to the left be verified due to a horizontal curve in School House Road.
- b. **Driveway**—We recommend a profile of the proposed driveway be included on the plans.
- c. **Site entrance**—We recommend that the entrance area be paved instead of being a gravel surface.

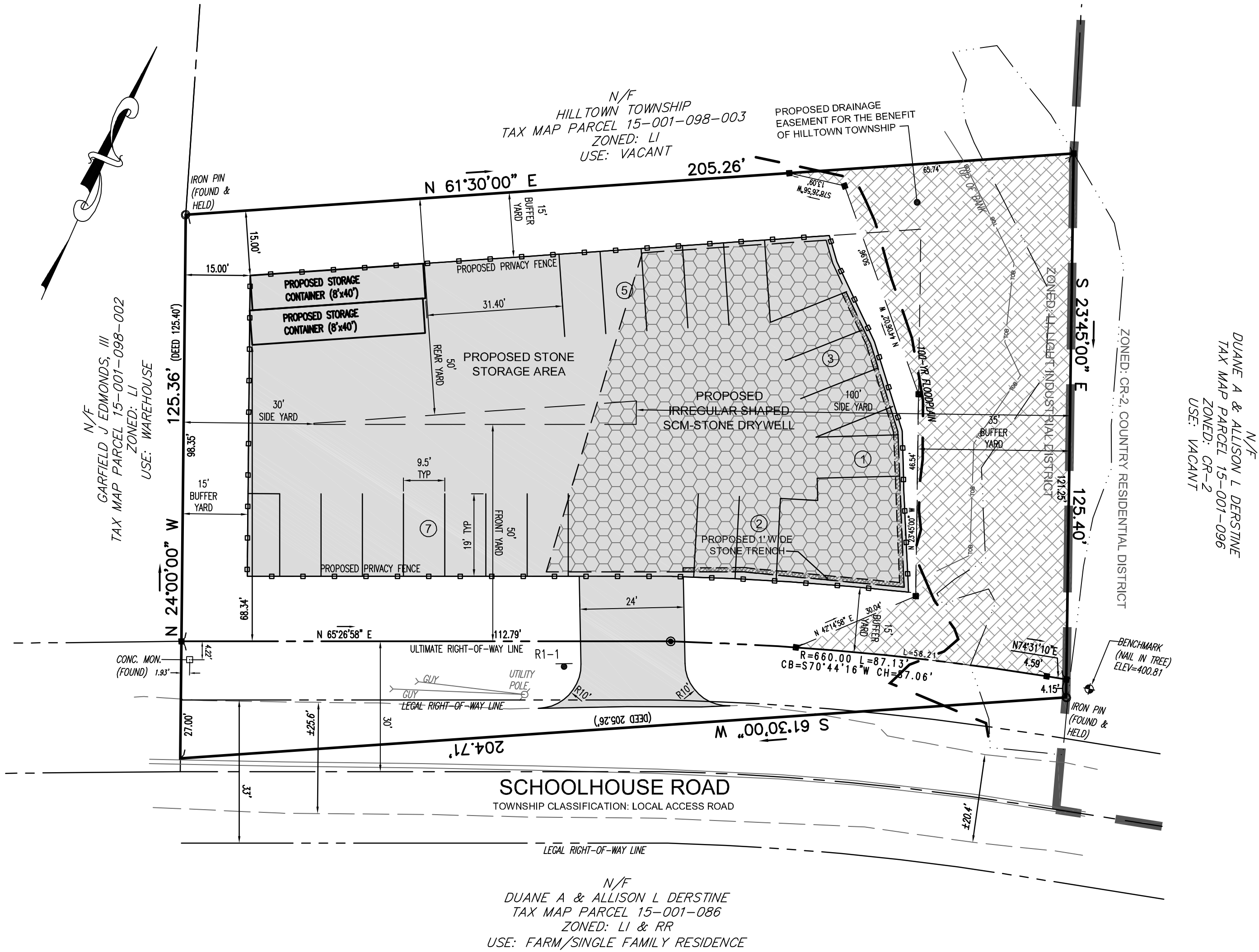
This review will be included in the Bucks County Planning Commission board materials for the June 3, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

26-0088

cc: Charles A. Discher (via email)
Heath Dumack, PE, President, Dumack Engineering (via email)
John Richardson, MS, PE, Director of Land Development, Dumack Engineering (via email)
Jacqueline Aimino, MS, Project Manager, Dumack Engineering (via email)
Timothy A. Fulmer, PE, Wynn Associates, Township Engineer (via email)
Deanna Ferry, Township Manager (via email)



I, WE _____ HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LAND DEVELOPMENT ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED.

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 HILLTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC _____ (SEAL)
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HILLTOWN
THIS _____ DAY OF _____, 20____

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF HILLTOWN
THIS _____ DAY OF _____, 20____

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

RECORDED BY THE RECORDER OF DEEDS THIS DATE _____
RECORDED IN PLAN BOOK _____ PAGE No. _____

DRAINAGE PLAN CERTIFICATION

I, HEATH DUMACK, P.E. ON THIS DATE _____, HEREBY CERTIFY THAT THE PCSWM PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE EAST BRANCH PERKIOMEN CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE OR PLAN.

SIGNATURE _____ DATE _____

APPLICANT STORMWATER & EROSION CONTROL CERTIFICATION:

I, _____ (LAND OWNER), HEREBY CERTIFY THAT ANY REVISION TO THE APPROVED SWM SITE PLAN MUST BE APPROVED BY THE TOWNSHIP AND THAT A REVISED E&S PLAN MAY BE REQUIRED TO BE SUBMITTED TO THE CONSERVATION DISTRICT.

SIGNATURE _____ DATE _____

SUBSURFACE DETENTION BASIN INSPECTION AND MAINTENANCE SCHEDULE

- INSPECTION, MAINTENANCE AND REPAIR OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 100 PERCENT VEGETATIVE COVER BY HERBACEOUS SPECIES SHALL BE MAINTAINED THROUGHOUT ALL EMBANKMENTS AND LAWN AREAS WITH DIRECT DISCHARGE TO THE UNDERGROUND FACILITY. ANY AREA BECOMING VOID OF VEGETATION SHALL BE IMMEDIATELY CORRECTED BY REPLANTING OR OTHER ADEQUATE MEASURES NECESSARY TO PREVENT EROSION THAT MAY JEOPARDIZE THE POROSITY OF THE SYSTEM. AT NO TIME SHALL MULCH BE USED ON SLOPES OF DIRECT DRAINAGE TO THE UNDERGROUND FACILITY.
- GRASS CLIPPINGS SHALL BE COLLECTED AND REMOVED TO PREVENT CLOGGING OF THE FACILITY. FALLEN LEAVES SHALL BE COLLECTED AND REMOVED FROM THE SITE A MINIMUM OF ONE (1) TIME PER WEEK DURING THE FALL SEASON. ROOF DRAINS AND DEBRIS TRAPS SHALL BE CHECKED FOR LEAF LITTER AND OTHER DEBRIS, WHICH MAY CLOG PERFORATED PIPES AND/OR STONE BEDS.
- THE OUTFALL STRUCTURE SHALL BE INSPECTED QUARTERLY, OR AFTER ANY LARGE STORM EVENT, FOR CLOGGING. REMOVE CLEANOUT CAPS AND INSPECT FOR DEBRIS. REMOVE ACCUMULATED LEAVES, TWIGS, SEDIMENT AND OTHER DEBRIS AS REQUIRED TO KEEP THE ROOF DRAINAGE SYSTEM CLEAN. IF AFTER INSPECTION IT IS DETERMINED THAT SEDIMENT NEEDS TO BE REMOVED FROM THE SHEPARD BED, INJECT SYSTEM WITH WATER, SUSPEND SILT AND PUMP CHAMBER.
- THE PROPERTY OWNER SHALL SUBMIT AN ANNUAL REPORT TO THE TOWNSHIP DETAILING THE MAINTENANCE WORK, INCLUDING REPAIRS, IF ANY, THAT ARE CARRIED OUT DURING A GIVEN CALENDAR YEAR. SUCH REPORTS SHALL BE DUE ON OR ABOUT THE FIRST DAY OF MARCH OF THE FOLLOWING YEAR.

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

SHEETS 2 THROUGH 10 INCLUSIVE, ON RECORD AT THE TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.

SITE CAPACITY CALCULATION

1. Certain portions of tracts may not be usable for the activities proposed for the site. These areas shall therefore be subtracted from the site area to determine base site area:

Site area as determined by actual on-site survey.		0.588 Ac.
Subtract land within the existing and ultimate right-of-way of existing streets, utility rights-of-way and easements.	-	0.086 Ac.
Subtract land which is not contiguous; i.e.,	-	0.002 Ac.
A separate parcel which does not abut or adjoin, nor share common boundaries with, the rest of the development; and/or		
Land which is cut off from the main parcel (1) by an expressway, arterial, or major collector street as defined within § 180: 285 of Chapter 180, Subdivision and Land Development, or (2) so that it is isolated and unavailable for building purposes.		
Subtract land which in a previously approved subdivision was reserved for resource reasons such as flooding, or for recreation.	-	0.000 Ac.
Subtract land used or zoned for another use, to include but not necessarily limited to commercial or industrial use in a residential development, or land in a different zoning district than that of the primary use.	-	0.000 Ac.
EQUALS BASE SITE AREA	=	0.502 Ac.

2. Calculate the impervious surface ratio:
(Amended 6-28-2004 by Ord. No. 2004-5; 5-28-2013 by Ord. No. 2013-2)

(Impervious surface required by Township ordinance within proposed public street right-of-way is not included)		
Buildings		0.015 Ac.
Driveways		0.000 Ac.
Sidewalks		0.000 Ac.
Pavement		0.000 Ac.
Stone Storage Area		0.245 Ac.
Other		0.000 Ac.
Equals total impervious surface	=	0.260 Ac.
Divide by base site area less all land area required for proposed public streets	/	0.502 Ac.
Equals impervious surface ratio	=	51.80%
Maximum allowable impervious surface ratio		60% (0.301 Ac.)
(Table of Performance Standards ⁽¹⁾)		

3. Calculate maximum number of dwelling units: N/A
(Amended 9-26-2011 by Ord. No. 2011-10; 10-24-2022 by Ord. No. 2022-002)

THE FOLLOWING VARIANCES FROM THE HILLTOWN TOWNSHIP ZONING ORDINANCE WERE GRANTED BY THE ZONING HEARING BOARD AT A PUBLIC MEETING ON OCT. 15, 2025:

SECTION 160-23.(4) VARIANCE TO ALLOW ACCESSORY BUILDINGS (STORAGE CONTAINERS) TO HAVE A REAR YARD AND SIDE YARD SETBACK OF 15 FEET.

160-28.B.(1) TO PERMIT A 75% DISTURBANCE OF STEEP SLOPES 8-15% INSTEAD OF THE ALLOWABLE 60%.

160-28.B.(2) TO PERMIT A 42% DISTURBANCE OF STEEP SLOPES 15-25% INSTEAD OF THE ALLOWABLE 30%.

160-50.A TO PERMIT THE ESTABLISHMENT OF A USE ON A NON-CONFORMING LOT.

THE FOLLOWING SPECIAL EXCEPTION FROM THE HILLTOWN TOWNSHIP ZONING ORDINANCE WAS GRANTED BY THE ZONING HEARING BOARD AT A PUBLIC MEETING:

SECTION 160-61.B SPECIAL EXCEPTION TO PERMIT THE DEVELOPMENT OF A NON-CONFORMING LOT

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

SECTION 140-17.D WAIVER TO ALLOW THE FEATURES SHOWN TO FULFILL THE REQUIREMENTS OF THE LOCATION, NAMES AND WIDTHS OF STREETS; THE LOCATION AND NAMES OF RAILROADS; THE LOCATION OF PROPERTY LINES; THE NAMES OF ADJACENT PROPERTY OWNERS AND THE BUCKS COUNTY TAX PARCEL NUMBER OF EACH PROPERTY; AND THE LOCATION OF WATERCOURSES, SANITARY SEWERS, STORM DRAINS AND SIMILAR FEATURES WITHIN 100 FEET OF ANY PART OF THE LAND TO BE SUBDIVIDED OR DEVELOPED BE PROVIDED ON THE PLAN.

140-23 TO NOT REQUIRE A WETLAND STUDY

140-28.P TO NOT REQUIRE THE WIDENING AND/OR MILL & OVERLAY OF SCHOOLHOUSE ROAD.

140-29.D TO ALLOW THE CARTWAY WIDTH OF SCHOOLHOUSE RD TO REMAIN AS EXISTING AND NOT BE WIDENED TO 26 FEET.

140-34.C.(2) TO NOT REQUIRE THE DRIVEWAY TO BE PAVED.

140-36.A TO NOT REQUIRE THE INSTALLATION OF SIDEWALKS ALONG SCHOOLHOUSE RD.

140-37.D TO NOT REQUIRE LANDSCAPING OF PARKING FACILITIES.

140-37.G.(1)&(2) TO NOT REQUIRE TREE REPLACEMENT FOR REMOVAL OF (1)10', (1)12', AND (1)18' TREES.

140-38.C.(2) TO PERMIT HDPE PIPE INSTEAD OF CONCRETE.

140-38.C.(2)(d) TO PERMIT A PIPE SMALLER THAN 18".

140-45.C.(7) TO NOT REQUIRE LIGHTING OF THE PROPOSED DEVELOPMENT.

140-45.C.(8) TO NOT REQUIRE ALL NONRESIDENTIAL PARKING FACILITIES, AND ACCESS DRIVEWAYS TO BE PAVED.

140-45.G.(5) TO NOT REQUIRE THE PARKING SPACES TO BE VEGETATED.

PROPOSED IMPERVIOUS SURFACE TABULATION	
STORAGE BLDGS	= 640 SF
STONE PARKING	= 10,678 SF
TOTAL	= 11,318 SF
11,318/21,848	= 51.80%

PARKING REQUIREMENTS

DESCRIPTION	SECTION	
OUTDOOR/WHOLESALE STORAGE ONE (1), OFF-STREET PARKING SPACE FOR EVERY 500 SQUARE FEET OF GROSS STORAGE AREA, PLUS ONE SPACE FOR EACH COMPANY VEHICLE NORMALLY STORED ON THE PREMISES	160-23.H(9)(i)	7,709 SF/500 '1' = 15.4+15 SPACES REQ'D 2 COMPANY VEHICLES
TOTAL PARKING SPACES REGULAR PARKING SPACES 18 HANDICAP SPACES 0 TOTAL PARKING SPACES 18		SPACES REQUIRED 17

THE FOLLOWING WAIVER FROM THE HILLTOWN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE IS REQUESTED:

SECTION 134-19.A WAIVER TO NOT REQUIRE 24 HOURS OF DEWATERING TIME.

SIGN LEGEND

SERIES # REMARKS
R1-1 STOP SIGN

SIZE
30" x 30"

Legend

Tract Boundary Line	---
Legal Right-of-Way	---
Existing Sanitary Sewer	---
Existing Water Main	---
Existing Storm Sewer	---
Existing Gas Main	---
Existing Electric	---
Existing Overhead Wires	---
Existing Treeline	---
Building Setback Line	---
Existing Utility Pole	---
Existing Valve	---
Existing Edge of Paving	---
Existing Fence	---
Zoning Boundary Line	---
Proposed Fence	---
Edge of Water	---
Proposed Monument To Be Set	---
Proposed Iron Pin To Be Set	---



ZONED: LI, LIGHT INDUSTRIAL DISTRICT
EXISTING USE: VACANT
PROPOSED USE: OUTSIDE STORAGE (H-9); ACCESSORY BUILDING

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (TO ULT. ROW)	2,00' AC	0.502 AC* (21,848 SF)	0.502 AC* (21,848 SF)
MINIMUM LOT WIDTH	200' FT	204.68' FT	204.68' FT
MINIMUM FRONT YARD	50' FT	N/A	68.34' FT
MINIMUM SIDE YARD	30' FT	N/A	15' FT
MINIMUM REAR YARD	100' FT	N/A	N/A
MINIMUM IMPERVIOUS SURFACE RATIO	50' FT	N/A	15' FT
MAXIMUM IMPERVIOUS SURFACE RATIO	60%	N/A	51.80%
MINIMUM BUFFER YARD	15' FT	N/A	15' FT
MAXIMUM STORAGE RATIO	75%	N/A	50.11%

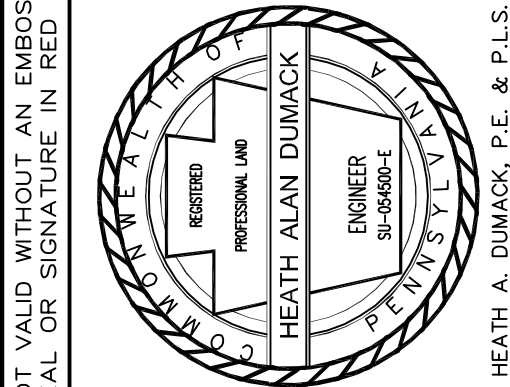
* INDICATES AN EXISTING NON-CONFORMITY

GENERAL NOTES:

- THE LOCATION OF EXISTING UNDERGROUND 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.
- NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0258A, EFFECTIVE DATE MARCH 16, 2015.
- TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- PARKING SPACE STRIPING SHOWN IS TO SHOW COMPLIANCE FOR REQUIRED PARKING SPACES ONLY; NO PHYSICAL STRIPING IS PROPOSED ON THE STONE.
- NO ACTIVITIES THAT INVOLVE THE STORAGE, UTILIZATION OR MANUFACTURING OF EXPLOSIVE SHALL OCCUR ON THE TRACT.
- ALL CURB RADI TO BE 5 FT. UNLESS OTHERWISE NOTED.
- NO USE SHALL GENERATE TOTAL SUSPENDED PARTICLES OR OTHER AIR POLLUTANT IN EXCESS OF ANY PENNSYLVANIA OR FEDERAL STANDARDS.
- NO USE SHALL GENERATE FUMES AND GASES OR OTHER AIR POLLUTANT IN EXCESS OF ANY PENNSYLVANIA OR FEDERAL STANDARDS.
- ALL NEW OR REVISED SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM WITH THE STANDARDS SET FORTH IN 2009 MUTCD.
- THE LARGEST VEHICLE TO REGULARLY UTILIZE THE SITE, OTHER THAN EMERGENCY VEHICLES, WILL BE A SU-30.
- ANY REQUIRED ACT 537 APPROVALS WILL BE OBTAINED FROM THE PADEP.
- NO WATER, SEWER, OR ELECTRICAL CONNECTIONS ARE BEING PROPOSED. PUBLIC WATER & PUBLIC SEWER ARE AVAILABLE IN THE VICINITY.
- THE 100-YEAR FLOODPLAIN LINE SHOWN ON THESE PLANS REPRESENTS THE RESULTS OF A 100-YEAR FLOOD STUDY PERFORMED BY DUMACK ENGINEERING BEING DATED JANUARY 7, 2026.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN THE UNDERGROUND STORMWATER MANAGEMENT STONE BED. MAINTENANCE SHALL INCLUDE VISUAL INSPECTION THROUGH THE OBSERVATION PORTS AFTER EACH RUNOFF EVENT TO CONFIRM THE STONE DRYWELL IS NOT RECEIVING SEDIMENT OR DEBRIS. LANDOWNER SHALL PERFORM ANY NECESSARY MAINTENANCE ON THE SYSTEM IF IT IS NOT FOUND TO BE OPERATING AS DESIGNED. HILLTOWN TOWNSHIP SHALL BE GRANTED THE RIGHT OF ENTRY TO PROVIDE PROPER MAINTENANCE IF NECESSARY.
- THE STORM WATER COLLECTION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER. THE LOT OWNER SHALL PROVIDE A BLANKET STORM WATER ACCESS EASEMENT TO THE TOWNSHIP FOR THE PURPOSE OF ACCESS TO THE STONE DRYWELL AND ITS ASSOCIATED PIPING. THIS ACCESS EASEMENT SHALL BE USED BY THE TOWNSHIP TO INSPECT THE CONDITION OF THE STONE DRYWELL AND ASSOCIATED PIPING ON AN ANNUAL BASIS. ALL COSTS AND EXPENSES ASSOCIATED WITH SAID INSPECTION SHALL BE PAID TO THE TOWNSHIP BY LOT OWNER IN PROSPECT. IF IN THE JUDGMENT OF THE TOWNSHIP ENGINEER THE OWNER HAS FAILED TO MAINTAIN THE DRYWELL FACILITY IN SUCH A MANNER AS TO INSURE ITS PROPER FUNCTIONING, THE TOWNSHIP, UPON PROVIDING WRITTEN NOTICE, SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS OF THE OWNER AND MAKE ANY REPAIRS NECESSARY TO THE STONE DRYWELL AND ASSOCIATED FACILITIES TO INSURE THAT SUCH FACILITIES FUNCTION AND PERFORM IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS. ANY AND ALL COSTS INCURRED BY THE TOWNSHIP FOR SUCH REPAIRS AND/OR MAINTENANCE SHALL BE PAID IN FULL BY LOT OWNER.
- 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.
- 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.
- THE OWNER IS RESPONSIBLE FOR CORRECTIVE STORMWATER MEASURES SHOULD PROBLEMS ARISE AS A RESULT OF THE PROPOSED CONSTRUCTION.
- THE AREAS LABELED AS BUFFER YARDS SHALL ALSO BE LANDSCAPE BUFFER EASEMENTS FOR THE BENEFIT OF HILLTOWN TOWNSHIP.

SERIAL No. 2025-2602299
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

NOT VALID WITHOUT AN EMBEDDED SEAL OR SIGNATURE IN RED INK.
INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A PROFESSIONAL SERVICE RENDERED BY ME AND IS OWNED BY ME. ANY REUSE OR REPRODUCTION OF THIS PLAN WITHOUT MY WRITTEN CONSENT IS PROHIBITED. THE APPROVAL OF DUMACK ENGINEERING IS NOT PERMITTED. THE USE OF THIS PLAN FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE IS PROHIBITED. THE RESTRICTION SHALL BE CONSIDERED A VIOLATION OF BOTH PENNSYLVANIA ACT 2024-127 AND 2024-128. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER'S USE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ENGINEER'S PROFESSIONAL LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE PROJECT HAS BEEN PREPARED FOR MUNICIPAL PURPOSES. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND PROCEEDING WITH THE WORK. ADDITIONAL INFORMATION MAY BE REQUIRED FOR CONSTRUCTION. © 2025, DUMACK ENGINEERING - ALL RIGHTS RESERVED



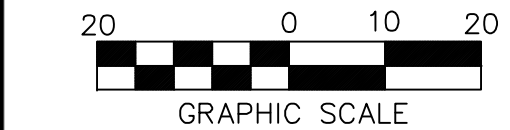
DUMACK ENGINEERING
ESTABLISHED IN 1984
677 DURHAM ROAD
P.O. BOX 487
PENN PARK, PA 18943
PHONE: (215) 598-1230
FAX: (215) 598-1232
A PROFESSIONAL CORPORATION
CIVIL - STRUCTURAL ENGINEERS & SURVEYORS
www.Dumack.com

REV	DATE	REVISION
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EXISTING PARCEL INFO:
T.M.P. No. 15-001-097
DEED BOOK: _____ PAGE No. _____
INSTRUMENT No.: 2024023161
CURRENT ZONING: LI

OWNER OF RECORD:
CHARLES A. DISCHER
6324 MILITIA COURT
BENSLEM, PA 19020

APPLICANT:
SAME AS ABOVE



RECORD PLAN
629 SCHOOLHOUSE ROAD
HILLTOWN TOWNSHIP
BUCKS COUNTY, PA

DRAWN BY: HAD
CHECKED BY: _____
SCALE: 1"=20'
PROJECT No.: 8377
PLAN DATE: MAR. 19, 2026
SHEET No. 2 OF 10



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

Michael A. Roedig
Executive Director

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 21, 2026

Subject: BCPC #13190
Preliminary Plan of Lot Line Change for 76 Brown Avenue
TMPs #22-12-79 and 22-12-72
Applicants: Paul Auerbach and Dana Auerbach
Owner: Same
Plan Dated: April 21, 2025
Date Received: April 30, 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: Convey 18,969 square feet from TMP #22-12-72 to TMP #22-12-79, resulting in lot areas of 16,583 square feet (TMP #22-12-72) and 25,719 square feet (TMP #22-12-79). TMP #22-12-72 contains an existing single-family dwelling and accessory shed, both of which are to remain. TMP #22-12-79 is vacant. No construction is proposed. Public water and sewer facilities serve the site.

Location: At the western terminus of Brown Avenue, approximately 140 feet west of its intersection with Deer Drive.

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 surface coverage of 30 percent.

Present Use: Residential and vacant



COMMENTS

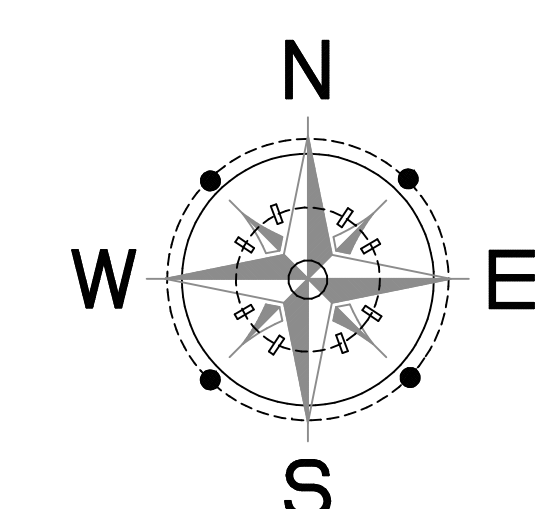
1. **Shared driveway**—The plan indicates that an existing shared access easement is located on proposed TMP #22-12-79 for the benefit of TMP #22-12-72. Because the lots are likely to have separate ownership, the plan should identify responsibility for driveway maintenance. In addition, the access easement agreement should clearly outline maintenance responsibilities and be referenced in the deeds for both lots.
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the June 3, 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
26-0114

cc: Prime Custom Builders, LLC (via email)
Patrick Cavanaugh, Cavanaugh's Surveying Services (via email)
Isaac Kessler, PE, Remington & Vernick Engineers, Township Engineer (via email)
Stephanie Teoli Kuhls, Interim Township Manager (via email)
Jim Ennis, AICP, Zoning Officer (via email)



T.P. 22-012-066
N/F JACQUELYN ELENA
GEAWELEY

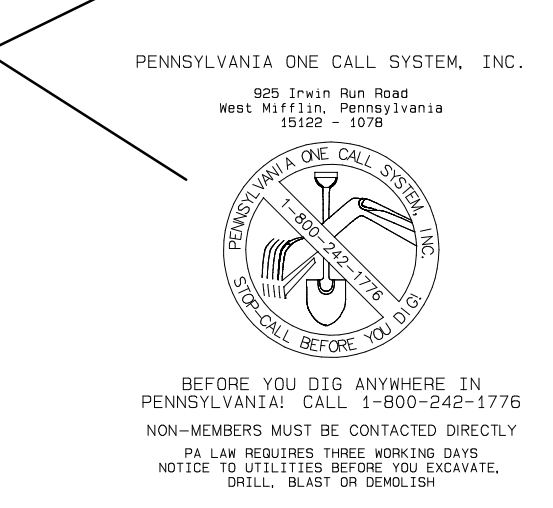
BROWN STREET
UNOPENED PAPER STREET
(SEE REFERENCE PLAN 1)

T.P. 22-012-064
N/F THOMAS S. TITLOW

T.P. 22-012-070
N/F PAUL & DANA L.
AUERBACH

T.P. 22-012-082
N/F CHAD STELLATO

T.P. 22-012-140
N/F MIDDLETOWN TOWNSHIP



BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA, CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BURN OR BENCH/ST

T.P. 22-012-129
N/F JOHN F. & ALEXANDRA
MULLIN

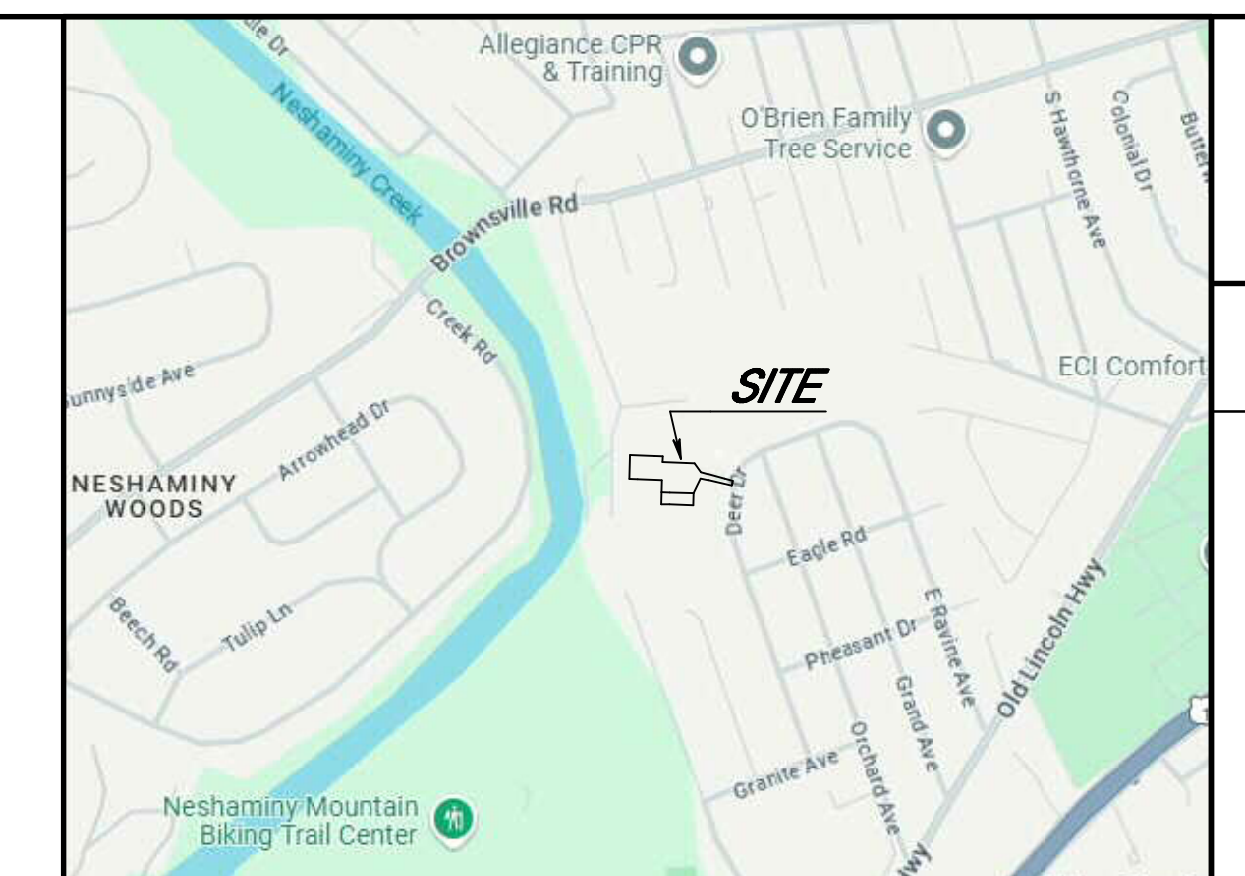
BROWN AVENUE

TAX PARCEL 22-012-072

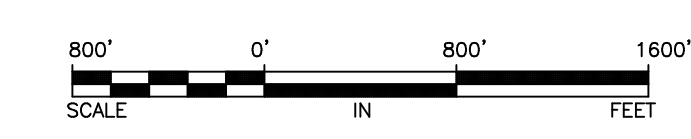
TAX PARCEL 22-012-079

T.P. 22-012-128
N/F BABU ABRAHAM

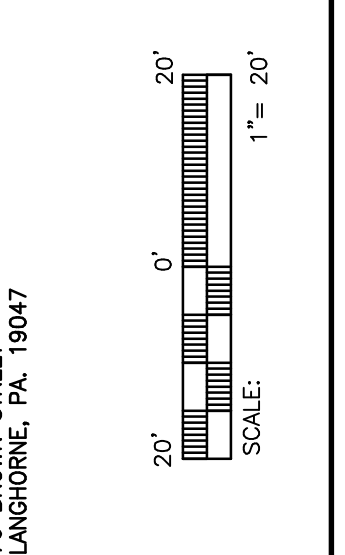
T.P. 22-012-127
N/F RICHARD P. & ELAINE M.
BURRESS



LOCATION MAP



SHEET 1 OF 1			
REVISION	1"	20'	TOTAL AREA: AS SHOWN
DATE:	APRIL 21, 2025		
PROJECT NO.:	2017-08028		



OWNER:
PAUL & DANA L. AUERBACH
76 BROWN STREET
LANGHORNE, PA 19047

EXISTING FEATURES LOT LINE CHANGE PLAN
TAX PARCELS 22-012-072 &
22-012-079
76 BROWN AVENUE
MIDDLETOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

APPROVAL OF THE BOARD OF SUPERVISORS:

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

(CHAIRMAN)

(SUPERVISOR)

(SUPERVISOR)

PLANNING COMMISSION:

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

OWNERS CERTIFICATION OF INTENT:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

ON THE _____ DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER,
A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____,
PERSONALLY APPEARED
PAUL AND DANA L. AUERBACH KNOWN TO ME (OR SATISFACTORILY PROVEN)
TO BE THE PERSONS NAMED WHO ARE SUBSCRIBED TO THE FOREGOING PLAN, AND
ACKNOWLEDGED THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED PLAN, THAT ALL
NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND
THAT THEY DESIRE THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

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

(NOTARY PUBLIC)

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

SURVEYOR'S CERTIFICATION:

I, PATRICK CAVANAUGH, 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, AND EXISTING FEATURES
AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

PATRICK CAVANAUGH, P.L.S.
PENNSYLVANIA LICENSE NO. SU51056E

TOWNSHIP ENGINEER:

REVIEWED BY THE MIDDLETOWN TOWNSHIP ENGINEER
ON THE _____ DAY OF _____, 20____.

BUCKS COUNTY PLANNING COMMISSION:

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

EXECUTIVE DIRECTOR
BUCKS COUNTY PLANNING COMMISSION

IMPERVIOUS CALCULATIONS:

(T.P. 22-012-072)

DESCRIPTION	EXISTING	PROPOSED
DWELLING/DECKS/CHIMNEY RAISED WALKWAY	2310 S.F.	2310 S.F.
SHED	358 S.F.	156 S.F.
DRIVE (STONE + ASPHALT)	7780 S.F.	1659 S.F.
WALKS/STEPS	404 S.F.	404 S.F.

10,852 S.F. TOTAL
10,852 S.F. / 35,552.73 S.F.
= 30.5% IMPERVIOUS
2668 S.F. / 35,552.73 S.F.
= 7.5% BUILDING COVERAGE

4,529 S.F. TOTAL
4,529 S.F. / 16,583.47 S.F.
= 27.3% IMPERVIOUS
2668 S.F. / 16,583.47 S.F.
= 16.1% BUILDING COVERAGE

IMPERVIOUS CALCULATIONS:

(T.P. 22-012-079)

DESCRIPTION	EXISTING	PROPOSED
DRIVE (STONE + ASPHALT)	0 S.F.	6121 S.F.

0 S.F. TOTAL
0 S.F. / 6,749.95 S.F.
= 0% IMPERVIOUS
6,121 S.F. / 25,719.21 S.F.
= 23.7% IMPERVIOUS

ZONING DATA:

'R-2' RESIDENCE DISTRICT
USE: SINGLE FAMILY DETACHED

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	35,552.73 S.F.	16,583.47 S.F.
MIN. LOT WIDTH @ B.S.L.	80'	125'	100'
MIN. FRONT YARD	25'	203.4'	89.9'
MIN. SIDE YARD	10' (25' AGG.)	19.6' (42.6' AGG.)	19.6' (42.6' AGG.)
MIN. REAR YARD	25'	57.9'	57.9'
MAX. IMPERVIOUS SURFACE	30%	30.5%	27.3%
MAX. BUILDING COVERAGE	20%	7.5%	16.1%
MAX. BUILDING HEIGHT	35'	<35'	<35'

ZONING DATA:

'R-2' RESIDENCE DISTRICT
USE: VACANT RESIDENTIAL

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	6,749.95 S.F.	25,719.21 S.F.
MIN. LOT WIDTH @ B.S.L.	80'	50'	157'
MIN. FRONT YARD	25'	N/A	N/A
MIN. SIDE YARD	10' (25' AGG.)	N/A	N/A
MIN. REAR YARD	25'	N/A	N/A
MAX. IMPERVIOUS SURFACE	30%	0%	23.7%
MAX. BUILDING COVERAGE	20%	N/A	N/A
MAX. BUILDING HEIGHT	35'	N/A	N/A

GENERAL NOTES:

- THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY
PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON APRIL 15, 2025.
- DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN
DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND
OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE
DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN
LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/
FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE
LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL
BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND
UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL
UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY
WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON
OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
- VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM
(GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION
NETWORK.
- HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED
UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE
TOPCON TOPSURV GPS BASE STATION NETWORK.
- METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM.
ROTATION TO DEED MERIDIAN IS 01 DEGREE 59 MINUTES 36 SECONDS CLOCKWISE.

REFERENCE PLANS:

- PLAN TITLED "PLAN OF IDLEWOOD ON THE NESHAMINY SECTION NO. 2" PREPARED BY
EDWARD PICKERING JR. PLS. APPROVED IN 1924.
- PLAN TITLED "RECORD PLAN SECTION B IDLEWOOD ON THE NESHAMINY" PREPARED BY
PICKERING CORTS & SUMMERSON, INC. DATED MARCH 26, 1990 AND LAST REVISED
AUGUST 2, 1993 AS RECORDED IN PLAN BOOK 271, PAGE 98-A.

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

IN PLAN BOOK _____ PAGE _____ ON THE _____

DAY OF _____, 20____.

BY: _____
RECORDER OF DEEDS

Surveying Services
PATRICK CAVANAUGH, P.L.S.
28 EAST OAKLAND AVENUE
DOYLESTOWN, PENNSYLVANIA 19801
CELL 267-514-0473 ~ GCS-SURVEYOR.COM



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

PLANNING COMMISSION:
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James J. Keenan
James E. Miller Jr.
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Tom Tosti

Michael A. Roedig
Executive Director

MEMORANDUM

To: Milford Township Board of Supervisors
Milford Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 21, 2026

Subject: BCPC #13183
Preliminary Plan of Land Development for United States Cold Storage
TMP #23-2-147-1
Applicant: United States Cold Storage, LLC
Owner: Same
Plan Dated: February 6, 2026
Date Received: April 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 1,260-square-foot addition to an existing 248,891-square-foot warehouse building. Portions of the existing parking area are to be removed and additional asphalt parking areas for employee use and concrete parking areas for trailer storage are to be constructed. The improvements will result in a net gain of 12 employee parking spaces and 17 trailer parking spaces. Public water and sewer facilities serve the site.

Location: The terminus of AM Drive, approximately 3,500 feet from Progress Drive.

Zoning: The PI Planned Industrial District permits Use G3 Warehousing with a minimum lot area of 1 acre, a maximum impervious surface of 60 percent, and a maximum building height of 35 feet.

On September 26, 2025, the Milford Township Zoning Hearing Board granted the following variances:

Section 502

to allow a 75 percent impervious surface where 60 percent is permitted

Section 504.I.(3)

to allow disturbance of the wetland area

Present Use: Warehouse

COMMENTS

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



Section 400

to allow simultaneous preliminary/final land development approval; the application indicates that a limited scope of improvements is proposed

Section 512.1.1.b.

to allow HDPE for the stormwater conveyance facilities in lieu of Class III reinforced concrete pipe; the application indicates that HDPE is a recognized industry standard for underground storm sewer conveyance piping for this type of development that provides similar soil-tight properties

The final plan should note all granted waivers.

2. **Requested waiver of land development**—Information on the plan, associated correspondence, and the Bucks County Planning Commission review application indicates that the applicant intends to request a waiver of land development for the proposed project. If this request is considered by township officials, the applicant should comply with the requirements for modifications in Section 512.1(b) of the Pennsylvania Municipalities Planning Code, in addition to all other applicable township ordinance requirements.
3. **Truck circulation**—In accordance with SALDO Section 523.e.2., access and circulation for firefighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries, and snow removal shall be planned for safe, efficient operation and convenience. The plan should provide templates for the design vehicle for both driveways and for internal circulation.
4. **Transportation impact study**—Section 701.h.17. of the SALDO requires that a traffic impact study be provided for any land development that may generate more than 100 trips daily. Township officials should determine if a traffic impact study should be provided.
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

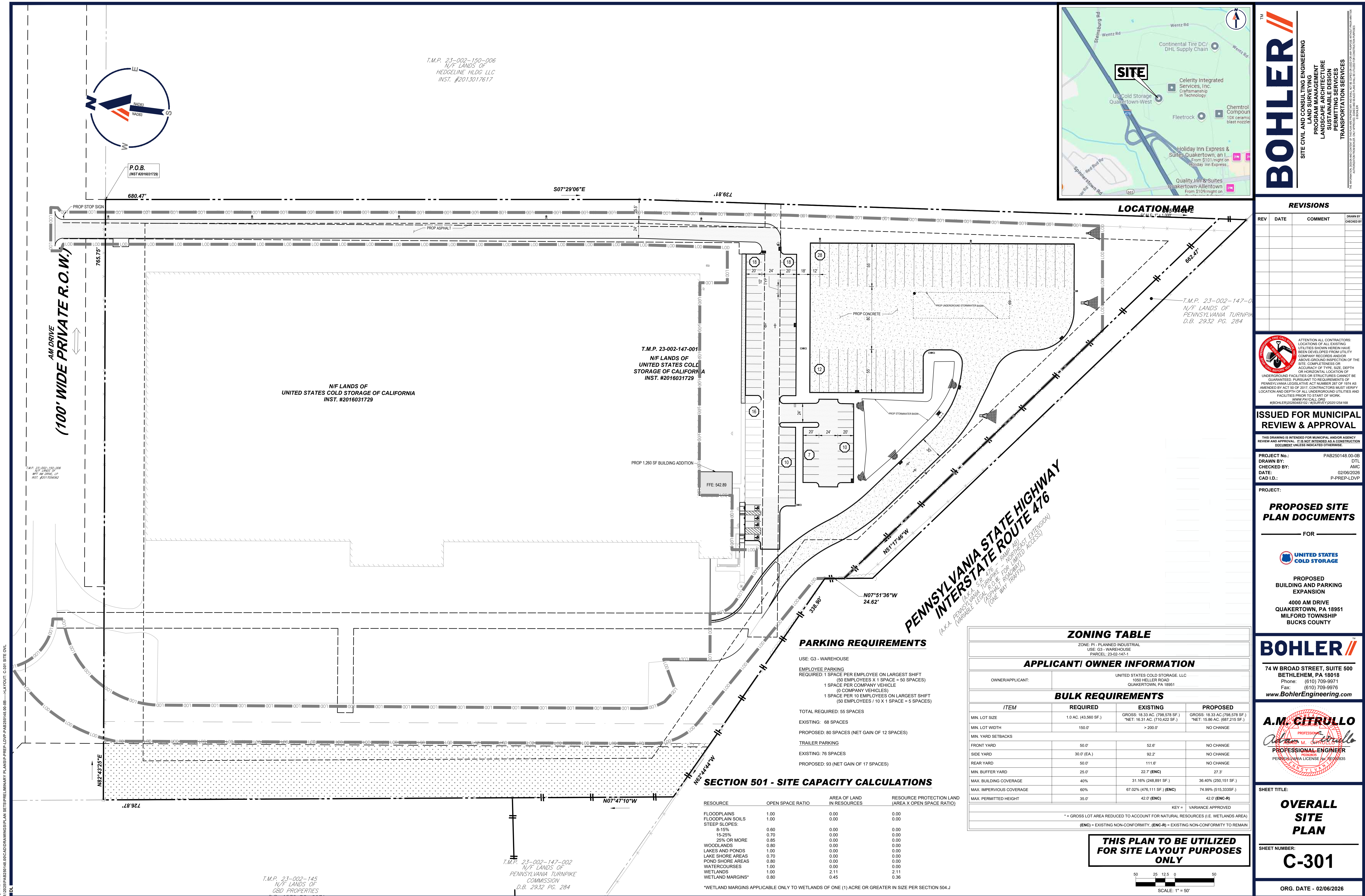
This review will be included in the Bucks County Planning Commission board materials for the June 3, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

26-0093

cc: Charlie Kulp, United States Cold Storage, LLC (via email)
Adam Citrullo, PE, Bohler (via email)
Melissa Bean, Office Manager, Bohler (via email)
Alec Nahas, Assistant Project Manager, Bohler (via email)
Todd Baldwin, PE, Pennoni (via email)
Jeffrey Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer and Office Manager (via email)
Matthew Walters, Secretary, Quakertown Area Planning Committee (via email)





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

PLANNING COMMISSION:

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Tom Tosti

Michael A. Roedig
Executive Director

MEMORANDUM

To: Morrisville Borough Council
Morrisville Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 27, 2026

Subject: BCPC #12276-A
Preliminary Plan of Land Development for Residences at Cloverleaf
TMPs #24-12-81, 24-10-230, 24-10-230-1
Applicant: Cloverleaf Morrisville, LLC
Owner: Borough of Morrisville & Redevelopment Authority of Bucks County
Plan Dated: March 17, 2026
Date Received: May 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: Consolidate three parcels to create a 9.33-acre site (12.40 gross acres). Construct an age-qualified residential community consisting of 73 total dwelling units on the site. The proposal consists of 41 attached dwelling unit lots, a 56,509-square-foot lot to accommodate a three-story building containing 32 multifamily dwelling units, and six separate lots for green space and stormwater management facilities. The plan indicates that the site contains 4.07 acres of green space, 0.47 acres of which are to be used for a recreational area. Public water and sewer facilities are proposed to serve the development.

This site is within the certified Morrisville Borough Redevelopment Area. The certified redevelopment area designation provides the necessary legal and planning framework for the borough and its redevelopment partners to implement targeted redevelopment strategies and promote long-term revitalization consistent with the borough's comprehensive planning objectives.

Location: The eastern side of Pennsylvania Avenue, approximately 150 feet north of its intersection with Bowling Green Avenue.



Zoning:

TMP #24-10-230 (0.53 acre) – The R-2 Residential District permits single-family detached dwellings on a minimum lot area of 6,000 square feet with a minimum lot width of 50 feet. Attached and multifamily dwellings are not permitted in the R-2 District.

TMPs #24-10-230-1 & 24-12-81 (11.88 acres) – The RN Riverview Neighborhood District permits a variety of residential, commercial, office, and institutional uses in the southeastern portion of the borough on a minimum lot area of 10 acres. A range of dwelling unit types are permitted, including owner-occupied multifamily, single-family attached, single-family, and semidetached units. A mix of dwelling units is required with a maximum permitted density not to exceed eight dwelling units per gross acre.

Present Use: Vacant

COMMENTS

We note that the existing R-2 Residential District for TMP #24-10-230 does not permit attached (townhouse) or multifamily dwelling units. The proposed subdivision, as shown on the preliminary plan submission, would not be permitted based on the existing zoning. However, the applicant has submitted a separate private request to rezone TMP #24-10-230 from R-2 Residential to RN Riverview Neighborhood District.

The private request also includes proposed zoning ordinance amendments to the RN Riverview Neighborhood use that also apply to the site. The amendment includes proposed changes to the following use regulations: required minimum site area; permitted maximum length of multifamily buildings; permitted maximum front yard setback for single-family attached dwellings; required amount of site area devoted to parks, greens, playgrounds, and squares; location and size of front-entry garages; allowance for side stoops; protection ratios for steep slopes; and allowance of disturbance permitted in the floodplain only as necessary to install a stormwater conveyancing system with concurrence from the borough engineer.

The Bucks County Planning Commission will review the private request for rezoning and proposed ordinance amendments at their June 3, 2026, meeting (BCPC #24-26-1(P)). Since a private request for rezoning and ordinance amendments has been officially submitted for the township's consideration, we are reviewing this land development proposal based on the proposed regulations.

Any relevant comments on the private request are covered in BCPC #24-26-1(P). This review is for the proposed land development and does not include comments relative to compliance with the existing regulations on the topics mentioned above.

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

Sections 390-13.C. & 390-15

from providing separate submissions for preliminary and final plans; the application indicates that the development project has been reviewed and discussed with the borough council and borough staff

Section 390-23.D.

from providing a minimum cartway width of 30 feet for a secondary road; the application indicates that a minimum cartway width of 28 feet is proposed to construct a low-impact development by reducing impervious surface areas

Section 390-31.G.

from requiring all corner lots to be at least 20 feet wider than interior lots on the same block; the application indicates that a minimum lot width 15 feet wider for Lot 15 is necessary to maintain the maximum building separation of 85 feet between buildings for Unit 15 and Unit 9

Section 390-32.B.

from requiring sidewalks to be located between the curb and right-of-way line, one foot from the property line or adjacent thereto; the application indicates that sidewalks are proposed 5.5 feet from the right-of-way line adjacent to the proposed curb to provide a minimum driveway length of 20 feet from the garage without encroaching into the sidewalk

Section 390-33.A.

from requiring a stopping area, 20 feet behind the right-of-way line, not to exceed a 4 percent grade; the application indicates a maximum driveway slope of 7.9 percent is proposed due to the shorter length of the driveway (14 feet) from the right-of-way line

Section 390-61.C.(9)

from requiring existing buildings, impervious surfaces, sanitary sewers, storm sewers, easements, and other significant features to be shown within 100 feet of the site; the application indicates that the plans show the necessary existing features pertinent to this project and an aerial map has been provided

The final plan should note all granted waivers.

2. **Traffic impact study**—Based upon the size of the proposed development and the subsequent traffic it will generate, we recommend the borough consider requiring a Traffic Impact Analysis (TIA) or a Traffic Impact Study (TIS) to analyze pre- versus post-development traffic conditions. Such a study could include turn lane warrant analysis.
3. **Pedestrian access**
 - a. **Trail planning**—The *Morrisville Borough Active Transportation Plan* (2019) recommends a 10-foot-wide trail through the site, linking Pennsylvania Avenue to Manor Park South. The plan shows a proposed 8-foot-wide trail through green space on a portion of Lot 48, extending from the sidewalk at the intersection of Roads A and B to the borough's Manor Park South, located just north of the site. The sidewalks proposed along both sides of Roads A and B will provide a connection to the existing sidewalk along Pennsylvania Avenue, where Road A intersects that roadway.

As the sidewalk connection through the site may not be obvious to the general public, we recommend the borough and applicant ensure adequate signage is provided to direct pedestrians and bicyclists to the park.
 - b. **Pedestrian crossing**—We recommend that the borough and applicant consider providing a pedestrian crossing on Pennsylvania Avenue at its intersection with proposed Road A, as well as providing the complementary Americans with Disabilities Act (ADA) compliant facilities.

4. **Site reclamation**—As noted in the Recertification for the Morrisville Borough Redevelopment Area (September 2025), portions of this site were previously used as a landfill. We understand the site is currently undergoing environmental remediation under Pennsylvania Act 2, the Land Recycling and Environmental Remediation Standards Act of 1995. Borough officials should ensure remediation is completed and the site meets residential standards before development commences.
5. **Bucks County Enterprise Zone**—The site is located within the boundaries of the Bucks County Enterprise Zone. The state-designated Enterprise Zone addresses deteriorated, distressed, and blighted industrial and manufacturing areas. The designation aims to improve standards of living through revitalization, attraction of new business, and creating job opportunities. The Enterprise Zone of Bucks County was established in 1997 and is administered by the Redevelopment Authority in coordination with an advisory committee of volunteer members representative of the participating municipalities.

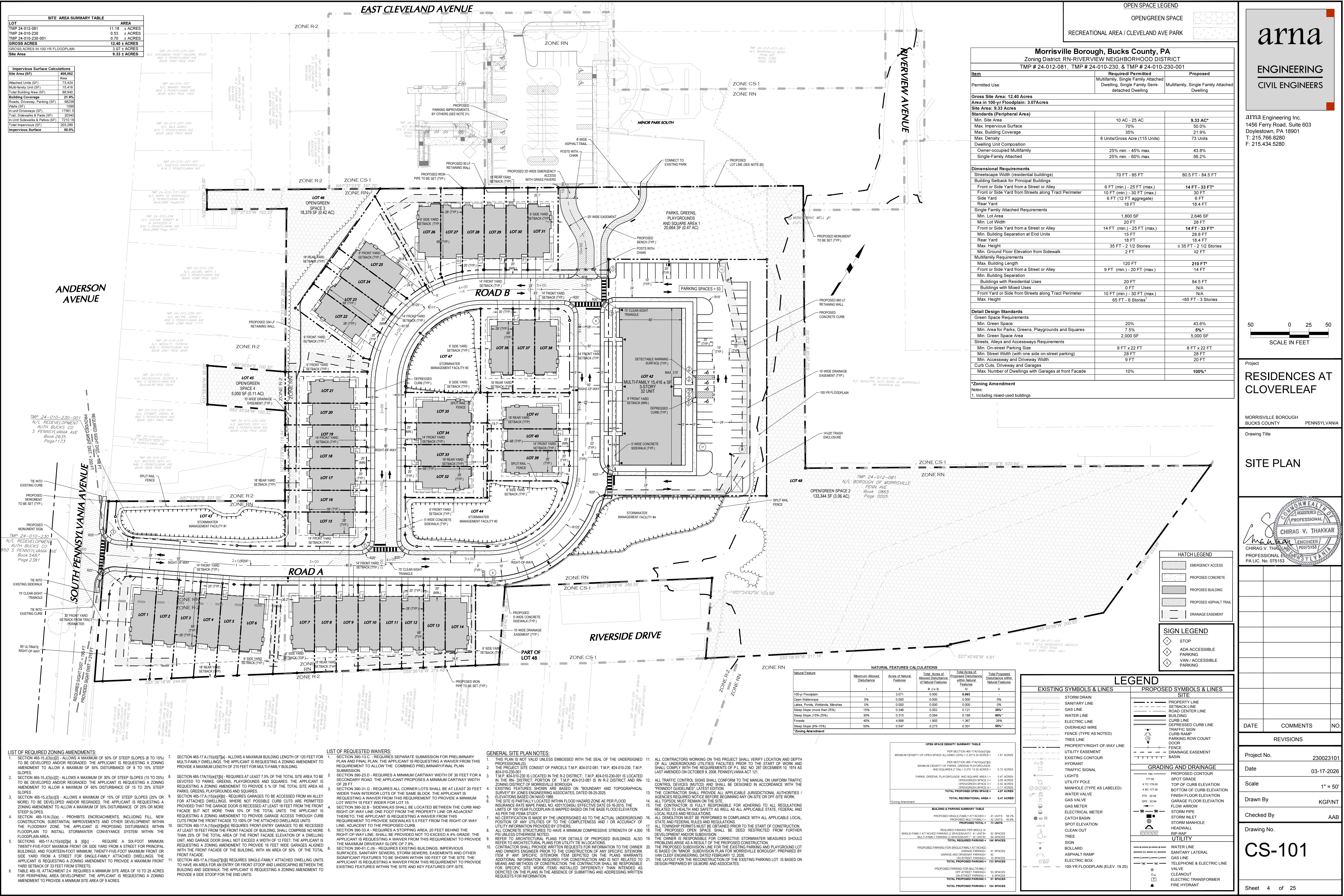
Benefits of the Enterprise Zone designation include priority consideration when bidding on state government contracts, priority consideration when applying for financial assistance to clean up contaminated sites under Act II, priority consideration when applying for any resource administered by the Commonwealth that would assist in leveraging imminent business investment and job creation in an Enterprise Zone, and eligibility for the Enterprise Zone Tax Credit Program.
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the June 3, 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.

AXT:emh
26-0074

cc: Cloverleaf Morrisville, LLC (via email)
Jeff Darwak, Executive Director, Redevelopment Authority of the County of Bucks (via email)
Kathia Garcia Perez, PE, Arna Engineering, Inc. (via email)
Anand Bhatt, PE, Arna Engineering, Inc. (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Borough Engineer (via email)
James Dillon, Borough Manager (via email)
Michael T. Italia, Barry Isett & Associates (via email)

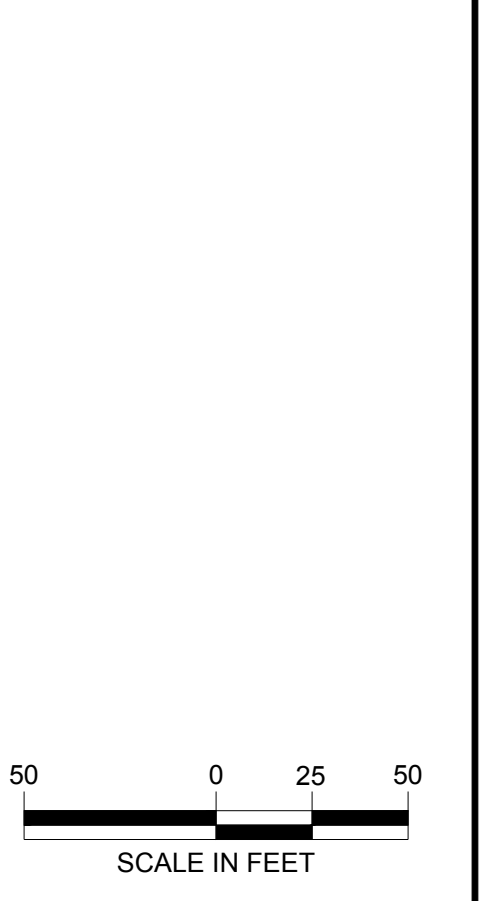


arna

ENGINEERING
CIVIL ENGINEERS

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

PROJECT: 230023101 RESIDENCES AT CLOVERLEAF



RESIDENCES AT CLOVERLEAF

MORRISVILLE BOROUGH
BUCKS COUNTY PENNSYLVANIA

Drawing Title

SITE PLAN

CHIRAG V. THAKKAR
REGISTERED PROFESSIONAL ENGINEER
PENNSYLVANIA
P.E. 075153
P.A. LIC. NO. 075153

DATE	COMMENTS	NO.
REVISIONS		
Project No.	230023101	
Date	03-17-2026	
Scale	1" = 50'	
Drawn By	KGP/NT	
Checked By	AAB	
Drawing No.		



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

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Edward J. Tokmajian
Tom Tosti

Michael A. Roedig
Executive Director

MEMORANDUM

To: Morrisville Borough Council
Morrisville Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 22, 2026

Subject: BCPC #13182
Preliminary Plan of Subdivision for Graeme Thomson
TMP #24-8-74
Applicant: Graeme Thomson
Owner: Same
Plan Dated: March 24, 2026
Date Received: April 22, 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 27,000-square-foot parcel into two single-family detached lots of 12,240 square feet (Lot 1) and 14,760 square feet (Lot 2). Lot 1 contains an existing single-family detached dwelling that is to remain with proposed renovations, including the removal of 107 square feet of the dwelling and an existing walkway, and construction of a new driveway. A single-family detached dwelling is proposed on Lot 2, which contains an existing driveway and detached garage that are to remain. Public water and sewer facilities serve the site.

Location: At the northern corner of the intersection of North Lafayette Avenue and West Maple Avenue.

Zoning: The R-2 Residential District permits single-family detached dwellings on minimum-sized lots of 6,000 square feet with a minimum lot width of 50 feet. Required front, side, and rear yards are 30, 16 (total), and 35 feet, respectively.

The plan indicates the site contains existing nonconformities with respect to the front yard setback on Lot 1 and the accessory building setback for the garage on Lot 2.

Present Use: Residential



COMMENTS

1. **Existing trees and protection fencing**—Section 390-20.D. of the subdivision and land development ordinance (SALDO) states that whenever possible, developers shall preserve trees, groves, and other community assets and landmarks. Section 390-24 of the SALDO contains regulations for tree protection and Section 390-59.C.(9)(b) requires that the tree protection zone be shown on the plan. The tree protection zone is defined as an area that is radial to the trunk of a tree in which no construction activity shall occur, and which is measured 15 feet from the trunk of the tree to be retained or the distance from the trunk to the dripline, whichever is greater.

A dense vegetated area exists in the northern portion of the site and large individual trees are scattered throughout the site and along both road frontages. The plan indicates that all but two of the large trees on the site are to remain. However, while a tree protection fence symbol is shown in the plan legend on Sheet 2, the locations of the protection fencing are not shown on the plan. Disturbance is shown within the driplines of trees to remain, such as the proposed drywell within the dripline of an existing 36-inch caliper tree on Lot 2. We recommend that every effort be made to preserve the existing large trees on the site and limit disturbance to areas outside of the tree driplines. The location of tree protection fencing around large trees to remain and a tree protection fence detail should be included on the plan.

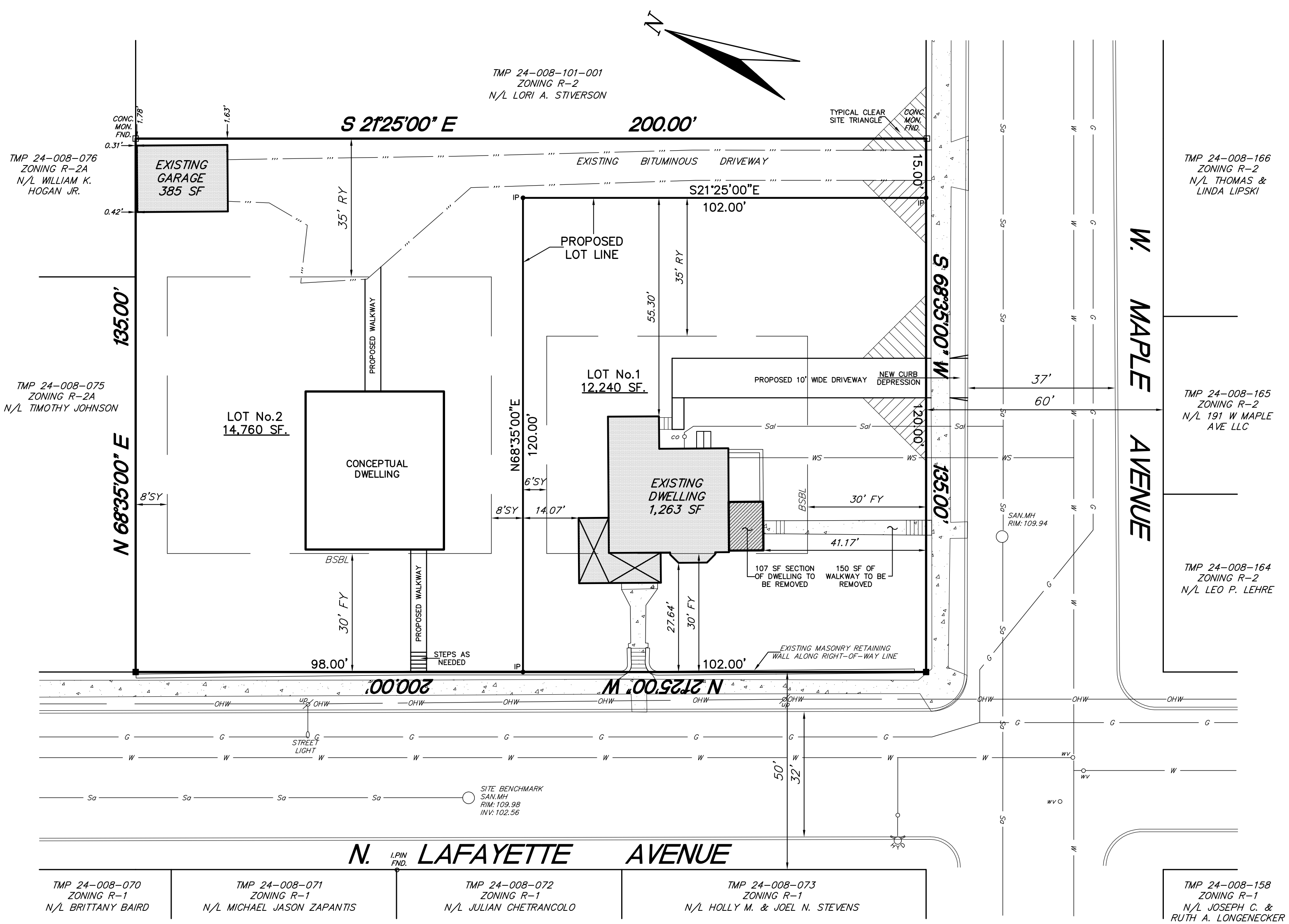
2. **Stormwater management**—The plan proposes a drywell on Lot 2 and includes notes regarding regular maintenance, which is to be the future homeowner's responsibility. We recommend that any restrictions for the area containing the drywell (e.g., placement of play structures, trees and shrubs, etc.) should be made clear to future homeowners in order to maintain proper function of the facility and to avoid enforcement issues for the township.
3. **Editorial**—The location map should be revised to correctly identify the location of the site.
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 June 3, 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
26-0091

cc: Graeme Thomson (via email)
Peter Macdonald (via email)
Lawrence J. Byrne, PE, Eastern/Chadrow Associates, Inc. (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Borough Engineer (via email)
James Dillon, Borough Manager (via email)
Michael T. Italia, Barry Isett & Associates (via email)



Summary and General Notes

- Tax Map Number 24-008-074, Lot Nos.107 & 108, Capital View Plan of Lots, as recorded in the Recorder of Deeds Office in Doylestown, Pa. in Plan Book 1, Page 4.
- Owner of Record: Graeme Thomson
341 Hillcrest Avenue
Morrisville, Pa 19067
- Total Area - 27,000 sf.
- Zoning: R2 Residential District
Existing & Proposed Use: Single family detached dwelling - Permitted by Right
Area and Dimensional Requirements

Required/Permitted	Lot No.1	Lot No.2
a. Lot Area - 6,000 sf. min.	12,240 sf.	14,760 sf.
b. Lot Width - 50 ft. min.	102.00 ft.	98.00 ft.
c. Front Yard - 30 ft. min.	27.64 ft.*	30 ft. min.
d. Side Yard - 6 ft./Aggr.16 ft. min.	14.07 ft.	6 ft. min.
e. Rear Yard - 35 ft. min.	55.30 ft.	35 ft. min.
f. Building Height - 35 ft. max.	25'±	35 ft. max.
g. Accessory Building - 6 ft. min.	n/a	0.31 ft.*

*Existing nonconformity

- Impervious Areas

	Lot No.1	Lot No.2
Dwelling	1,156 sf.	1,400 sf.
Garage	n/a	385 sf.
Driveway	640 sf.	2,140 sf.
Walkways	154 sf.	244 sf.
Total Proposed	1,950 sf.	4,169 sf.
Total Existing	1,543 sf.	2,525 sf.

Net increase in impervious area lots 1 and 2 = 2,051 sf.
- Stormwater management facilities are provided in accordance with the Morrisville Borough Stormwater Ordinance Chapter 370 Delaware River South Watershed. The stormwater facilities are designed based on the net increase of impervious area of 2,051 sf plus 500 sf of future impervious area or 2,551 sf total net impervious area. Supplemental stormwater calculations or facilities will be required if the net increase in impervious area exceeds 2,551 sf.
- Sanitary service provided by public water & sewer service.
- Property boundary and topographic information was determined from field survey by Eastern/Chadrow Associates, Inc. in July 2025. Various deeds, plans and other information of record was utilized to determine the property boundary. The Datum of Topography is U.S.C & G.S. Site Benchmark is manhole rim in W. Maple Avenue as shown on plan view, elev:109.94.
- There are no floodplains located on the site based on FEMA Flood Insurance Rate Map number 42017C0458J effective date March 16, 2015.
- Soils - (UtB) Urban land-Matapeake complex, 0 to 8 percent slopes
- Burying of construction debris on site is prohibited.
- These drawings indicate the approximate location of existing subsurface utilities in the vicinity of the project and are not guaranteed for accuracy and/or completeness. Pennsylvania Act 187 as amended requires that contractors determine the location of all utility, sewerage and water lines before commencing construction. PA One Call 1-800-242-1776
- All land uses & activities shall comply with the requirements of the nuisance standards section.
- All construction materials and specifications shall be in accordance with the Borough, PADEP, PennDOT, County Conservation District and all other applicable regulatory agency requirements.
- The engineer is not responsible for the construction methods/means for completion of the work depicted on these plans nor any conflicts/scope revisions, which result from same. Contractor is responsible for determining methods/means for completion of the work prior to the commencement of construction and notification of the owner and engineer of record when a conflict is identified.
- The engineer of record herein is not responsible for job site safety or construction supervision nor has he been retained for such purposes.
- Sheets 2 through 5 inclusive, dated March 24, 2026 and last revised #####, & on record at Morrisville Borough, shall be considered a part of the approved final plan as if recorded with same.

To all whom these presents may come, I Graeme Thompson send greetings. Know ye that I have laid out upon my lands, situate in the Borough of Bristol, County of Bucks and Commonwealth of Pennsylvania, intended to be forthwith recorded. Witness our hand and seal this ____ day of _____, 2026.

Commonwealth of Pennsylvania, County of Bucks, on the ____ day of _____, 2026, before me, the subscriber, a notary public of the Commonwealth of Pennsylvania, personally appeared _____, who acknowledged this plan to be the official plan of property shown hereon, situate in the Township of Bristol, County of Bucks and Commonwealth of Pennsylvania and desired that this plan be recorded according to law.

Notary Public _____ My Commission Expires _____

Approved by the Morrisville Borough Planning Commission this ____ day of _____, 2026.

Reviewed by the Morrisville Borough Engineer this ____ day of _____, 2026.

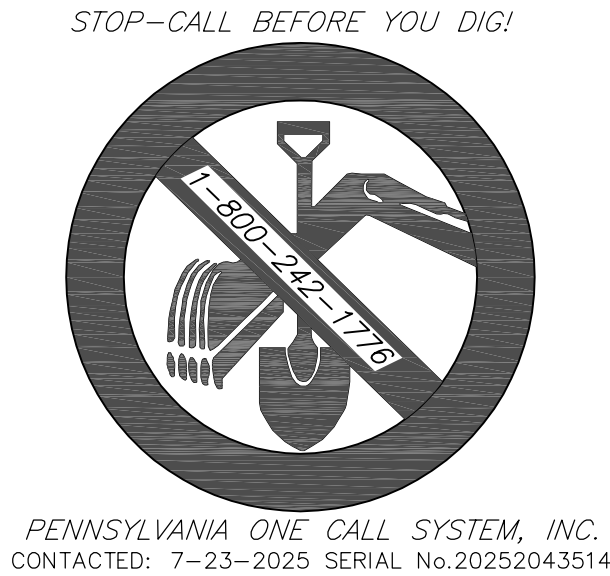
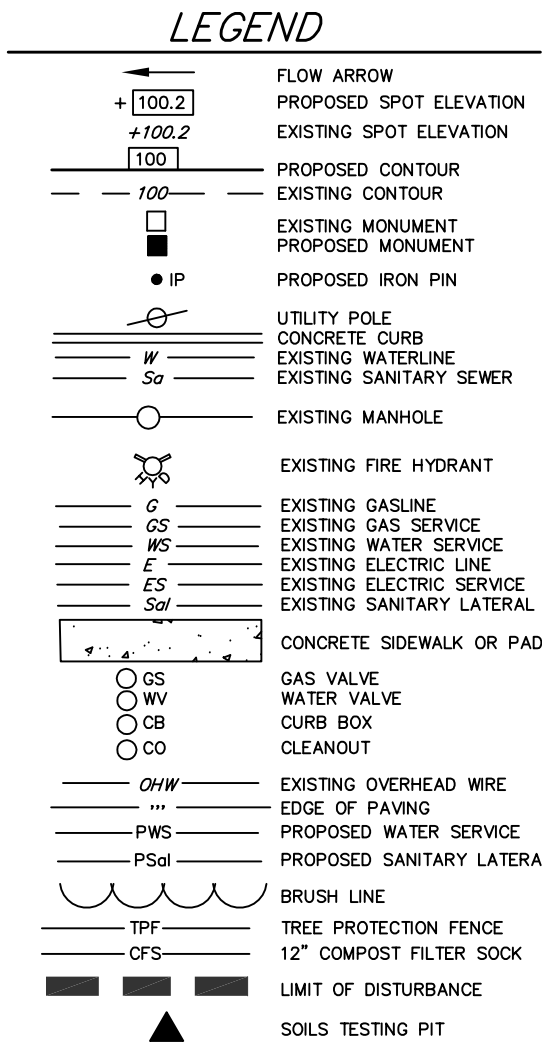
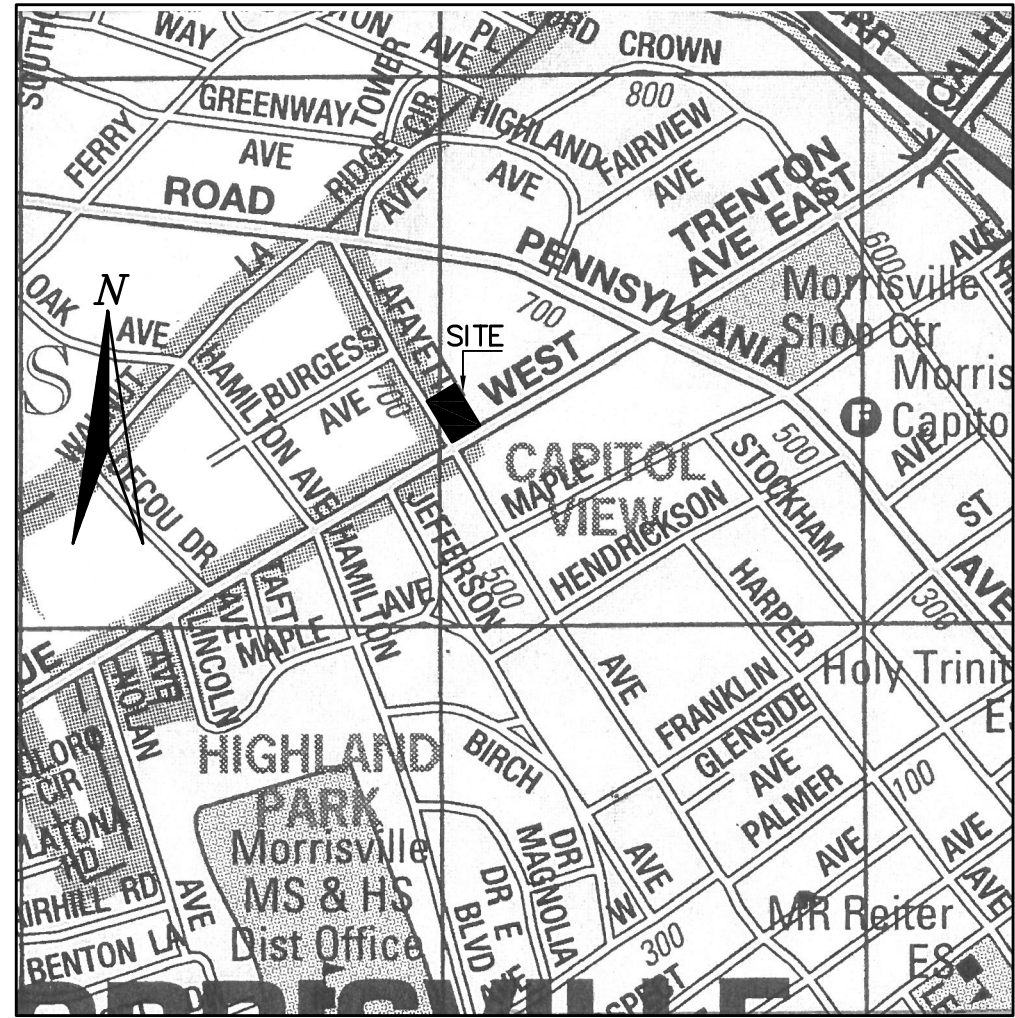
Approved by the Morrisville Borough Resolution of Council at a meeting held on the ____ day of _____, 2026.

BCPC No. _____
Processed and Reviewed. Report prepared by the Bucks County Planning Commission in accordance with the Pa Municipalities Planning Code.
Certified this date ____.

Executive Director _____
Bucks County Planning Commission

Recorded in the Office of the Recorder of Deeds at Doylestown, Pennsylvania in plan book _____, page _____ on the ____ day of _____, 2026.

By _____

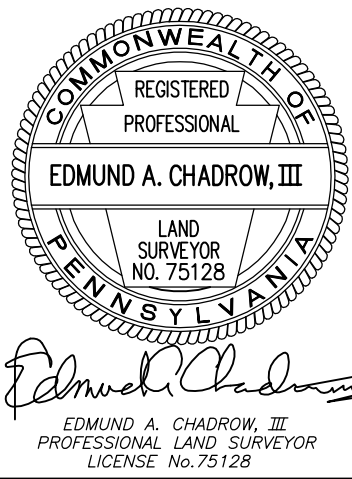
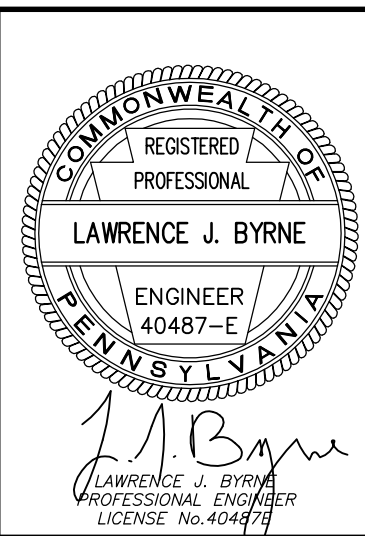


ACT 187 USERS LIST

- COMCAST
1004 CORNERSTONE BLVD
DOWNINGTOWN, PA 19335
CONTACT: JOHN CEDRICK SALVATIERRA
267-271-9781
johncedrick_salvatierra@comcast.com
- PECO ENERGY C/O USIC
400 S. HENDERSON ROAD, SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: NIKKIA SIMPKINS
484-681-5720
nikkiasimpkins@usic.com
- MORRISVILLE BOROUGH
MORRISVILLE MUNICIPAL AUTHORITY
35 UNION STREET
MORRISVILLE, PA 19067
CONTACT: CHRIS HARRIS
215-295-4547
mrmwlp@morrisville.net
- VERIZON BUSINESS FORMERLY MCI
7000 WEST PARKWAY
CARP, NC 27513
CONTACT: VICTOR WOOD
919-414-2782
victor.a.wood@verizon.com

I HEREBY CERTIFY THAT I AM A LICENSED 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 2025; 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.

SIGNATURE



PLAN OF MINOR SUBDIVISION
600 N. LAFAYETTE AVENUE
MORRISVILLE BOROUGH, BUCKS COUNTY, PENNSYLVANIA
MADE FOR
GRAEME THOMSON
SCALE: 1"=20' 0 20 40 60 24 MARCH 2026
EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD • WARMINSTER, PA. 18974 • (215) 672-8671 FAX (215) 672-6765
EST. 1967



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

Michael A. Roedig
Executive Director

MEMORANDUM

To: New Britain Borough Council
New Britain Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 30, 2026

Subject: BCPC #12853
Preliminary Plan of Land Development for 625 East Butler Avenue
TMPs #25-9-31, 25-9-31-1, 25-9-32, 25-9-33, 25-9-30, 25-9-29
Applicant: Butler Avenue Owner LLC
Owner: Same
Plan Dated: March 20, 2026
Date Received: March 30, 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 six parcels, ranging from 0.40 acres to 0.77 acres, along with a segment of a vacated paper street, to create a 3.94-acre tract. The proposal includes construction of a four-story apartment building and a separate commercial building. Together, the two buildings will contain 98 dwelling units and 4,900 square feet of commercial space. A total of 195 parking spaces are proposed. The site will be served by public water and public sewer.

Location: On the northern side of East Butler Avenue, approximately 300 feet west of its intersection with Iron Hill Road.

Zoning: The MUO Mixed Use Overlay District permits a variety of uses, including multifamily dwellings and various commercial uses, on a minimum site area of 0.5 acres. The allowable maximum building coverage and maximum impervious surface ratio are 50 percent and 75 percent, respectively. The maximum gross multifamily residential density is 20 dwelling units per acre.

Present Use: Residential



COMMENTS

We reviewed a sketch plan submission for this site in May of 2023 (BCPC #12853, dated May 12, 2023). Although several of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

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

Sections 385-10 and 385-11

to permit the plan to be reviewed as a Preliminary/Final Plan; the application indicates the proposed development has been before the borough several times throughout the sketch phase and information required for final plans is included

Section 385-16.G.(3)

to permit a driveway onto Butler Avenue; the application indicates a full access driveway and an entrance-only driveway is proposed to Butler Avenue, as well as a full access driveway to Ironhill Road

Sections 385-17.D. and E.

to permit grading of 3:1 slopes in the perimeter grass areas where 4:1 maximum is permitted; the application indicates the material is sufficiently stable to sustain a steeper slope

Section 385-17.F.

to permit grading within 5 feet of a property line or right-of-way line; the application indicates this is required to construct improvements within the East Butler Avenue and Ironhill Road rights-of-way and along the side and rear property lines

Section 385.22.O.

to permit light standards within the paved area of the parking lots; the application indicates lights will need to be placed between parking spaces within the paved surface due to the location of parking lot trees, drive aisles, and to ensure minimum light levels in the parking area

The final plan should note all granted waivers.

2. **Plan notations and ordinance reference sections**—The plan includes several instances where footnotes appear to be missing or undefined. For example, the zoning table contains parenthetical numbering adjacent to zoning district designations, as well as to standards for maximum building height, minimum building setback, and minimum nonresidential use area, but no corresponding area on the plan where those numbers are defined.
3. **Commercial use type**—The plan does not specify what type of commercial use will be proposed on the site. Section 450-29.1.C.(1)(a) of the zoning ordinance outlines the permitted uses. The applicant should clarify the true proposed use for the commercial component of the site, ensuring that it qualifies as a permitted use.
4. **Building height**—Section 450-29.1.D.(7) of the zoning ordinance specifies that building height shall not exceed 35 feet unless a public benefit is approved by borough council. The applicant does not appear to have identified the basis upon which additional height has been authorized. The borough

should confirm that an eligible public benefit, as listed in the corresponding section of the ordinance, has been provided and formally approved by council.

5. **Transportation and site access**

- a. **Truck circulation**—Based on the submitted turning movement templates, the applicant should revise the proposed access design to better accommodate trash truck circulation without encroachment into opposing traffic lanes.
- b. **Driveway safety**—The applicant should provide a profile for each proposed driveway to demonstrate compliance with applicable design standards and ensure safe and functional access. In addition, the township should consider requiring an abbreviated deceleration lane or taper at the proposed right-in driveway to improve ingress safety and traffic operations.
- c. **On-street parking**—The township should evaluate the operational and safety implications of the proposed on-street parking, particularly with respect to roadway width, sight distance, and potential conflicts with turning movements.

6. **Transportation Impact Assessment (TIA)**—The township should evaluate the assumptions used in the traffic impact assessment with respect to pass-by trips associated with the proposed secondary retail use(s), as these may be overstated depending on the nature and scale of the commercial component.

The applicant should also consider applying a single land use code (LUC) representative of a mixed-use development (such as an apartment building with ground-floor retail), rather than separate LUCs for the residential and commercial components, particularly if doing so would result in more conservative trip generation estimates and eliminate the need to account for internal capture trips.

Finally, the township should assess whether projected post-development queues during the morning and evening peak hours would adversely affect the operation of the proposed access driveways. If so, appropriate access management strategies, including potential access restrictions, should be considered.

7. **Trail coordination**—The *Tri-Municipal Master Trails and Greenway Plan* (2010) depicts a future trail along the site's frontage on Iron Hill Road. We recommend the proposed sidewalk be widened up to 10 feet to accommodate potential future trail use.

8. **Bicycle parking**—Both the *New Britain Borough Comprehensive Plan* (2020) and the *New Britain Borough – Main Street Study* (2016) provide recommendations that support the incorporation of bicycle parking into a development of this type. The *New Britain Borough Comprehensive Plan* outlines goals related to adopting policies for bicycle safety and improving Butler Avenue streetscapes to improve efficiency for bicyclists, while the *New Britain Borough – Main Street Study* encourages transportation improvements that follow a multi-modal approach to providing facilities for all types of travelers, while also recommending design strategies related to bicycle mobility. The applicant should consider providing bike parking fixtures, such as bike racks or bike sheds, to serve the proposed building's residents and commercial visitors. Should such fixtures be provided, we recommend *The Essentials of Bike Parking* (2015), prepared by the Association of Pedestrian and Bicycle Professionals (APBP), and referenced in the *Bucks County Bicycle Master Plan* (2012), be consulted for information on recommended designs.

9. **Shared parking**—Section 450-29.1.D.(1)(b)[8] of the zoning ordinance outlines requirements for potentially incorporating shared parking. It provides that the applicant may reduce the required number of parking spaces to a number less than the total number that would be required for the separate uses if it is demonstrated that the peak requirements of various uses are complementary and occur at different times. We recommend the applicant investigate incorporating shared parking, in accordance with these provisions, as it is likely that the proposed uses would be characterized as complementary. A reduction in the total required and proposed parking spaces would add flexibility to the development.
10. **Stormwater runoff**—The township should confirm that the proposed stormwater inlets are sufficient to prevent post-development runoff from spreading into adjacent roadways, and that all proposed best management practices (BMPs) adequately manage post-development stormwater conditions in accordance with applicable standards.
11. **Streetscape improvements**—Section 450-29.1.E.(1)(a) of the zoning ordinance requires that elements be included that contribute to the streetscape of Butler Avenue and that all developments include walkways, landscaping and street trees, outdoor sidewalk lighting, benches, bike racks, signage, and appropriate access management to ensure safe and convenient circulation along Butler Avenue and within the site. The plan includes details as to the landscaping, street tree, and lighting elements of this requirement, but does not contain detailed descriptions of the other streetscape improvements included in this proposal. The borough should ensure that this proposal satisfies the streetscape improvement requirements of the zoning ordinance prior to approval.
12. **Architectural design review**—Section 450-29.1.F. of the zoning ordinance requires that land development applications within the MUO Mixed-Use Overlay District receive design review by the borough. We recommend, as a part of that process, the borough consider design elements referenced in the *New Britain Borough – Main Street Study (2016)*, including, but not necessarily limited to, the University Village streetscape components (pg. 79) and identifiable features (pg. 89).
13. **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 June 3, 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
26-0078

cc: Butler Avenue Owner LLC (via email)
Kristen Holmes, PE, Holmes Cunningham Engineering (via email)
Daniel Lyons, Esquire, Fox Rothschild LLP (via email)
Karen MacNair, PE, Gilmore & Associates, Inc., Borough Engineer (via email)
John Wolff, Borough Manager (via email)



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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E-mail: planningcommission@buckscounty.org

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Tom Tosti

Michael A. Roedig
Executive Director

MEMORANDUM

To: Northampton Township Board of Supervisors
Northampton Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 7, 2026

Subject: BCPC #13185
Preliminary Plan of Lot Line Change for Estates of Lynen and Veytsman
TMPs #31-11-175 & 31-11-176
Applicant: Sofia Veytsman
Owner: Sofia Veytsman and Richard & Deborah Lynen
Plan Dated: April 1, 2026
Date Received: April 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: Adjust the lot line between TMP #31-11-175 and TMP #31-11-176 to create lots of 27,934 square feet and 25,109 square feet. Both the combined and individual lot areas of the two parcels will remain unchanged. Each lot contains an existing single-family detached dwelling. No new construction is proposed. Public water and sewer facilities currently serve the site.

Location: Along the east side of Columbia Circle at its southeast intersection with Purdue Drive.

Existing Zoning: The AR Agricultural-Residential District permits single-family detached dwellings by right, requiring a minimum lot area of 25,000 square feet, a minimum lot width of 115 feet, and a maximum impervious surface ratio of 20 percent.

Present Use: Residential

COMMENTS

We recognize that this submission is consistent with major ordinance requirements. We recommend that the plan be approved if it meets all ordinance requirements, as determined through the municipal engineer's review, and if the plan complies with the requirements of other applicable reviewing agencies.



This review will be included in the Bucks County Planning Commission board materials for the June 3, 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
26-0099

cc: Sofia Veytsman (via email)
Richard & Deborah Lynen
Michael Zavyazkin (via email)
Amanda Fuller, PE, Gilmore & Associates, Township Engineer (via email)
Mike Solomon, Township Director of Planning and Zoning (via email)
Robert Pellegrino, Township Manager (via email)



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

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James J. Keenan
James E. Miller Jr.
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Edward J. Tokmajian
Tom Tosti

Michael A. Roedig
Executive Director

MEMORANDUM

To: Perkasio Borough Council
Perkasie Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 22, 2026

Subject: BCPC #11294-C
Preliminary Plan of Land Development for Perkasio Place Recycling Center
TMP #33-9-1
Applicant: Perkasio Place, LLC
Owner: PACAZ Realty, LLC
Plan Dated: March 27, 2026
Date Received: April 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

We reviewed the sketch plan submission for this site in February of 2026 (BCPC #11294-C, dated February 20, 2026). Although several of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

1. **Site access**—The plan shows a driveway connecting the site to the Perkasio Square shopping center.



A recycling facility is an industrial type of use involving frequent truck movements. These traffic patterns differ substantially from those of retail areas. Direct connection to the shopping center is not necessary, as customers using the recycling facility will most likely not combine that trip with a visit to the shopping center.

Routing truck traffic through the shopping center parking areas would create conflicts with pedestrians, parked vehicles, and retail circulation patterns. We recommend that a driveway onto Constitution Avenue (PA 152) function as the primary access point for the facility.

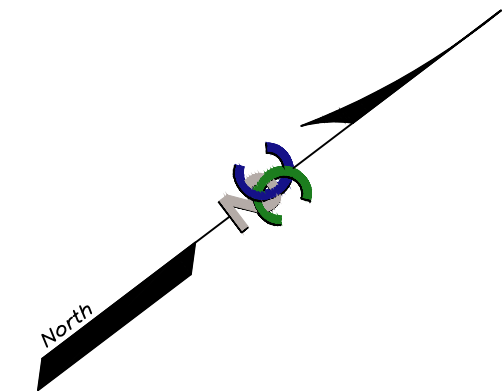
2. **Outside storage screening**—Section 186-18.G.(9)(k) of the zoning ordinance requires that any materials stored outdoors be properly screened so as not to be visible from any adjacent streets or property. Section 186-18.G.(9)(q) requires that a dense evergreen buffer shall be provided on the outside perimeter of the fenced area. The plan shows evergreen plantings but does not indicate the species and size. We recommend that the applicant provide these details as required by Section 164-68.D.(16) of the subdivision and land development ordinance (SALDO).
3. **Transportation impact study**—Section 186-18.G.(9)(t) of the zoning ordinance and Sections 164-41.2.A. and C. of the 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.
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 land development.

This review will be included in the Bucks County Planning Commission board materials for the June 3, 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.

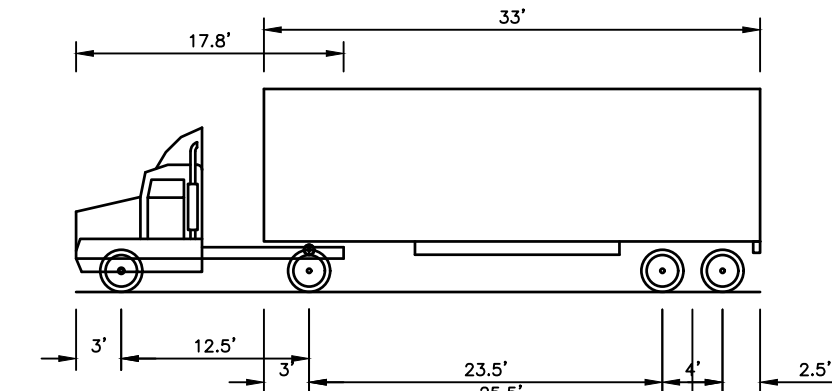
MMW:emh
26-0081

cc: Michael Tulio, Perkasio 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)

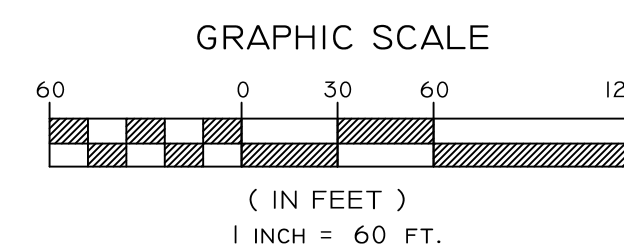


Legend:

- EXISTING TREE/BRUSH LINE
- TRACT BOUNDARY
- ADJOINER PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING SANITARY SEWER
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING OVERHEAD UTILITY
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- PROPOSED STORM SEWER
- PROPOSED CONTOUR
- PROPOSED FENCE



WB-40 - INTERMEDIATE SEMI-TRAILER	
OVERALL LENGTH	15.50 FT.
OVERALL WIDTH	8.00 FT.
OVERALL BODY HEIGHT	13.50 FT.
MIN BODY GROUND CLEARANCE	1.33 FT.
TRACK WIDTH	8.00 FT.
LOCK-TO-LOCK TIME	4.00s
MAX STEERING ANGLE (VIRTUAL)	20.30°

[illegible]



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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E-mail: planningcommission@buckscounty.org

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Tom Tosti

Michael A. Roedig
Executive Director

MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 6, 2026

Subject: BCPC #9882-A
Preliminary Plan of Land Development for Quakertown Taco Bell
TMP #36-5-123-9
Applicant: Quakertown Investors, LLC
Owner: Same
Plan Dated: March 24, 2026
Date Received: April 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: To construct a 2,700-square-foot restaurant and other site improvements on a 2.62-acre site. Public water and individual on-lot septic systems will service the site. The plan notes that due to a sewer moratorium, a temporary septic system will be utilized until the building can connect to public sewer.

Location: At the southeast corner of the intersection of North West End Boulevard (Route 309) and West Pumping Station Road.

Zoning: The PC Planned Commercial District permits Use E6 Drive-Ins and Other Eating Places by right. A 100-foot front yard setback and a minimum lot area of 1 acre are required for the site. A maximum impervious surface ratio of 85 percent is permitted.

The site is also within the Arterial Corridor Overlay District and is subject to additional requirements regarding yard setbacks and access management measures.

At a hearing held on April 14, 2025, the Richland Township Zoning Hearing Board granted variances from the following requirements of the zoning ordinance:

Section 27-514.D.2.

to allow the alteration of more than 30 percent of slopes between 15 and 25 percent; the plan proposes 55 percent disturbance

Section 27-514.D.3.

to allow the alteration of more than 15 percent of slopes greater than 25 percent; the plan proposes 20 percent disturbance



Section 27-544

from providing a dedicated loading area

Section 27-603

to allow access to an arterial road in the AC District

Section 27-604

to permit a 25-foot road setback where 100 feet is required

Section 27-911.A

to permit four signs where one sign is allowed

Present Use: Vacant

COMMENTS

We reviewed a sketch plan submission for this site in March of 2023 (BCPC #9882-A, dated March 6, 2023). Although several of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

1. **Conditional use**—Section 27-602 of the zoning ordinance requires conditional use approval for any proposed use located within the Arterial Corridor (Overlay) District. The site is located along Route 309, which is within the Arterial Corridor (Overlay) District per Section 27-601.A. of the zoning ordinance. Township officials should not take official action on this plan until all zoning issues have been resolved.
2. **Requested waivers**
 - a. **Subdivision and land development ordinance**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:
 - Sections 22-702.A.(7) & 27-703.A.(6)
to allow preliminary and final plans on sheets of 24-inches by 36-inches; the application indicates that 24-inch by 36-inch is a standard paper size for land development plans
 - Sections 22-702.C.(2) & 22-703.C.(2)
from providing existing information within 400 feet of the development area; the application indicates that sufficient information is provided on the plans to allow for an accurate review of the application
 - Section 22-515.1.
from providing curbing along Pumping Station Road; the application indicates that adding curbing will block the natural path of runoff being routed to the stream via a storm sewer system, which would result in a reduction in water quality benefits
 - Section 22-516.5.E.
to permit a parking radius curvature of less than 5 feet; the application indicates the curb radii in question occur in locations where the smaller radii will not impact the ability of vehicles to navigate the property
 - Section 22-516.M.
to permit a driveway opening of greater than 54 feet at the curblane; the application indicates that the driveway will be permitted by PennDot and whatever PennDOT requires will be provided
 - b. **Other waiver requests**—Correspondence submitted with the plan indicates that the applicant is requesting waivers from the following township requirements:

Section number not provided

from providing the sewer planning module documents with the initial submission; the application indicates that approvals for the septic system will be handled by the applicant's septic engineer and all required information will be provided prior to plan recording

Section number not provided

from providing the BCCD submission review; the application indicates that a submission to the BCCD will be made after the township professionals have provided an initial overview

Section number not provided

from providing the water will-serve letter; the application indicates the water authority provided applicable applications and coordination with the water authority will occur after the township has submitted the required plan copies to the authority

The final plan should note all granted waivers.

3. Transportation considerations

- a. **Guiderail**—We recommend that the guiderail along the site's frontage with Pumping Station Road be updated to comply with current standards.
- b. **Level of service at intersections**—We recommend that appropriate mitigation for any study area intersection that has an overall level of service drop of one letter grade, or more than 10 seconds of additional delay, be provided.
- c. **Shared driveway**—The applicant should clarify how the shared driveway will function with the interaction of existing truck traffic and the additional vehicles from the proposed fast-food establishment.
- d. **Right turn deceleration lane**—To improve safety, we recommend that the applicant consider providing a right-turn deceleration lane for the proposed right-in/right-out driveway on Route 309.
- e. **ADA compliance**—We recommend that the existing ADA facilities on the site corner at the adjacent traffic signal be improved to meet current standards.
- f. **Sight distance for Pumping Station Road driveway**—For the Pumping Station Road driveway, we recommend the sight distance measurements be extended through the existing signalized intersection. Ideally, these sight distances should be in excess of the desirable sight distances found in Title 67, Chapter 441.8 of the code.
- g. **Driveway profiles**—We recommend that profiles be provided for all driveways.
- h. **West Pumping Station Road lane queues**—We recommend that the applicant and township consider measures to better accommodate the westbound left and right turn lane queues on West Pumping Station Road.
- i. **Existing driveway**—We recommend that clarification be provided on how the existing driveway (that is to be shared post-development) will function, considering that substantial queues at the adjacent signalized intersection may block this access in the a.m., the p.m., and during Saturday peak hours.

4. Landscape plan

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

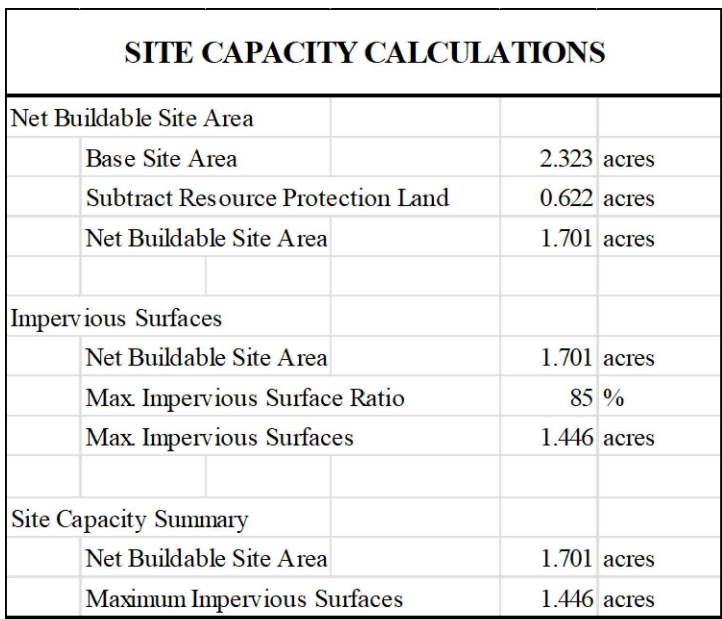
- b. **Native plants**—The landscape schedule found on Sheet 9 of 13, indicates the applicant is using Green Beauty Boxwood (*Buxus microphylla*), Norway spruce (*Picea abies*), Leyland Cypress (*Cuprocyparis leylandii*) and Blue Cardinal Flower (*Lobelia cardinalis*). We recommend the applicant revise the schedule and use landscape material from the plant materials list in Table 27-516-3 of the zoning ordinance.
5. **Shared maintenance agreement**—The site plan shows access to the site through adjacent TMP #36-6-123 through a planned access easement where a common access point is to be shared between the two parcels. We recommend the applicant develop and implement a shared maintenance agreement with the owner of the adjacent parcel to ensure the shared access point is properly maintained.
6. **Bicycle/pedestrian facilities**—Richland Township's Open Space and Trail System map depicts a Bicycle/Pedestrian Crossing at the intersection of West Pumping Station Road and Route 309. We recommend that the applicant install a shared-use trail or sidewalk on the site along West Pumping Station Road and Route 309 to safely link this property to the existing crossing at this intersection. The installation of such improvements will continue to enhance the township's pedestrian and trail network.
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission Board materials for the June 3, 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
26-0084

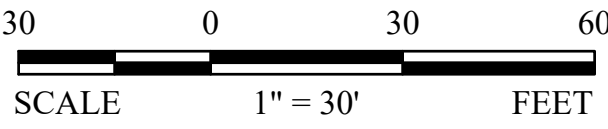
cc: Quakertown Investors, LLC (via email)
Brian Cleary, PE, The Pettit Group, LLC (via email)
Mike Schwartz, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Tim Arnold, Township Manager (via email)
Rich Brittingham, Township Zoning Officer (via email)
Vicki Schuller, Township Administrative Assistant (via email)



SITE CAPACITY CALCULATIONS		
Net Buildable Site Area		
Base Site Area		2,323 acres
Subtract Resource Protection Land		0.622 acres
Net Buildable Site Area		1,701 acres
Impervious Surfaces		
Net Buildable Site Area		1,701 acres
Max Impervious Surface Ratio		85 %
Max Impervious Surfaces		1,446 acres
Site Capacity Summary		
Net Buildable Site Area		1,701 acres
Maximum Impervious Surfaces		1,446 acres

**** DENOTES AN APPROVED NON-CONFORMANCE**

3 of 13





The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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E-mail: planningcommission@buckscounty.org

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Tom Tosti

Michael A. Roedig
Executive Director

MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 18, 2026

Subject: BCPC #13186
Preliminary Plan of Subdivision for Gerstenberg
TMPs #36-29-34, -34-3
Applicant: Scott Mease, Mease Engineering
Owner: Kevin Gerstenberg
Plan Dated: April 15, 2026
Date Received: April 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: Convey approximately 5.297 acres from TMP #36-29-34-3 to TMP #36-29-34 through a lot line adjustment. Following the conveyance, TMP #36-29-34-3 will contain 3.548 acres and TMP #36-29-34 will contain 14.555 acres. No new lots or development are proposed. Both parcels will continue to be served by individual on-lot water and sewer facilities.

TMP #	Existing Lot Area (Gross)	Proposed Lot Area (Gross)
36-29-34-3	8.845 acres	3.548 acres
36-29-34	10.659 acres	14.555 acres

Location: On the west side of the intersection of Younken Road and Church Road.

Zoning: The RA Rural Agriculture District permits use A1 General Farming and Use B1 Single Family Detached Dwelling on lots of at least 2 acres in size.

Present Use: Agriculture and residential



COMMENTS

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

Sections 22-506, 22-515, and 22-518

relief from cartway widening, installing curbs and sidewalks as they are not characteristic of this section of the township

Section 22-704.C.2

relief from showing all features within 400 feet of the property as an aerial photo of the property has been submitted to meet this requirement

Section 22-608

relief from placing corner markers on the road right-of-way in agricultural fields as the markers would plow over when the fields are planted

The final plan should note all waivers granted.

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 June 3, 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

26-0102

cc: Kevin Gerstenberg (via email)
Scott Mease, PE, Mease Engineering Inc. (via email)
Mike Schwartz, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Tim Arnold, 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. 36-29-34 David A. Gerstenberg

T.P. 36-29-34 Kevin M. Gerstenberg

T.P. 36-29-34 Keith A. Gerstenberg

T.P. 36-29-34 Robert & Patricia Gerstenberg (Life Est)

T.P. 36-29-34-3 William Juneau
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 _____
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 Planning Code.
Certified this date _____

Evan J. Stone Executive Director
Bucks County Planning Commission

SITE DATA

Tax Parcel Number-	36-029-034	36-029-034-003
Owners	David A. & Kevin M. & Keith A. Gerstenberg - Robert & Patricia Gerstenberg (Life Est) 298 Younken Road Quakertown, PA 18951	William Juneau 120 Younken Road Quakertown, PA 18951
Tract Area	15.649 Acres (Gross) 14.555 Acres (Net)	3.855 Acres (Gross) 3.548 Acres (Net)
Instrument No.	2018025677	2025036054
Use	A1 (General Farming) A7 (Agricultural Retail) A8 (Farm Unit)	B1 (Single Family Detached)
Water	On Site	On Site
Sewer	On Site	On Site

ZONING REQUIREMENTS - USE A1/A7/A8

Zoning District	RA (Rural Agricultural)
Required	TP 36-029-034
Min. Lot Area	2 Acres
Min. Lot Width	80 Feet
Min. Front Yard	25 Feet
Min. Side Yard	15 Feet
Min. Rear Yard	50 Feet
Max. Bldg. Height	35 Feet
Max. Imp. Surf. Ratio	0.10

ZONING REQUIREMENTS - USE B1

Zoning District	RA (Rural Agricultural)
Required	TP 36-029-034-003
Min. Lot Area	2 Acres
Min. Lot Width	80 Feet
Min. Front Yard	25 Feet
Min. Side Yard	15 Feet
Min. Rear Yard	50 Feet
Max. Bldg. Height	35 Feet
Max. Imp. Surf. Ratio	0.20
Max. Density DU/AC	0.50

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

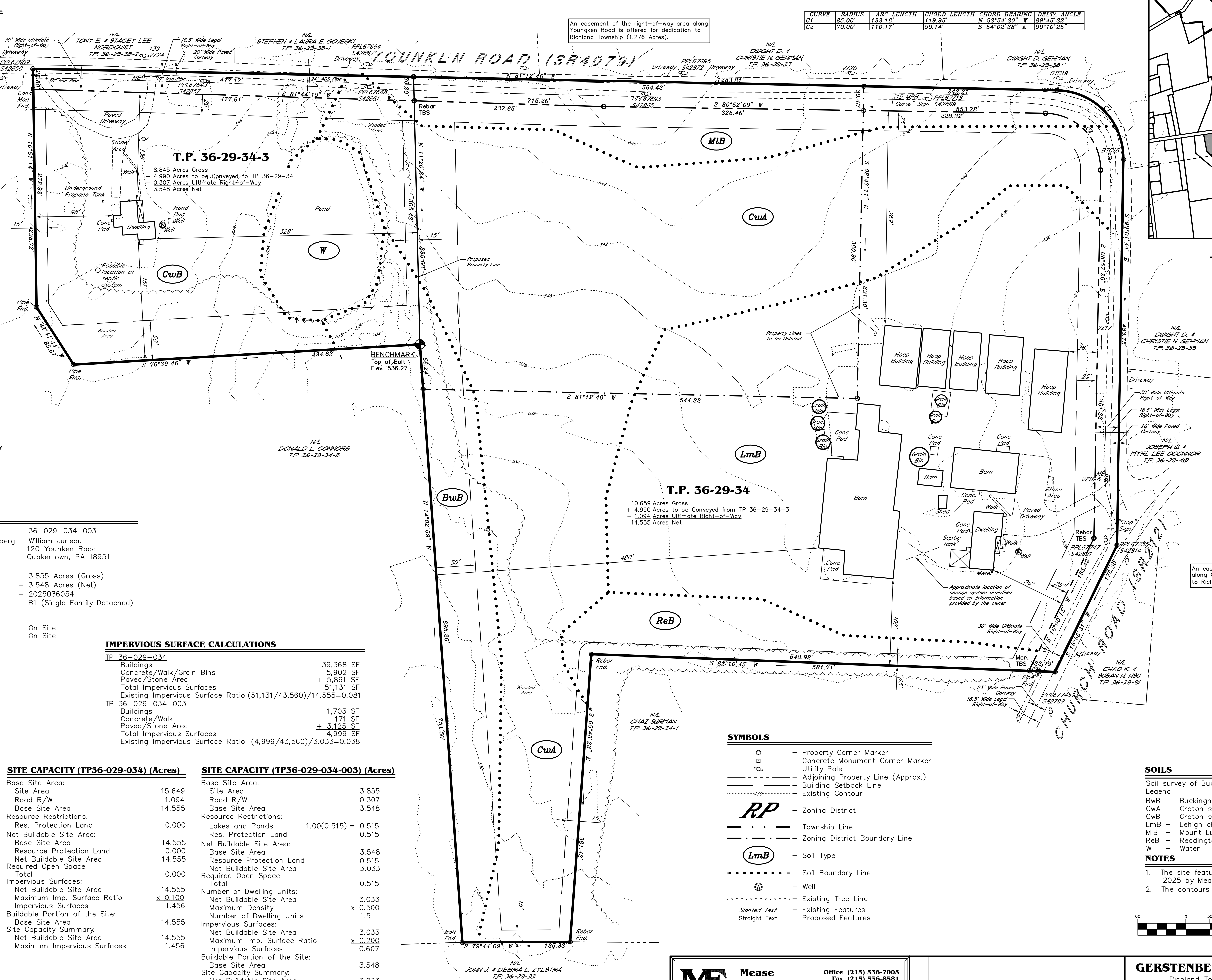
Registration No. SU075452

ENGINEER'S CERTIFICATION

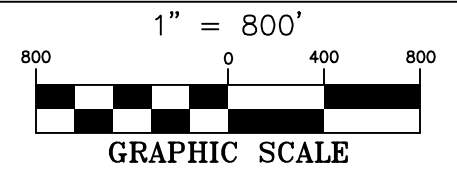
I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer

Registration No. PE036737E



LOCATION MAP



An easement of the right-of-way area along Church Road is offered for dedication to Richland Township (0.125 Acres).

SYMBOLS

○	Property Corner Marker
□	Concrete Monument Corner Marker
○	Utility Pole
---	Adjoining Property Line (Approx.)
---	Building Setback Line
---	Existing Contour
RP	Zoning District
---	Township Line
---	Zoning District Boundary Line
LmB	Soil Type
○	Well
---	Existing Tree Line
Slanted Text	Existing Features
Straight Text	Proposed Features

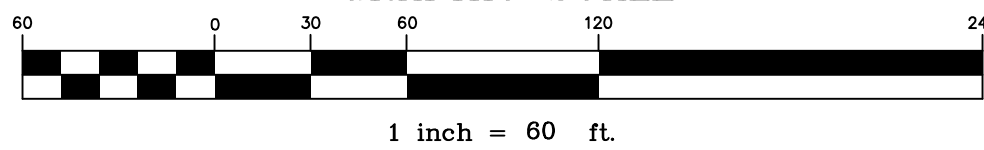
SOILS

Soil survey of Bucks County, PA USDA - NRCS, Soil Map Legend
BwB - Buckingham silt loam, 3 to 8 percent slopes
CwA - Croton silt loam, 0 to 3 percent slopes
CwB - Croton silt loam, 3 to 8 percent slopes
LmB - Lehigh channery silt loam, 3 to 8 percent slopes
MIB - Mount Lucas silt loam, 3 to 8 percent slopes
ReB - Readington silt loam, 3 to 8 percent slopes
W - Water

NOTES

- The site features were field survey located in April 2025 by Mease Engineering, P.C.
- The contours are Lidar contours (Datum: NAVD88)

GRAPHIC SCALE



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

GERSTENBERG LOT LINE ADJUSTMENT

Richland Township, Bucks County, Pennsylvania

SCALE: 1" = 60'
DATE: 15 Apr. '26
OWNERS OF RECORD:

See Zoning Data Table

T.P. 36-29-34 & 34-3

SHEET 1 of 1



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

Michael A. Roedig
Executive Director

MEMORANDUM

To: Warwick Township Board of Supervisors
Warwick Township Planning Commissions

From: Staff of the Bucks County Planning Commission

Date: May 8, 2026

Subject: BCPC #13177
Preliminary Plan of Land Development for Global Chem-Feed Solutions
TMP #51-13-9-23
Applicant: Global CF Holdings, LLC
Owner: Same
Plan Dated: March 23, 2026
Date Received: April 9, 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 7,968-square-foot building addition to an existing 13,678-square-foot manufacturing building on a 3.453-acre site. The proposal includes the installation of additional parking, utilities, and stormwater management facilities. Almost two-thirds of the site are deed-restricted open space. The development is proposed to be served by public water and sewer. The building is currently connected to public sewer and a lateral connection to the existing water main along the opposite side of Stout Drive is proposed to replace the existing potable water well on the site.

Location: Southeastern side of Stout Drive, approximately 600 feet south of the intersection of Stout Drive and Sycamore Drive. The site also has frontage along Mearns Road.

Zoning: The LI Limited Industrial District permits manufacturing uses on lots of 1 acre or more. The permitted maximum building coverage and impervious surface are 50 and 80 percent, respectively. The required minimum open space is 20 percent.

The Warwick Township Zoning Hearing Board granted variances to the following zoning ordinance requirements on February 3, 2026:

Section 195-16.(H)(1)(b)
to allow 31 parking spaces when 74 are required



Section 195-16.(H)(13)(c)[2][iii]

to allow parking in front of the building

Section 195-79.D.

to permit parking without complying with the requirements in Sections 195-16.H.(1) (pertaining to H1 Manufacturing use standards) and 195-16.H.(13) (pertaining to H13 Industrial Park use standards)

Section 195-79.K.(1)

to allow one loading berth when two are required

Section 195-86.A.

to permit the extension of a nonconforming structure

Present Use: Industrial

COMMENTS

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

Section 163-13

relief from the requirement to provide an Educational Impact Study, a Transportation Impact Study and an Impact Assessment; the application indicates there is minimal impact from the proposed development, the use of the property is not changing, only a few additional employees are projected to be working at the facility once the proposed addition is complete, and less than an acre of disturbance is proposed with two-thirds of the site remaining as an undisturbed deed restricted area

Section 163-39.F.

to permit a portion of the proposed two-way parking lot drive aisle to be less than 24 feet; the application indicates that a small portion of the drive aisle is reduced to 20.2 feet at the proposed corner of the building addition, a landscape island is proposed where the drive aisle is less than 24 feet and bollards are proposed to protect the building corner, the use does not create high turnover parking, and the reduced drive aisle width maximizes the number of parking spaces within the developable portion of the site

Section 163-51.A.

from planting street trees immediately outside the right-of-way line of Stout Drive; the application indicates a variance was granted to permit parking and a drive aisle in the front yard to maximize parking within the developable portion of the site, and underground utilities exist along the Stout Drive right-of-way line

Section 163-51.B

from planting the parking lot shrub component of the parking lot landscape requirements along the street frontage and the southwestern property line; the application indicates that developable space on this project is limited since approximately two-thirds of the gross site area is located within a deed restricted area, and existing trees within the parking area are proposed to be preserved to the greatest extent possible

Section 163-51.2.

from planting the required number of replacement trees; the application indicates that, due to a lack of planting area, three trees are proposed where six trees are being removed, and approximately two-thirds of the site are located within a deed-restricted area

The final plan should list all the approved waivers.

2. **Directional signage**—Pavement markings in the driveway indicate that traffic will be one way. We recommend that the plan be revised to show directional signage and provide detailed drawings of the signage.
3. **Tree protection**—The plan shows a tree protection detail drawing and indicates the location of the fencing along a portion of the proposed tree line in the eastern portion of the site. We recommend tree protection fencing be shown around the large individual trees next to the existing driveway access and along the southern side of the parking lot.
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 land development.

This review will be included in the Bucks County Planning Commission board materials for the June 3, 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
26-0080

cc: Bill Herbert, Global Chem-Feed (via email)
Jason Korczak, PE, Holmes Cunningham Engineering (via email)
Gavin Laboski, Esq., Laboski Law (via email)
Kyle Seckinger, Township Manager (via email)
Thomas Jones, CZO, Township Zoning Officer (via email)
Brandy McKeever, CZO, Township Director of Planning & Zoning (via email)

	PROPERTY LINE		PROPOSED CONCRETE CURB
	EX. TREE LINE		PROPOSED TREE LINE
	EX. STORM SEWER		DEED RESTRICTED OPEN SPACE
	EX. STORM INLET		PROPOSED BUILDING ADDITION
	EX. UTILITY ACCESS COVER		PROPOSED TRASH ENCLOSURE
	EX. MONUMENT		PROPOSED CONCRETE
	EX. DECIDUOUS TREE		
	EX. CONIFEROUS TREE		

- NOTES:
1. EXISTING CONDITIONS SHOWN ARE FROM BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY CARROLL ENGINEERING CORPORATION IN SEPTEMBER 2025.
 2. LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR AERIAL PHOTOGRAPHIC OBSERVATION AT THE SITE. COMPLETENESS OR ACCURACY OF LOCATION CAN NOT BE GUARANTEED.
 3. MAJORITY OF THE PROPERTY RESIDES IN FLOOD HAZARD AREA ZONE X-UNSHADED, (AREA OF MINIMAL FLOOD DAMAGE WITH SMALL CHANCE FLOOD HAZARD AREAS OF 1% ANNUAL CHANCE FLOOD, 0.2% SHADED, 0.2% AREA OF SPECIAL FLOOD HAZARD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), AND ZONE AE (SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION DETERMINED) PER FIRM #201704022J TOWNSHIP OF WARWICK, EFFECTIVE MARCH 16, 2015.
 4. THE SITE IS CURRENTLY ZONED LI - LIMITED INDUSTRIAL DISTRICT IN THE TOWNSHIP OF WARWICK. THE ZONING AND LAND USE REGULATIONS OF THE TOWNSHIP OF WARWICK ARE AVAILABLE IN RECORD PLAN PREPARED BY CARROLL ENGINEERING CORPORATION TITLED "FINAL PLAN - WARWICK COMMERCIAL", DATED 10/20/83, AND LAST REVISED 5/11/84. (RECORD PLAN BOOK 222, PAGE 32).
 5. ALL ELEMENTS SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP AS PART OF THE BUILDING PERMIT PROCESS.

NATURAL RESOURCE PROTECTION STANDARDS				
Resource	Min. Required Protection Ratio	Acres of Land in Resource (Ac.)	Required Resource Protection Land (Ac.)	Proposed Protected Resource Land (Ac.)
Floodplain	1.00	0.001	0.001	0.001
Floodplain Soil	1.00	0.001	0.001	0.001
Lakes and Ponds	1.00	0.00	0.00	0.00
Riparian Buffers	1.00	0.00	0.00	0.00
Wetlands	1.00	0.00	0.00	0.00
Wetlands Margins	0.80	0.00	0.00	0.00
Lake or Pond Shorelines	0.80	0.00	0.00	0.00
Steep Slopes:				
(25% or more)	0.85	0.28	0.23	0.00
(15% to 25%)	0.70	0.12	0.09	0.00
(8% to 15%)	0.60	0.42	0.25	0.37
Watercourse	1.00	0.00	0.00	0.00
Woodlands:				
Environmentally Sensitive	0.90	0.001	0.001	0.001
Other	0.80	2.16	1.73	2.12

ZONING TABLE			
Zone: LI - Limited Industrial District			
ITEM	PERMITTED	PROPOSED	ORDINANCE SECTION
Land Use:	H1 Manufacturing	H1 Manufacturing	195-56.A
Requirements for LI District			
Gross Lot Area	1 Acre	3,453 Acres	195-16.H.(13)(c)[2][a][i]
Net Lot Area		1,201 Acres	
Min. Lot Width at Setback	145 FT	204.3 FT	195-16.H.(13)(c)[2][a][i]
Max. Building Coverage	50%	41.9%	195-16.H.(13)(c)[2][a][iv]A
Max. Floor Area	60%	41.9%	195-16.H.(13)(c)[2][a][iv]A
Max. Impervious Coverage	80%	71.5%	195-16.H.(13)(c)[2][a][iv]B
Min. Front Yard Setback	40 FT	41.6 FT	195-16.H.(13)(c)[2][a][ii]
Min. Side Yard Setback	25 FT	27.4 FT	195-16.H.(13)(c)[2][a][ii]
Min. Rear Yard Setback	25 FT	464.6 FT	195-16.H.(13)(c)[2][a][ii]
Min. Front Yard Parking Setback	40 FT	17.8 FT	195-16.H.(13)(c)[2][a][ii]
Min.Buffer Yard Along Existing Res. Use/ District	200 FT	N/A	195-16.H.(13)(c)[2][a][iv]
Max. Building Height	35 FT	<35 FT	195-16.H.(13)(c)[2][a][iv]
Min. Open Space	20%	65.2%	195-16.H.(13)(c)[3]
Min. Industrial Building Side Yard Setback to Existing Res. Use /District	200 FT	N/A	195-57.C.
Min. Industrial Building Rear Yard Setback to Existing Res. Use of District	125 FT	> 125 FT	195-57.D
Min. Industrial Parking Area Side/Rear Yard Setback to Existing Res. Use of District	50 FT	> 50 FT	195-57.D
Min. Parking	See Parking Table		

PARKING TABLE			
Use		Units	Required Spaces
H1 Manufacturing	1 Off-street Parking Space Per 300 SF of Total Floor Area, plus 1 per each Company Vehicle Normally Stored Onsite	21,923 SF 0 Company Vehicles	74 0
Total Parking Required			74
Total Parking Provided*			31
* Variance Granted			

VARIANCES GRANTED FROM THE WARWICK TOWNSHIP ZONING HEARING BOARD ON 02/03/2026:

§195-16H(1)(b) - A VARIANCE TO ALLOW 31 PARKING SPACES WHERE 74 PARKING SPACES ARE REQUIRED FOR THE EXISTING BUILDING AND PROPOSED BUILDING ADDITION.

§195-16H(13)(c)[2]iii] - A VARIANCE TO ALLOW PARKING IN FRONT OF THE BUILDING.

§195-79D - A VARIANCE TO ALLOW THE PROPOSED PARKING WITHOUT COMPLYING WITH REQUIREMENTS OF §195-16H(1) AND 195-16H(13).

§195-79K(1) - A VARIANCE TO ALLOW ONE (1) LOADING BERTH WHERE TWO (2) ARE REQUIRED.

§195-86A - A VARIANCE TO ALLOW THE EXTENSION OF A NONCONFORMING STRUCTURE WITHOUT COMPLYING WITH ALL OF THE REQUIREMENTS OF CHAPTER 195.

WAIVERS REQUESTED FROM THE WARWICK TOWNSHIP BOARD OF SUPERVISORS:

§163-13 - A WAIVER IS REQUESTED FROM THE REQUIREMENT OF PROVIDING AN EDUCATIONAL IMPACT STUDY, TRANSPORTATION IMPACT STUDY AND AN IMPACT ASSESSMENT.

§163-39.F - A WAIVER IS REQUESTED TO PERMIT A PORTION OF THE TWO-WAY PARKING LOT DRIVE AISLE TO BE LESS THAN 24'.

§163-51.A - A WAIVER IS REQUESTED FROM THE REQUIREMENT TO PLANT STREET TREES IMMEDIATELY OUTSIDE THE RIGHT-OF-WAY LINE OF STOUT DRIVE.

§163-51.8 - A WAIVER IS REQUESTED FROM THE REQUIREMENT TO PLANT THE PARKING LOT SHRUB COMPONENT OF THE PARKING LOT LANDSCAPE REQUIREMENTS ALONG THE STREET FRONTAGE AND SOUTHWESTERN PROPERTY LINE..

§163-51.2 - A WAIVER IS REQUESTED TO PLANT LESS THAN THE REQUIRED NUMBER OF REPLACEMENT TREES DUE TO THE LACK OF PLANTING AREA..

LOT AREA CALCULATIONS	
	Area (SF)
Gross Lot Area	150,392
Land Within R.O.W. / Other Preserved Area	98,069
Net Lot Area	52,323

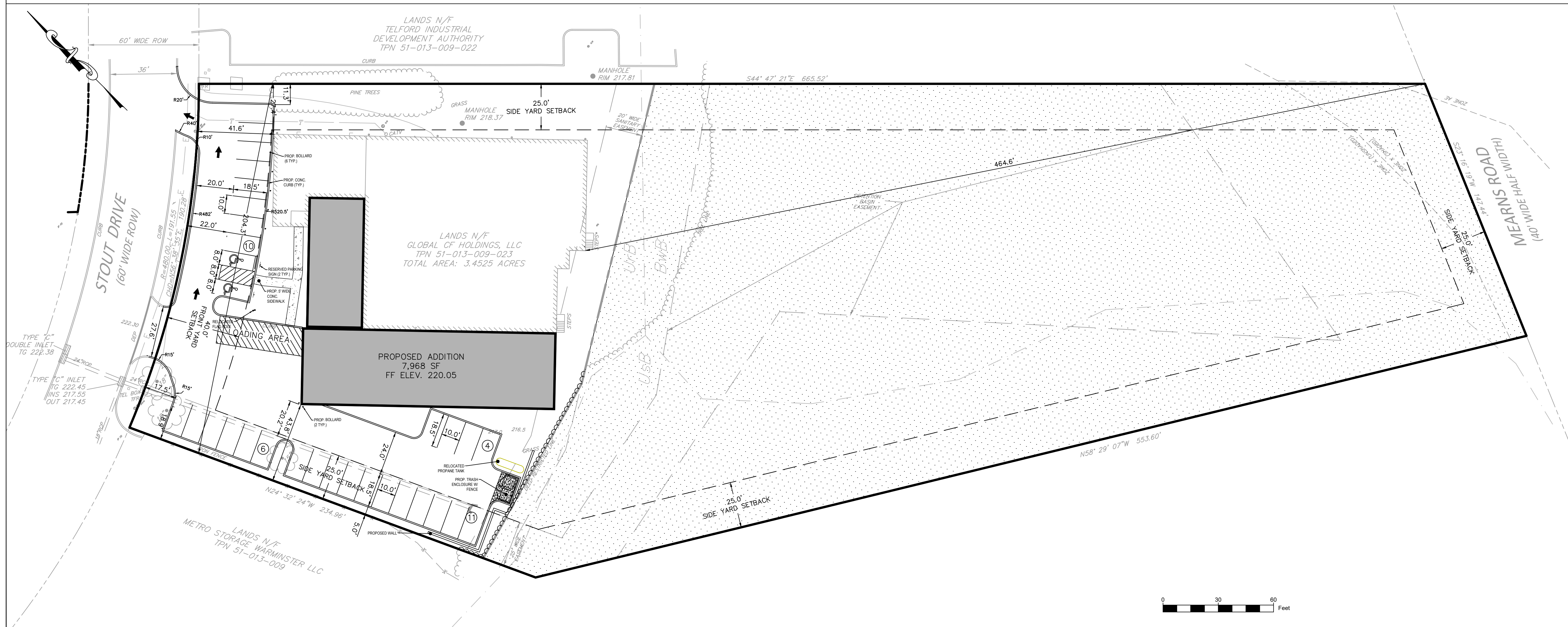
EXISTING IMPERVIOUS COVERAGE	
Cover Type	Area (SF)
Existing Building	13,955
Existing Accessory Cover (Trailer, Tent)	928
Existing Concrete Sidewalk and Steps	599
Existing Asphalt	12,776
Existing Curb	241
Total Existing Impervious	28,499

PROPOSED IMPERVIOUS COVERAGE	
Existing Building	13,955
Existing Concrete Steps	80
Proposed Building	7,968
Proposed Asphalt	14,905
Proposed Concrete Walkways and Pads	523
Total Proposed Impervious	37,431
Impervious Surface Increase	8,932
Impervious Coverage (%)	71.5%
Building Coverage (%)	41.9%
Floor Area Ratio (%)	41.9%

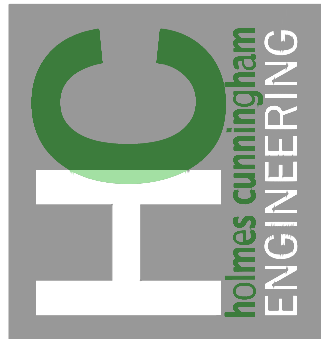
APPLICANT/OWNER
GLOBAL CF HOLDINGS, LLC
2015 STOUT DRIVE
WARMINSTER, PA 18974

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

RECORDED OF DEEDS



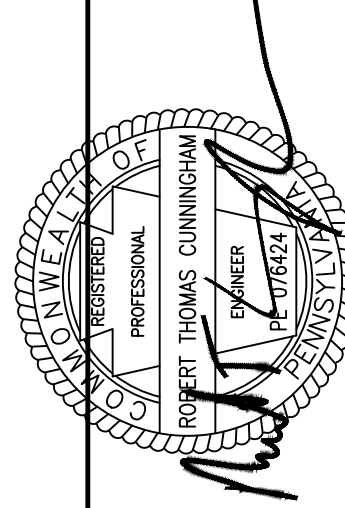
**Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net**



REVISIONS	Description	Date
CALL BEFORE YOU DIG II 3 WORKING DAYS NOTICE FOR UNDERGROUND UTILITY LOCATIONS AND 10 WORKING DAYS IN ADVANCE -- STOP & CALL --  Pennsylvania One 1-800-242-1776	UTILITY LOCATIONS AND NOTIFICATION ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA ACT 167 TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION.	

GLOBAL CHEM-FEED SOLUTIONS
TMP 51-013-009-023
2015 STOUT DRIVE
WARWICK TOWNSHIP, BUCKS COUNTY, PA

SITE PLAN



Robert T. Cunningham, P.E.
PA Lic. No. PE076424

File No.
2168_C1.0_Site.dwg

HCE Job	2168
Date	03/23/2026
Scale	1"=30'
Designed	RC
Sheet	4 of 13

Drawing No.

C1.0

Bucks County Planning Commission

Planning Module Reviews

April 25, 2026 to May 22, 2026

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
Bensalem Township	Mar Mar Builders	11348-D	26-0090	2-74-110	1-09004-3537J
Bensalem Township	2600 State Road	12939-A	26-0104	2-65-21	1-09004-483-3J
Bristol Township	Lincoln Age-Restricted Development	13061	26-0087	5-21-162-1	1-09001-391-3J
Bristol Township	1122 Grieb Avenue	13131	26-0110	5-73-253	1-09001-401-3J
East Rockhill Township	1200 Butler Lane	4900-C	25-0002	12-11-48	1-09922-249-3s
Hilltown Township	Rosental Tract	5034-C	26-0096	15-32-3, 15-22-194- 1, 15-22-194-2	1-09924-520-3J



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

PLANNING COMMISSION:
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

Michael A. Roedig
Executive Director

May 11, 2026

Mark Havers, PE
Pickering Corts & Summerson
642 Newtown Yardley Road
Newtown, PA 18940

RE: Mar Mar Builders - Byberry Road Planning Module
PaDEP Code #1-09004-3537J
BCPC #11348-D
TMP #2-74-110
Bensalem Township, Bucks County, PA

Dear Mr. Havers:

We have received a copy of the planning module¹ regarding the construction of 8 single-family dwelling units on a 3.62-acre site. The site is located on the southern side of Byberry Road between Amwell Street and Bensalem Boulevard, approximately 1,300 feet west of the intersection of Byberry Road and Bensalem Boulevard. The proposed project is an extension to an existing collection system via Aqua PA and Bucks County Water & Sewer Authority, respectively. The flow will be conveyed by the Bucks County Water and Sewer Authority's Neshaminy Interceptor and ultimately treated at the City of Philadelphia's Northeast Philadelphia Sewage Treatment Plant. The project flows will total 2,000 gallons per day (8 EDUs).

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

We note that Component 3, Sewage Collection and Treatment Facilities, Section G.7 indicates that documentation has been included to confirm project consistency with the "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review. However, the packet does not include the documentation.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to

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



Mark Havers, PE
May 11, 2026
Page 2

Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.
If you have any questions about this review, please contact me.

Sincerely,

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

David C Zipf, AICP
Planner

DCZ:emh
26-0090

Attachment

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



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

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name

Mar Mar Builders - Byberry Road

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

1. Date plan received by county planning agency May 4, 2026
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency May 11, 2026

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

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

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

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

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

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



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

PLANNING COMMISSION:

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

Michael A. Roedig
Executive Director

May 6, 2026

Kris Reiss, PE
T & M Associates
74 West Broad Street
Suite 300
Bethlehem, PA 18018

RE: 2600 State Road Planning Module
PaDEP Code #1-09004-483-3J
BCPC#12939-A
TMP #2-65-21
Bensalem Township, Bucks County, PA

Dear Mr. Reiss:

We have received a copy of the planning module¹ regarding the subdivision and land development of a 19.44-acre parcel. Proposed Parcel A will contain a 252,652-square-foot warehouse, while proposed Parcel B will contain a 35,200-square-foot flex commercial/industrial building. The site is located at 2600 State Road along the north side of State Road, approximately 2,200 feet west of its intersection with Street Road. Wastewater generated by the development is proposed to flow to an extension of the existing collection system and then into the Bensalem Township sanitary sewer collection system for conveyance to the Philadelphia Water Department Northeast Water Pollution Control Plant for treatment. The proposed development is expected to generate a total wastewater flow of 5,425 gallons per day, equivalent to 22 EDUs based on a rate of 250 gallons per day per EDU. The site is located within the Bucks County Water and Sewer Authority public sewer service area, specifically within the Poquessing Interceptor service area.

The *Act 537 Sewage Facilities Plan Update for the Poquessing Interceptor Service Area* serves as the official Act 537 Plan for this portion of Bensalem Township. The proposed development is consistent with the official Act 537 Plan, which identifies the site as being within an area designated to be served by the Philadelphia Water Department Northeast Water Pollution Control Plant.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4;

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



Kris Reiss, PE
May 6, 2026
Page 2

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

Sincerely,

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

David C Zipf, AICP
Planner

DCZ:emh
26-0104

Attachment

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



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

1-09004-483-3J

BCPC #:12939-A

**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

2600 State Road

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

1. Date plan received by county planning agency April 16, 2026
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency May 6, 2026

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met _____
- ☒ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: David C Zipf, AICP
Title: Planner
Signature: David C Zipf
Date: May 6, 2026
Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

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

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



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

PLANNING COMMISSION:

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

Michael A. Roedig
Executive Director

May 5, 2026

Lawrence Young, President
Tri-State Engineers and Land Surveyors, Inc.
801 West Street Road
Feasterville, PA 19053

RE: Lincoln Age-Restricted Development Planning Module
PaDEP Code #1-09001-391-3J
BCPC #13061
TMP #5-21-162-1
Bristol Township, Bucks County, PA

Dear Mr. Young:

We have received a copy of the planning module¹ regarding the proposed connection to an existing sewage collection system to serve a land development consisting of 89 age-restricted dwelling units on a former elementary school site consisting of 9.96 acres, located at 10 Plumtree Place (Lincoln School). The existing vacant elementary school will be demolished and replaced with an age-restricted development consisting of 41 garden homes, two 24-unit apartment buildings, and a clubhouse. The sewage collection system to be constructed within the development will be owned, operated, and maintained as a private system by the developer or subsequent homeowners' association. The development will be connected to the existing collection and conveyance system owned by the Lower Bucks County Joint Municipal Authority (LBCJMA), with eventual treatment at the LBCJMA wastewater treatment plant. Project flows are proposed to be 18,884 gallons per day (gpd) based on 78 EDUs per the LBCJMA.

The *Update Revision to Bristol Township's Sewage Facilities Management (Act 537) Plan* (dated November 12, 2018, with subsequent revisions), is the official Act 537 Plan for Bristol Township. The proposal to connect to the public sanitary sewage system is consistent with the official Act 537 Plan, since this plan indicates that the site is within a public sewer service area.

We note that the USGS location map provided in Component 3, Section C, misidentifies the subject site as within Middletown Township. We recommend a corrected location map be included in the planning module package that will be sent to PaDEP.

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 Bristol 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.



Lawrence Young, President

May 5, 2026

Page 2

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa M. Wolff".

Lisa M. Wolff
Senior Planner

LMW:emh
26-0087

Attachment

cc: Genevie Kostick, BCDH (via email)
 Elizabeth Mahoney, PaDEP (via email)
 Ranee J. Mazur, Township Manager (via email)
 Dawn Ragan, Township Department of Building, Planning & Development (via email)
 Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)
 Act 537 file (via email)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

1-09001-391-3J

BCPC #:

13061

**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

Lincoln Age Restricted Development

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

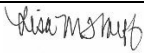
1. Date plan received by county planning agency March 30, 2026
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency May 5, 2026

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met _____
- ☒ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: Lisa M. Wolff
Title: Senior Planner
Signature: 
Date: May 5, 2026
Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

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

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



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

PLANNING COMMISSION:

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

Michael A. Roedig
Executive Director

May 21, 2026

Chad Brensinger, PE, Vice President
Charles E. Shoemaker, Inc.
110 Keystone Drive
Montgomeryville, PA 18936-9637

RE: 1122 Grieb Avenue Subdivision Planning Module
PaDEP Code #1-09001-401-3J
BCPC #13131
TMP #5-73-253
Bristol Township, Bucks County, PA

Dear Mr. Brensinger:

We have received a copy of the planning module¹ regarding the proposed minor subdivision creating one new residential lot that will connect to public sewer. A proposed individual lateral will connect to the township's existing gravity sanitary sewer main in Grieb Avenue, with flows conveyed to the township's Palmer Avenue Pumping Station and ultimately to the Lower Bucks County Joint Municipal Authority Wastewater Treatment Plant for treatment. Proposed project flows are 238 gallons per day (gpd) based on 1 EDU (238 gpd/EDU).

The *Update Revision to Bristol Township's Sewage Facilities Management (Act 537) Plan* (dated November 12, 2018, with subsequent revisions) is the official Act 537 Plan for Bristol Township. The proposal to connect to the public sanitary sewage system is consistent with the official Act 537 Plan, since this plan indicates that the site is within a public sewer service area.

The 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.

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 Bristol 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.



Chad Brensinger, PE, Vice President

May 21, 2026

Page 2

Sincerely,

A handwritten signature in dark ink, appearing to read "Lisa M. Wolff". The signature is fluid and cursive, with the first name "Lisa" being more prominent than the last name "Wolff".

Lisa M. Wolff
Senior Planner

LMW:emh
26-0110

Attachment

cc: Genevie Kostick, BCDH (via email)
 Elizabeth Mahoney, PaDEP (via email)
 Randee J. Mazur, Township Manager (via email)
 Dawn Ragan, Township Department of Building, Planning & Development (via email)
 Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)
 Act 537 file (via email)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

1-09001-401-3J

BCPC #:

13131

**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

1122 Grieb Avenue

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

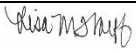
1. Date plan received by county planning agency April 27, 2026
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency May 21, 2026

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

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

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

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

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

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



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

PLANNING COMMISSION:

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

Michael A. Roedig
Executive Director

MEMORANDUM

TO: James Haklar

FROM: Staff of the Bucks County Planning Commission

DATE: April 28, 2026

SUBJECT: 1200 Butler Lane Planning Module
PaDEP Code #1-09922-249-3s
TMP# 12-11-48
East Rockhill Township, Bucks County, PA

We have revised the original review after receiving correspondence from the applicant which indicated that a conditional use hearing in October of 2025 required the applicant to remove the poultry processing use and industrial waste holding tanks from the project. Our review now reflects this change to project's scope. The original planning module and review letter dated January 3, 2025, should be disregarded.

CPR:emh
25-0002

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Marianne Morano, Manager, East Rockhill Township (via email)
Act 537 file (via email)





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

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

Michael A. Roedig
Executive Director

April 28, 2026

James Haklar
21. E Lincoln Avenue
Suite 160
Hatfield, PA 19440

RE: 1200 Butler Lane Planning Module
PaDEP Code #1-09922-249-3s
BCPC #4900-C
TMP #12-11-48
East Rockhill Township, Bucks County, PA

Dear Mr. Haklar:

We have received a copy of the planning module¹ regarding the construction of a small flow treatment facility (SFTF) for the co-op educational class center proposed for the 31.49-acre site rural residential site, located on TMP# 12-11-48. The proposed SFTF facility will be in the northern portion of the site and is planned to drain to an unnamed tributary of Three Mile Run Creek. The site is located to the west of the intersection of Butler Lane and North Ridge Road. Currently, the site is home is a historic single-family residence with accessory agricultural operations. New wastewater flows from the site are estimated to total 970 gpd. The wastewater flow is being processed by the SFTF and will be held in a 1,000-gallon septic tank with a 375-gallon pump chamber with UV light to provide additional processing of wastewater flows as needed.

The *Wastewater Facilities Plan for East Rockhill Township* is the official Act 537 Plan for this portion of East Rockhill Township. The township's Act 537 Plan designates this project area to be served by individual subsurface sewage disposal systems. An analysis conducted by the Bucks County Health Department concluded that a subsurface sewage disposal system was not appropriate for the site. It was determined that a SFTF and combination septic tank/UV light pump system should be installed at the site to provide a sewage disposal for the site that is consistent with the official Act 537 Plan.

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

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 East Rockhill 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.

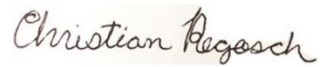


James Haklar
April 28, 2026
Page 2

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

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

Sincerely,

A handwritten signature in dark ink that reads "Christian Regosch". The signature is written in a cursive style with a large initial 'C'.

Christian Regosch
Senior Planner

CPR:emh
25-0002

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Marianne Morano, Manager, East Rockhill Township (via email)
Act 537 file (via email)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09922-249-3s

BCPC #:
4900-C

**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

1200 Bulter Lane

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

1. Date plan received by county planning agency February 10, 2026
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name Bucks County Planning Commission
3. Date review completed by agency April 28, 2026

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met _____
- ☒ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: Christian Regosch
Title: Senior Planner
Signature: *Christian Regosch*
Date: April 28, 2026
Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

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

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



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

PLANNING COMMISSION:

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

Michael A. Roedig
Executive Director

May 12, 2026

Robert Cunningham, PE
Holmes Cunningham, LLC
409 East Butler Avenue
Doylestown, PA 18901

RE: Rosenthal Tract Planning Module
PaDEP Code #1-09924-520-3J
BCPC #5034-C
TMPs #15-32-3, 15-22-194-1, and 15-22-194-2
Hilltown Township, Bucks County, PA

Dear Mr. Cunningham:

We have received a copy of the planning module¹ regarding the construction of 73 single-family attached dwellings, 11 single-family detached dwellings, and a clubhouse on a 43-acre site located on the west side of Swartley Road, about 600 feet northeast of its intersection with PA Route 309. Wastewater flows, totaling 21,250 gallons per day (85 EDUs), will be collected via a proposed 8-inch gravity main on site then flow to the Hatfield Township Municipal Authority's (HTMA) public sewer system along Swartley Road to the Neshaminy Interceptor and treated at the HTMA Wastewater Treatment Plant.

The *1999 Hilltown Township Wastewater Facilities Plan* is the official Act 537 Plan for this portion of Hilltown Township. The proposal to connect to the public sewer system is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewer.

Correspondence from the Pennsylvania State Historic Preservation Office (PA SHPO) dated March 2, 2026, requested that a Phase I archaeological survey be conducted to locate potentially significant resources. In a response dated March 20, 2026, the applicant indicated that they do not intend to conduct the survey and instead would defer to the PA SHPO to undertake this effort. We recommend that the Phase 1 archaeological survey be complete prior to approval of the planning module.

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;

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



Robert Cunningham, PE

May 12, 2026

Page 2

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

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Matthew M. Walters". The signature is fluid and cursive, with the first name "Matthew" being more prominent than the last name "Walters".

Matthew M. Walters

Senior Planner

MMW:emh

26-0096

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Deanna Ferry, DPA, Township Manager (via email)
Act 537 file (via email)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09924-520-3J

BCPC #:
5034-C

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

(or Planning Agency with Areawide Jurisdiction)

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

Project Name
Rosenthal Tract

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

1. Date plan received by county planning agency April 9, 2026
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency May 12, 2026

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
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If yes, describe impact _____ |
| ☐ | ☐ | 7. Will any known historical or archeological resources be impacted by this project?
If yes, describe impacts <u>See attached letter.</u> |
| ☐ | ☒ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
If yes, describe impacts _____ |
| ☐ | ☒ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance? N/A
If no, describe inconsistencies _____ |

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
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- ☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
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- ☒ ☐ 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: 
Date: May 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)

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