BOARD MEETING
AGENDA

WEDNESDAY, JULY 1, 2026
2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from June 3, 2026
5. Executive Director's Report
6. Act 247 Reviews for July 1, 2026
7. Old Business
8. New Business
9. Adjournment

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

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING

Members of the public wishing to submit questions or comments on the materials may do so by sending them in writing to 1260 Almshouse Road, Doylestown, PA 18901, or, preferably, via email to planningcommission@buckscounty.org no later than 2:00 PM on July 1, 2026.

BCPC Celebrating 75 Years
Bucks County Planning Commission

MINUTES OF MEETING

WEDNESDAY, JUNE 3, 2026

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

MEMBERS PRESENT:	Eleanor M. Breslin; Thomas Jennings; James Keenan; James E. Miller Jr.; David R. Nyman; Edward Tokmajian
MEMBERS ABSENT:	Richard Donovan; Tom Tosti
STAFF PRESENT:	Scott Burton; John Capista; Andrew G. Heimark; Bryn-Erin Kerr; Justin Magnus; Michael A. Roedig; Patricia Rosica; Matthew M. Walters; Lisa M. Wolff
SOLICITOR:	Trevor L. Gross
IT SUPPORT:	Maxim Dolinsky, Shawn Loughlin, Emilio Socci, Bucks County IT Department

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- **CALL TO ORDER**
  Ms. Breslin called the meeting to order at 2:04 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 via the Planning Commission email from Candice Clegg on May 19, 2026, and May 20, 2026, and from Vincent Maresca on May 20, 2026. Both sets of comments voiced concerns about data centers being built in Bucks County. These public comments were acknowledged as being received and were forwarded to the board for their review prior to the meeting. See Attachment A for the public comments received.

Before continuing with the meeting, Ms. Breslin announced that the live stream feature is currently not working. However, the meeting is being recorded and will be placed on the county website.

- **APPROVAL OF MINUTES FOR THE MEETING, MAY 6, 2026**
  Upon motion of Mr. Nyman, seconded by Mr. Miller, the motion carried to approve the minutes of the May 6, 2026, meeting as presented.

- **EXECUTIVE DIRECTOR'S REPORT**
  Mr. Roedig highlighted some of the items listed in the May Executive Director's report.

  Mr. Roedig introduced our summer intern, Justin Magnus. Mr. Magnus is currently working with Janelle McGlasson collecting housing data and affordable housing projects. We are currently reviewing resumes and will begin interviews for a new Transportation Planner.

Mr. Roedig congratulated Drew Heimark on his promotion to Deputy Director of the BCPC. Mr. Roedig then distributed an organizational chart of the BCPC to the board. The Director of Sustainability position has been changed to a Senior Planner (Sustainability) position.

Mr. Roedig read a letter we received from the vice chair of Bucks250PA, Teresa Androutsos, acknowledging and commending Drew Heimark and John Capista for their work on the Bucks County historic trail map. Mr. Roedig congratulated Mr. Heimark and Mr. Capista on this recognition. Mr. Heimark added that John Capista was the one to spearhead the project. See Attachment B for letter.

Mr. Roedig stated that we received a request from a commercial property asking us to provide them with direct access to the Newtown Rail Trail that runs from County Line Road through Upper Southampton. As a result, we will be developing a policy on how we can provide direct access to trails for our residents and business owners.

Mr. Roedig reported that in May 2026, we received 26 applications, reviewed a total of 20 lots or units and 25,626 square feet of nonresidential land development, collecting $10,146.33 in revenue. Year-to-date we have received 102 applications, reviewed a total of 907 lots or units and 421,460 square feet of nonresidential development, collecting $63,094.95 in revenue.

Mr. Nyman asked if he could have access to the Act 167 Watershed Committee minutes. Mr. Roedig will provide these.

- **PRESENTATION: BUCKS COUNTY HISTORY TRAILS – BUCKS COUNTY 250PA**
  BY JOHN CAPISTA, GIS ANALYST

  Mr. Capista provided an overview and virtual tour of the Bucks250 Historical Trails Web Map. The web map is a digital resource that highlights historical sites throughout Bucks County, allowing residents and visitors to easily identify locations of historical significance and learn more about the county's history. Accessible on both desktop and mobile devices, the map consolidates the featured sites into an interactive platform.

  Mr. Capista explained that the historical sites included on the map were selected by the Bucks250 Committee. Mr. Nyman asked how the trails map is being marketed and suggested sending the link to the Bucks County Association of Township Officials (BCATO) for distribution to municipalities as well as the borough association. Mr. Heimark stated that the Bucks County Courier Times and WHYY have published articles about the map. He added that social media campaigns are being developed and Visit Bucks has requested analytics to help determine where interest in Bucks County is originating.

  The web map may be found here on our Maps & Data page. The board thanked Mr. Capista for the presentation and his work on the application. See Attachment C for the presentation.

- **ACT 247 REVIEWS**

  Mr. Roedig stated he would like to request adding Municipal Review BCPC #30-26-CP1 – Nockamixon Township to the agenda. The review is a Comprehensive Plan Update that staff worked on with Nockamixon Township. Nockamixon Township will be having a meeting later this month and we would like to provide them with an official review of the plan today so they may continue with their adoption process.

A motion was made by Mr. Nyman and seconded by Mr. Miller, to open the agenda and add Municipal Review BCPC #30-26-CP1 – Nockamixon Township to the agenda. With the vote being 6-0 the motion carried to open the agenda and add Municipal Review BCPC #30-26-CP1 – Nockamixon Township to the agenda.

The reviews of June 3, 2026, were emailed to the board for their review prior to the meeting; there was a motion made to approve these reviews, including BCPC #30-26-CP1 – Nockamixon Township, by Mr. Nyman and seconded by Mr. Jennings.

See Attachment D for the BCPC #30-26-CP1 – Nockamixon Township Municipal Review.

There were no comments on the reviews.

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

- **NEW BUSINESS**
  Mr. Roedig thanked Eleanor Breslin for attending our latest Household Hazardous Waste event on May 30, 2026.

  Mr. Burton reported that David Zipf organized a workday with Habitat for Humanity on May 30, 2026. We will be sure to share future dates for workdays with the board.

- **ADJOURNMENT**
  Upon the motion of Mr. Tokmajian, seconded by Mr. Nyman, Ms. Breslin adjourned the meeting at 2:41 PM.

Submitted by:
Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **Staffing** – We are continuing to interview for our open Transportation Planner position. We hope to make an offer by the end of the month.
- **Buckingham Comprehensive Plan Internal Meeting** – I attended an internal workshop for the Buckingham Township Planning Commission and township committees as Buckingham Township begins the comprehensive plan process. The meeting was highlighted by a staff presentation of the implementable comprehensive planning process, a group mapping activity, and facilitated discussion. These meetings are important in setting a baseline for township concerns and aspirations.
- **Delaware River Bridge** – Christian Regosch and I attended a virtual meeting on obtaining a pedestrian and bicycle connection across the Delaware River on the proposed Delaware River Turnpike Bridge. The meeting was attended by representatives from the East Coast Greenway, DVRPC, Burlington County, and the Pennsylvania Turnpike.
- **Bucks County Conservation District (BCCD)** – Attended the monthly meeting of the BCCD and provided an update of current department activities.
- **Delaware Valley Regional Planning Commission (DVRPC)** – Attended the monthly DVRPC board meeting.
- **Solid Waste Management Plan** – (report at meeting)
- **DVRPC Annual County Planning Directors Lunch** – (report at meeting)
- **Revenue Log** – (report at meeting)

ACTIVITY REPORT

Community Planning

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

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

- 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 and hosted an internal workshop for municipal officials.

Langhorne Borough Planning Commission — Staff continues to assist with updating the comprehensive plan.

New Hope Borough Comprehensive Plan — Staff met with Borough Planning Commission on June 8, 2026, to present initial draft of the comprehensive plan. Staff plans to receive initial round of feedback from the borough planning commission by the end of June.

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.

Plumstead Township Comprehensive Plan — Staff presented *Plumstead Forward*, the township's implementable comprehensive plan update to the Board of Supervisors on June 8, 2026. The board voted unanimously to adopt the plan.

Solebury Township Comprehensive Plan — Staff met with the Solebury Township Comprehensive Plan Committee to continue reviewing the draft plan update. Comments from committee members and township officials were discussed and the discussion provided direction for final draft preparation.

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 (20.42acres) 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:

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

Geographic Information Systems (GIS)

The GIS staff attended the following meetings:

- Staff met with Bucks County's new asset manager to discuss collaborating on various projects.
- Staff met with Bucks County's new ESRI account manager and technical specialist to update them on the current state of GIS and discuss anticipated future needs.

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.

Staff continues to work on migrating the Floodplain and Parcel Viewer, as well as the Subdivision and Land Development map, to the latest web application, as the current app will retire at the end of the year.

Staff updated map layouts for inclusion in the Solebury Township Comprehensive Plan Appendix.

Housing

The housing staff 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:

- Solar Energy Partnership (SEP) Infosession
- Inter-County + Muni Sustainability Dialogues

Transportation and Trails

The transportation and trails staff attended the following key meetings:

- DRB Public Meeting
- DRB Stakeholder Meeting
- DVRPC Board Meeting
- DVRPC Regional Freight Plan Steering Committee
- DVRPC Regional Technical Committee
- Falls Township – Draft North Point Assessment Maps
- Property Owners – Newtown Rail Trail Phase II
- SEPTA Regional Round Table

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

- Act 247 transportation review and support
- Development / Management of the Bucks County Trails Project Portfolio
- Development of the North Point Bike/Ped Mobility & Transit Accessibility Assessment
- Participation in various DVRPC transportation committees
- Project management of the Bucks County EV-Charging Project

Public comment received via planningcommission@buckscounty.org
May 19, 2026 and May 20, 2026 from Candice Clegg

From: Candice Clgg <>
Sent: Wednesday, May 20, 2026 12:12 PM
To: Planning Commission <planningcommission@buckscounty.org>
Cc: Roedig, Michael A. <maroedig@buckscounty.org>
Subject: Re: Strong opposition to Falls Township data center and request for public hearing

External Sender

that the main concerns documented in the literature are air emissions from backup generators, water consumption, and possible wastewater contamination from cooling chemicals, not radioactive contamination of land or pipes EPA explains that non-ionizing EMF exposure is not the same as ionizing radiation, and EPA states there are no U.S. federal standards limiting residential or occupational EMF exposure from power lines
Practical wording
Here is a short paragraph you can paste into your email:
“From the information I have found, data centers are not known to create radioactive contamination in soil or piping. The main documented concerns are non-ionizing electromagnetic fields, diesel generator emissions, water use, and wastewater from cooling systems. If this project involves land disturbance or water piping, I am requesting any soil, groundwater, air, and wastewater testing results, plus any environmental monitoring reports for the site.Please provide the testing records and permits supporting the claim that this facility does not contaminate soil, groundwater, or surrounding property through construction, piping, cooling discharge, or generator emissions. Groundwater levels can drop when many wells or large facilities (like data centers) pull heavily from the same aquifer, because more pumping can outpace recharge .
In Bucks County, data centers use large amounts of water for cooling, sometimes drawing from groundwater or municipal supplies, which is why residents in some areas have reported low or dry wells I also want to know what, if any, mitigation measures are in place to protect shallow-well users and ensure that our community does not bear the cost of increased water and electricity strain.

Sincerely,
Miss Candace Clegg

Bensalem bucks county Pennsylvania this data center will be 10 minutes away from me that's too close for my liking thank you so much citizens are against this a lot of people don't even know about it and I think it should be all over the TV the news everything

On Wed, May 20, 2026, 10:11 AM Planning Commission <planningcommission@buckscounty.org> wrote:

> Thank you for your comment. The BCPC provides county review of all subdivisions and land developments, as required by the PaMPC. However, we are only an advisory agency to our municipalities and do not approve or deny projects. Falls Township's website and contact information can be found here https://buckscounty.gov/1757/Falls-Township.
>
> Regards,
>
> **Bucks County Planning Commission**
>
> Office: 215-345-3400 | planningcommission@buckscounty.org
>
> 1260 Almshouse Road, Doylestown, PA 18901
>
> Celebrating 75 Years Bucks County Planning Commission
>
> **From:** Candice Clgg <>
> **Sent:** Tuesday, May 19, 2026 8:41 PM
> **To:** Planning Commission <planningcommission@buckscounty.org>
> **Subject:** Strong opposition to Falls Township data center and request for public hearing
>
> You don't often get email from candac071712@gmail.com. Learn why this is important
>
> *External Sender*
>
> Hello,
>
> I am writing as a Bucks County resident to strongly oppose the proposed Amazon data center in Falls Township unless there is full public review and meaningful protection for residents.

I am very concerned about traffic, noise, water use, energy demand, and the long-term impact on our community. This project should not move forward without a public hearing, independent studies, and clear zoning limits that protect nearby neighborhoods.

Please tell me where the next hearings will be held and ensure the public has a real opportunity to speak before any approvals are made. I also ask that you consider a moratorium on data center approvals until these issues are fully reviewed.

Sincerely,

Miss Candace Clegg

Bensalem bucks county Pennsylvania

****

Please Be Advised

The information in this email is confidential and may be legally privileged and protected under State and/or Federal Laws. It is
intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the intended recipient, any
disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.
If you believe that you have received this email in error, please contact the sender or call 215-348-6000.
The opinions expressed herein may not necessarily represent those of the County of Bucks

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Rosica, Patricia

From: Planning Commission
Sent: Wednesday, May 20, 2026 3:55 PM
To: Vincent Maresca; Planning Commission
Cc: Roedig, Michael A.; Heimark, Andrew; Rosica, Patricia
Subject: RE: Data Center Model Ordinance enquiry

Thank you for your comment.

The BCPC provides county review of all subdivisions and land developments, as required by the PaMPC. However, we are only an advisory agency to our municipalities and do not approve or deny projects.

We understand that Bucks County residents and public officials are concerned about data centers and their impacts. Our BCPC Connects project portal (https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fconnects.buckscounty.gov%2Fdata-centers&data=05%7C02%7Cprosica%40buckscounty.org%7Ca620c3ec33664d924b3608deb6a99f60%7C84e2e871e7fc4b00a387ce8840a4e58d%7C0%7C0%7C639149036789950256%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Bmq7ozSWjs8BwSGk%2BfqlYKrBfGN3f%2BV8R%2BTeG9qIYTU%3D&reserved=0) provides guidance to our municipalities on regulating data centers. The webpage provides model ordinances and links to fact sheets to help inform public officials in their decision making. The BCPC Connects page will be periodically updated to include adopted ordinances and new materials as they become available.

Bucks County Planning Commission
Office: 215-345-3400 | planningcommission@buckscounty.org
1260 Almshouse Road, Doylestown, PA 18901

-----Original Message-----
From: Vincent Maresca <vincentmaresca7@gmail.com>
Sent: Wednesday, May 20, 2026 2:47 PM
To: Planning Commission <planningcommission@buckscounty.org>
Subject: Data Center Model Ordinance enquiry

[You don't often get email from vincentmaresca7@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Sender

Hello, I have recently moved into my own home in Bucks County and I have been informed that due to the large amount of power that data centers use, that my electricity bill will increase. With this on top of the fact that data centers use a large amount of water, I do not want ANY data centers built near me. I have also been informed of data centers polluting the air around them. With all of these negatives, including the excessive power consumption that will cause even more strain on the east coasts outdated power infrastructure, I plead that the billionaires who are forcing this waste of energy on all of us not get their way. Please do not allow for any data centers to be built and let their glorified plagiarism machines go away forever.

Thanks
Vincent M Maresca
Software Dev Specialist 2

Teresa V. Androutsos
3694 Christopher Day Rd.
Doylestown, PA 18902

Michael A. Roedig, Executive Director
Bucks County Planning Commission
1260 Almshouse Rd
Building G, The Almshouse
Doylestown, PA 18901

Mr. Roedig,
I would like to take this opportunity to acknowledge two members of the Planning Commission Staff. **Andrew Heimark** and **John Capista** have been integral to the success of a recent Bucks250PA project. Through their vision, the digital version of the Bucks County historic trail map was developed.

With only titles and descriptions on paper, Andrew and John were able to convert them into a clear digital visual representation of the historical sites throughout the county. It is through their exceptional talents as digital experts that today we have a legacy that will serve as a resource for teachers, students, researchers and the curious adventurer to explore the history of Bucks County.

On behalf of Bucks250PA, I want to thank them for their professionalism, collaboration and patience with our team when changes were needed.

The citizens of Bucks County are fortunate to have Andrew and John as members of the Planning Commission and county government.

Sincerely,

Teresa V. Androutsos
Vice Chair
Bucks250PA

cc: Diane M. Ellis-Marseglia, Chair Bucks County Commissioners
Robert J. Harvie, Vice Chair Bucks County Commissioners
Gene Di Girolamo, Secretary Bucks County Commissioners

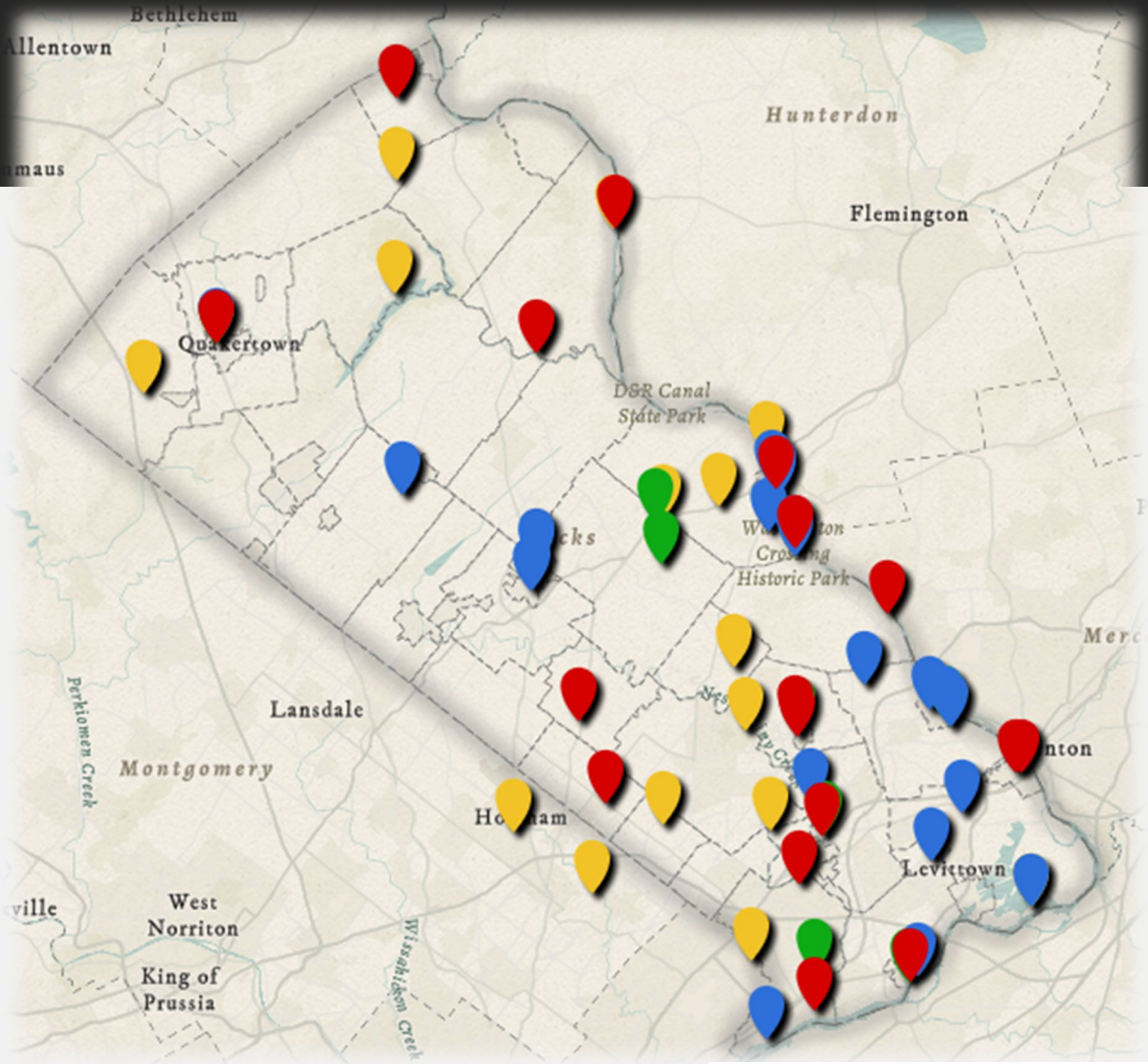
Attachment C

Bucks250 Historical Trails Web Map

Celebrating 75 Years
Bucks County
Planning Commission

Background

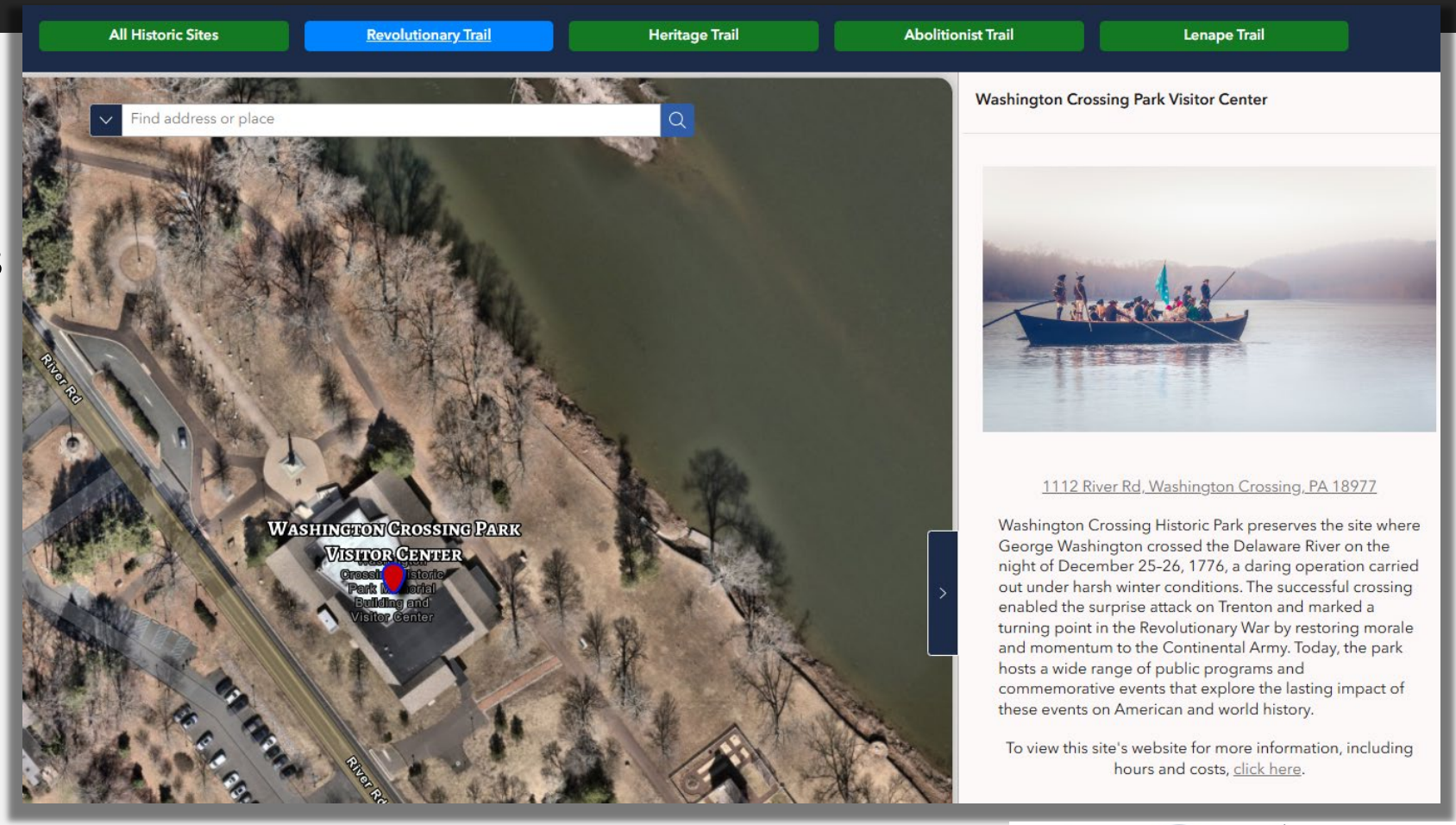
- BCPC worked in collaboration with various historical groups across the county and in the area to develop this web map for Bucks250
- Different historical eras all mapped in one web map including:
  - Revolutionary Trail
  - Heritage Trail
  - Abolitionist Trail
  - Lenape Trail



Celebrating 75 Years
Bucks County
Planning Commission

Outcome

- Created clear digital visual representation of historical sites that residents and users can use as a resource to easily identify places of historical significance and learn more about the history of Bucks County
- Lists out all historical sites in one mapping tool
- Dedicated pages to each historical trail are available
- Available to view in desktop and mobile



Celebrating 75 Years
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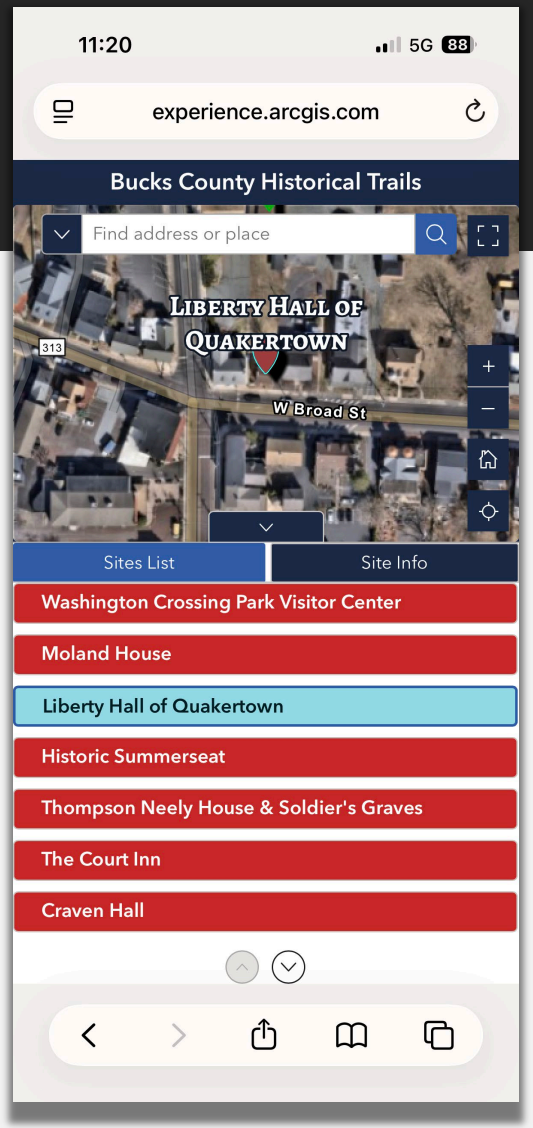
Planning Commission

How to Use

- Selecting a site directly from the list or on the map will cause the application to zoom into that specific site and provides a brief description, site address, picture, and website link
- Map opens with all historical sites available, but users can select a tab at top to view specific historical trail sites
- Aerial imagery becomes visible when map is zoomed in



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Live Demonstration

https://experience.arcgis.com/experience/6c82d166452d4aac8e3d9ca8f428fe0b

Celebrating 75 Years
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BCPC Celebrating 75 Years
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

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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

UNOFFICIAL

Attachment D

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

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

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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Bucks County Planning Commission

Municipal Reviews

July 1, 2026

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Doylestown Borough	8-26-2	26-0154	Borough Council	-	Zoning Ordinance Amendment: Accessory Dwelling Units
Middletown Township	22-26-2	26-0180	Board of Supervisors	-	Zoning Ordinance Amendment: Keeping and Raising Chickens
New Hope Borough	27-26-2	26-0168	Borough Council	-	Zoning Ordinance Amendment: Signs
Sellersville Borough	39-26-1	26-0170	Borough Council	-	Zoning Ordinance Amendment: Noise
Sellersville Borough	39-26-2	26-0171	Borough Council	-	Zoning Ordinance Amendment: Short Term Rentals
Tinicum Township	44-26-1	26-0163	Board of Supervisors	-	Zoning Ordinance Amendment: Kennel
Warminster Township	49-26-WS2	26-0122	Warminster Municipal Authority	49-36-90	Municipal Land Development: Log College Wastewater Treatment Plant
Warrington Township	50-26-2	26-0155	Board of Supervisors	50-4-22	Zoning Map Change: RA Residential Agricultural District to R3 Residential Single-Family District
West Rockhill Township	52-26-1R	26-0147	Board of Supervisors	-	Zoning Ordinance Amendment: Data Centers
Newtown Area Joint Zoning Council	56-26-2	26-0164	Joint Zoning Council	53-12-1.2	Zoning Map Change: RI-A Rural Industrial-A District to RI Rural Industrial District and CM Conservation Management District to RI Rural Industrial District
Newtown Area Joint Zoning Council	56-26-3	26-0169	Joint Zoning Council	-	Zoning Ordinance Amendment: Data Centers

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

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Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Doylestown Borough Council
Doylestown Borough Planning Commission

From: Bucks County Planning Commission

Date: July 1, 2026

Subject: BCPC #8-26-2
Proposal to Amend the Zoning Ordinance—Accessory Dwelling Units
Applicant: Borough Council
Date Received: May 29, 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 July 1, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to add a new use, 61.1. Accessory Dwelling Unit (ADU), to be permitted by special exception in the Residential 1 (R-1), Residential 2 (R-2), Residential 3 (R-3), and Central Residential (CR) zoning districts.

Proposed Zoning Provisions:

Amend Section 406, Table of Use Regulations, to add Section 27-406.61.1., Accessory Dwelling Unit (ADU), defined as a dwelling unit that is accessory to, and located on the same lot as a single-family detached dwelling or a single-family semi-detached dwelling. Accessory dwelling units must conform to the following requirements:

- ADUs are permitted by special exception in the R-1, R-3, R-3, and CR zoning districts.
- One ADU is permitted per lot and must be within the same building as the principal use or attached to a residential garage.
- ADUs in the R-1 and R-2 zoning districts shall not exceed 800 square feet of floor area or 50 percent of the floor area of the principal dwelling, whichever is greater.
- ADUs in the R-3 and CR zoning districts shall not exceed 600 square feet of floor area or 50 percent of the floor area of the principal dwelling, whichever is greater.
- A deed restriction must be recorded that states the lot shall be maintained as an undivided, single-family residential lot, the gross floor area and dimensions of the ADU shall not be expanded without prior approval of the borough, the ADU and principal residence on the lot shall be used

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and occupied by the same family, but shall be permitted to have separate kitchen and dining facilities and otherwise constitute separate dwelling units.

Amend Zoning, 27 Attachment 5, Table of Use Regulations, to add "(61.1)…. Accessory Dwelling Unit ("ADU")" as a special exception in the Residential 1 (R-1), Residential 2 (R-2), Residential 3 (R-3), and Central Residential (CR) zoning districts and show as not permitted in all other zoning districts.

COMMENTS

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

1. **Special exception**—We recommend that the ADU use not require special exception approval but be permitted by right. ADUs are generally considered low-impact residential use and requiring a special exception can create additional costs, delays, and procedural burdens for homeowners seeking to establish an ADU.

   Special exception applications require a public hearing before the zoning hearing board, legal advertisements, and application fees. These obstacles may discourage the creation of ADUs and undermine the ordinance's goal of increasing housing options. The borough has established clear dimensional, design, parking, and operational standards for ADUs within the zoning ordinance. Compliance with these standards can be accomplished through the zoning permit process without the need for discretionary review.

2. **ADU Act (PA House Bill 2186)**—We are aware that PA House Bill 2186[1], which is intended to remove barriers to the creation of ADUs in areas zoned for single-family housing, has passed the PA House and is under consideration by the PA Senate. While the legislation has not yet been enacted, familiarity with its provisions may help avoid future conflicts should the bill become law.

   Several provisions of the proposed ordinance are more restrictive than those contained in HB 2186. For example, the bill would prohibit municipalities from requiring owner occupancy of either the principal dwelling or the ADU. The proposed ordinance would require owner occupancy and provides for the revocation of the use permit and certificate of occupancy for the ADU upon noncompliance.

   In addition, the bill would also permit ADUs that are detached from a proposed or existing residential building if located on the same lot as the residential building. The proposed ordinance, however, limits ADUs to those located within the principal building or attached to a residential garage, which may limit opportunities for homeowners to develop new ADUs on otherwise conforming lots. Should House Bill 2186 be enacted, these provisions may need to be revisited to ensure consistency with state law.

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

MMW:emh
26-0154

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

[1] https://www.palegis.us/legislation/bills/2025/hb2186

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Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Bucks County Planning Commission

Date: July 1,2026

Subject: BCPC #22-26-2
Proposal to Amend the Zoning Ordinance—Keeping and Raising Chickens
Applicant: Board of Supervisors
Date Received: June 18, 2026
Hearing Date: August 10, 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 July 1, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to add definitions and use regulations for Keeping of Chickens. The new use will be permitted by right in the RA-1 Residence Agricultural, RA-2 Residence Agricultural, RA-2 Residence Agricultural, R-1 Residence, and R-2 Residence districts.

Proposed Zoning Provisions:

Amend Section 500-202 to add definitions for chicken run or pen, domesticated chicken, and henhouse or chicken coop.

Amend the use regulations for Agricultural Uses in Section 500-402.A. to add the phrase “except for the requirements found under Section 500-2412” to clarify that the Keeping of Chickens use is exempt from the regulations applicable to Agricultural Uses.

Amend Article XXIV Accessory Uses and Structures to add use regulations for Keeping of Chickens including:

- Chickens for personal use are permitted by right as an accessory use in the RA-1, RA-2, RA-3, R-1, and R-2 zoning districts.
- A minimum lot size of 5,000 square feet is required with a maximum of 4 chickens per every 5,000 square feet.

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- The keeping of roosters is prohibited.
- The displaying, offering for sale, bartering or giving away chickens, chicks, eggs or manure from the property is prohibited.
- It is unlawful for chickens to run at large upon adjoining properties or upon public or private property in the township.
- Chickens must be confined at all times to a chicken coop or chicken run. One chicken coop and one chicken run are permitted per property located in the rear or side yards only. Chicken coops and chicken runs must be setback at least 15 feet from all property lines, can be a maximum height of 8 feet, shall not exceed 50 square feet in area, and must provide not less than 4 square feet for each chicken.
- All chickens, chicken coops and chicken runs must be maintained, housed and kept in a clean and sanitary condition and in a manner that does not cause a public or private nuisance.
- All feed, water and other items associated with the keeping of chickens must be kept in rodent-proof and waterproof containers. Watering troughs, tanks or other watering containers shall be designed to prevent the breeding of insects.
- Slaughtering or butchering for personal consumption or religious practices shall be permitted indoors.
- Chicken manure may not be spread upon the ground but may be composted on the property.

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.

LYL:emh
26-0180

cc: Stephanie Teoli Kuhls, Interim Township Manager (via email)
Jim Ennis, AICP, Director of Building and Zoning (via email)
James J. Esposito, Esq., Curtin & Heefner, LLP, Township Solicitor (via email)
Andrew Griffin, Esq., Curtin & Heefner, LLP, Township Solicitor (via email)
Isaac Kessler, PE, Remington & Vernick Engineers, Township Engineer (via email)

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Executive Director

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MEMORANDUM

To: New Hope Borough Council
New Hope Borough Planning Commission

From: Bucks County Planning Commission

Date: July 1, 2026

Subject: BCPC #27-26-2
Proposal to Amend the Zoning Ordinance—Signs
Applicant: Borough Council
Date Received: June 9, 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 July 1, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance sign regulations to modify sign setback requirements and the number and types of permitted signs within the LC, CC, and Riverfront Cultural Overlay Districts.

Zoning Ordinance Section	Existing Provision	Proposed Amendment
Section 275-51.B.(4)	No portion of a sign may be located closer to any street line or property line than one-third of the required setback in the HC District and one-half of the required setback in all other districts.	Eliminate setback requirements for signs within the LC, CC, and Riverfront Cultural Overlay Districts.
Section 275-54.C.	A maximum of two permitted sign types may be used in any combination within the LC, CC, and Riverfront Cultural Overlay Districts.	Increase the number of permitted sign types from two to three within the LC, CC, and Riverfront Cultural Overlay Districts.

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Section 275-54.C.(7)	Freestanding signs are not currently listed as a permitted sign type within the LC, CC, and Riverfront Cultural Overlay Districts.	Add new Section 275-54.C.(7) to permit freestanding signs within the LC, CC, and Riverfront Cultural Overlay Districts.

COMMENT

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

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

JS:emh
26-0168

cc: John C. Fenningham, Fenningham, Dempster & Coval, LLC, Borough Solicitor (via email)
Peter Gray, Borough Manager (via email)
Lisa Littlefield, Borough Zoning Officer (via email)

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MEMORANDUM

To: Sellersville Borough Council
Sellersville Borough Planning Commission

From: Bucks County Planning Commission

Date: July 1, 2026

Subject: BCPC #39-26-1
Proposal to Amend the Zoning Ordinance—Noise
Applicant: Borough Council
Date Received: June 12, 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 July 1, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to replace the noise regulations found in Section 160-76 with revised standards that establish new maximum permissible sound levels, updated measurement procedures, and enforcement provisions. The proposed regulations are consistent with those from Perkasie Borough which will facilitate enforcement by the shared police department.

Proposed Zoning Provisions:

Amend Section 160-76 to provide a new noise measurement methodology using a sound level meter and an octave band analyzer, rather than the existing methodology which uses only an octave band analyzer. Public celebrations approved by the borough, the operation of motor vehicles or other transportation facilities, operations involved in the construction or demolition of structures, emergency alarm signals or time signals are exempt.

Provide revised maximum permitted sound-pressure levels (A-weighted decibels -dBA) to regulate smooth and continuous noise and noise that is not smooth and continuous or is radiated during sleeping hours (10:00 PM to 7:00 AM). The existing regulations do not differentiate between the two types of noise and do not use the A-weighted decibel measurements.

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

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.

DCZ:emh
26-0170

cc: Vicki Kushto, Esq., Clemons Reiss MacNair & Kushto, PC, Borough Solicitor (via email)
Brenda Detweiler, Borough Manager (via email)

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MEMORANDUM

To: Sellersville Borough Council
Sellersville Borough Planning Commission

From: Bucks County Planning Commission

Date: July 1, 2026

Subject: BCPC #39-26-2
Proposal to Amend the Zoning Ordinance—Short Term Rentals
Applicant: Borough Council
Date Received: June 12, 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 July 1, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to add definitions and use regulations for Short Term Rental. The new use will be permitted by conditional use in the Medium-Density Residential, Neighborhood Commercial, and Borough Core zoning districts.

Proposed Zoning Provisions:

Add Section 160.74.1 to include the following use regulations for Short Term Rentals:

- Define the use as any dwelling unit utilized as a single-family resident, or subsets of rooms located therein, rented for the purpose of overnight lodging for a period of 30 days or less, which meets the definition of "hotel lodging and room rental," as defined in the Bucks County Tourist Promotion Law, 73 P.S. 401.
- An annual license is required as well as an annual inspection.
- Occupancy is limited to no more than two people per bedroom, plus four additional children or a maximum of 12 occupants, whichever is less.
- Installation of a noise monitor is encouraged and required after two noise complaints. If noise complaints persist the borough may revoke the license.
- The zoning officer is charged with administration and enforcement of the ordinance.

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

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.

DCZ:emh
26-0171

cc: Vicki Kushto, Esq., Clemons Reiss MacNair & Kushto, PC, Borough Solicitor (via email)
Brenda Detweiler, Borough Manager (via email)

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MEMORANDUM

To: Tinicum Township Board of Supervisors
Tinicum Township Planning Commission

From: Bucks County Planning Commission

Date: July 1, 2026

Subject: BCPC #44-26-1
Proposal to Amend the Zoning Ordinance—Kennel
Applicant: Board of Supervisors
Date Received: June 4, 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 July 1, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to add a definition for kennel and revise the use regulations for A4 Kennel.

Proposed Zoning Provisions:

Amend Section 201 Definitions to add a definition for kennel.

Amend Section 706.A.(A4) Kennel as follows:

- Replace the description of kennel to include any establishment with six or more dogs and cats that are 6-month or older for the purpose of breeding, boarding, sale, show or adoption, whether a fee is charged or not. The use also includes any other establishment requiring a kennel license issued by the PA Department of Agriculture. The current use provides no minimum number of animals and allows animals other than dogs and cats.
- Amend Section 706.A.(A4)1. of the zoning ordinance to raise the minimum lot size from 5 to 10 acres.
- Add Section 706.A.(A4)4. to establish a maximum animal capacity for the kennel. A maximum of five animals per acre, excluding animals under six months, are permitted.

COUNTY COMMISSIONERS:
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- Amend the off-street parking requirements to require one parking space for each volunteer working with the animals. The current ordinance only requires parking spaces for employees and does not account for volunteer staffing.
- Add Section 706.A.(A4)6. of the zoning ordinance to require that all animals be kept indoors between 10:00 PM to 7:00 AM.

COMMENTS

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

1. **Kennel definition**—The proposed definition of "kennel" is limited to dogs and cats. However, kennels and similar animal boarding, breeding, training, or shelter facilities may accommodate a broader range of domestic animals. We recommend revising the definition to be more inclusive of other domestic pets to ensure the regulations adequately address all applicable animal housing and care facilities. If this recommendation is carried out the revised term should be applied to the kennel capacity requirements in Section 706.A.(A4)4. and the parking requirements in Section 706.A.(A4)5.

2. **Nuisance concerns**—Kennels have the potential to generate nuisance impacts on surrounding properties, particularly related to noise and odor. To help minimize these impacts and provide clear performance standards for the use, we recommend adding a requirement in the kennel use regulations that all kennel operations comply with the noise standards in Section 803.A. and the odor standards in Section 803.E. of the 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.

LYL:emh
26-0163

cc: Scott Holbert, Esq., Flager & Associates, PC, Township Solicitor (via email)
Judith Danko, Township Manager (via email)
Gary Smith, Keystone Municipal Services, Zoning Officer (via email)

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MEMORANDUM

To: Warminster Township Board of Supervisors
Warminster Township Planning Commission

From: Bucks County Planning Commission

Date: July 1, 2026

Subject: BCPC #49-26-WS2
Preliminary Plan of Land Development for Log College Wastewater Treatment Plant
TMP #49-36-90
Applicant: Warminster Municipal Authority
Owner: Same
Plan Dated: May 6, 2026
Date Received: May 29, 2026

In accordance with the provisions of Sections 304 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 1, 2026.

GENERAL INFORMATION

Proposed Action: Construct a 1,200-square-foot building to replace the existing screen and grit facility at the Log College Wastewater Treatment Plant. Other proposed improvements include the construction of a 10,335-square-foot paved outdoor storage area for the storage of pipes, fittings, and related finished projects, and the construction of additional parking areas. The wastewater treatment plant is located on a 17.69-acre parcel.

Location: Northeast side of Log College Drive, opposite its intersection with Barness Drive.

Existing Zoning: The GOV Government/Public District permits Use 67 Utility operating facility on a lot of one acre or more. The permitted maximum building area and maximum impervious surface ratio are 25 and 50 percent, respectively.

Existing Use: Wastewater treatment plant

COMMENTS

Requested waivers—The plan and related correspondence indicate that waivers from the following requirements of the subdivision and land development ordinance (SALDO) are requested:

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Section 22-305.2.
to not require separate preliminary and final plan submissions and allow the submission as a combined preliminary/final plan; the application indicates that proposed improvements are limited on the existing developed parcel which contains a public utility

Section 22-406.C.7.
a partial waiver to not require the locations, sizes, species of existing standalone trees 3 inches in caliper or greater for the entire site, and to show individual trees with their diameters and/or driplines of groupings of trees within and in the vicinity of the limit of disturbance; the application indicates that the site is heavily wooded and only one 6-inch diameter tree is to be removed and tree disturbance for the proposed outfall will be field-coordinated

Section 22-505.3.
from providing a sidewalk along the Log College Drive frontage; the application indicates a public sidewalk exists entirely along the southeast side of Log College Drive, which is residentially zoned

Section 22-512.3.A.
relief from requiring parking lots to be confined by curbing; the application indicates that existing parking areas to be expanded lack curbing and the ordinance allows for the elimination of curbing if grassed swales or bioretention facilities are provided adjacent to parking areas, and proposed paved areas will divert stormwater flows into swales and rain gardens

Section 22-512.6.
relief from a requirement for a curbed refuge island for separation of rows of parking spaces into groups not to exceed 12 spaces; the application indicates that a continuous row will have a total of 19 spaces, and an uncurbed naturalized area will separate the three easternmost spaces at the parking area

Section 22-523.2.d.
relief from a requirement to provide an inventory of the sizes, species, and locations of all existing trees greater than 3-inch caliper on the landscape plan; the application indicates that the site is heavily wooded in the rear and individual trees near the storage area are shown on the plans

Section 22-523.5.c.
relief from a requirement to provide a Class 2 buffer with 4 canopy trees, 5 ornamental flowering trees, 12 of 23 shrubs, and 75 herbaceous perennials at the eastern side property lines which abut an existing single-family detached dwelling; the application indicates that shrub plantings and new evergreen trees in excess of the minimum quantity required will be planted to supplement existing mature trees

Section 22-523.6.A.
relief from a requirement to provide a hedge of at least 3 feet in height at the perimeter of the parking lot which has more than six spaces; the application indicates a perimeter hedge is not suitable for parking associated with this use, as there is no public access to the parking lot and it is internal to the site and not visible from Log College Drive or adjacent properties

Section 22-523.6.C.
a partial waiver from deciduous tree plantings for parking spaces, requiring one tree for every five parking stalls; the application indicates that there is limited available planting space and new landscape plantings are planted where feasible

Section 22-523.6.D.
relief from a requirement for landscaping to be provided for 15 percent of the parking area with sufficient plantings to reduce glare, heat, and noise; the application indicates that the plan proposes 15 new spaces which are not expected to cause any excessive glare, noise, or heat production

Sections 22-523.7.C. & 22-523.9.A.
a partial waiver to not provide 11 required trees, 18 of 22 required ornamental trees, and 106 of 112 shrubs for the proposed 2,236 square feet of stormwater management facilities; the application indicates that placement of certain plantings in the vicinity of the pipe storage area could adversely impact their condition (e.g., leaves and flowers in pipes), and the rain garden bottom will be planted with a native seed mix to encourage biodiversity

Section 22-523.8.A.
to not provide any replacement trees; the application indicates that the planting of additional trees onsite is limited by available lands which are not encumbered by underground piping and other subsurface utilities

Section 22-520.C.6.b.4.
relief from a requirement which allows a maximum shallow ponding depth of 6 inches (0.5 feet); the application indicates a waiver is requested to allow depths in excess of the maximum which are not detrimental to the facility or surrounding properties

Section 22-521.2.D.
relief from a requirement for a minimum pipe diameter of 15 inches; the application indicates the proposed storm sewer pipe segments are 8 and 12 inches to maintain adequate clearances at crossings of other underground utilities

Section 22-602.8.B.1.e.
relief from a requirement prohibiting stormwater management facilities within Riparian Zone 2; the application indicates that the proposed outfall pipe and endwall from the rain garden adjacent to the pipe storage lot will be located in Zone 2 of the Riparian Corridor and disturbance to this area will be limited to a pipe trench and limited grading at the outfall

The final plan should include all waivers granted.

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
26-0122

cc: Tim Hagey, General Manager, Warminster Municipal Authority (via email)
Daulton George, Assistant General Manager, Warminster Municipal Authority (via email)
Patrick P. DiGangi, PE, ARRO Consulting, Inc., Authority Engineer (via email)
George DiPersio, ARRO Consulting Inc., Authority Engineer (via email)
Craig Kennard, PE, Gilmore & Associates, Township Engineer (via email)
Tom Scott, Township Manager (via email)
Mike Walsh, Township Planning Director (via email)
Mike Italia, Township Zoning Officer (via email)

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Executive Director

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MEMORANDUM

To: Warrington Township Board of Supervisors
Warrington Township Planning Commissions

From: Bucks County Planning Commission

Date: July 1, 2026

Subject: BCPC #50-26-2
Proposal for Zoning Map Change—RA Residential Agricultural District to R3 Residential Single-Family District
TMP #50-4-22
Applicant: Board of Supervisors
Owner: Little Pickertown Farm, LLC
Date Received: June 1, 2026
Hearing Date: July 14, 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 July 1, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning map to rezone TMP #50-4-22 from the RA Rural Residential District to the R3 Residential Single-Family District.

Location and Size of Tract: The 8.23-acre site is located on the northeast side of Pickertown Road, directly north of the U.S. Route 202 Parkway.

Existing Zoning: The RA Residential Agricultural District permits single-family detached dwellings and agriculture by right on lots of 3 acres or more with a maximum impervious surface ratio of 15 percent. Conservation residential development use is permitted by conditional use with a minimum site area of 25 acres, no minimum lot size, but a maximum density of 0.7 to 1.0 units per acre based on density bonuses, and a maximum impervious surface ratio of 80 percent.

Proposed Zoning: The R3 Residential Single-Family District permits single-family detached dwellings on lots of 13,500 square feet, a maximum density of 1.9 units per acre, a minimum of 12 percent open space, and a maximum impervious surface ratio of 25 percent. Agricultural uses are permitted on sites of 10 acres or more.

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

Present use: Rural residential

COMMENTS

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

1. **Comprehensive plan**—The *Warrington Township Comprehensive Plan* (2018) states the purpose of the RA District is to provide areas within the township where a low-density residential atmosphere is preserved; to provide area where continued agricultural use of the land is feasible; to discourage higher intensity uses which would make agricultural preservation and a rural residential atmosphere impossible; and to discourage higher densities of development in areas where public utilities, particularly sewer and water, are neither available nor anticipated to be provided.

   The comprehensive plan's Future Land Use Map designates the site as Residential Single-Family. Under Vision Principle 1: Manage Residential Growth, the implementation strategy and policy for residential use is to manage residential growth by maintaining the current variety of housing at appropriate densities and periodically review land use ordinances to ensure that housing choices continue to be provided for all types of living units and arrangements. The proposed map change would increase the permitted density for single-family detached use only.

2. **Compatibility with surrounding zoning and land use**—The site abuts single-family detached dwellings to the southwest, northwest, and northeast. The southeastern side of the site abuts the U.S. Route 202 Parkway. The southwest side of the site contains a large area zoned R1 Low-Density Residential District which permits single-family detached units on lots of 40,000 square feet. To the north and east is the R3 Residential Single-Family District. The proposed rezoning to the R3 Residential Single-Family District would permit single-family residential development on smaller lots and at a higher density than is allowed in the adjacent R1 Low-Density Residential District. However, the proposed district would be compatible with the adjoining R3 Residential Single-Family District located to the north and east. The 8.23-acre site would yield a maximum of 15 units and about 1.0 acres open space.

3. **Municipal Sewage Facilities Plan**—The *Warrington Township Act 537 Plan* indicates that the site and surrounding area are within the Tradesville WWTP service area and it appears that a sewer line passes through a portion of the site.

Summary—The comprehensive plan notes that agriculture is to be promoted in areas where public water and sewer is not intended or available and recommends that land use ordinances be reviewed to manage growth and promote housing at appropriate densities and types. The proposed zoning is consistent with the existing single-family residential development pattern and zoning of adjacent parcels. Given the site's proximity to similarly zoned and developed parcels and its location within a public sewer service area, the proposed zoning district is consistent with the goals of the comprehensive plan.

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:tmr
26-0155

cc: Angela Benner, Township Manager (via email)
Jeffrey P. Garton, Esq., Begley, Carlin & Mandio, LLP, Township Solicitor, (via email)
Elizabeth Schecter, Legal Assistant, Begley, Carlin & Mandio, LLP (via email)
Bonnie Rossmann, Legal Assistant, Begley, Carlin & Mandio, LLP (via email)

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PERTINENT INFORMATION

Site Characteristics, Natural Features: The 8.23-acre site slopes downward to the southeast toward the U.S. Route 202 Parkway. The property includes agricultural buildings and contains active or former agricultural fields.

Existing Land Use: Rural residential

Surrounding Land Use:

North:	Single-family residential
East:	U.S. Route 202 Parkway
South:	Single-family residential
West:	Single-family Residential

Surrounding Zoning:

North:	R3 Residential Single-Family District
East:	R3 Residential Single-Family District
South:	R1 Low-Density Residential District
West:	R3 Residential Single-Family District

Municipal Comprehensive Plan: The *Warrington Township Comprehensive Plan* (2018) designates the site as Residential Single-Family on the Future Land Use Map

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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

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MEMORANDUM

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

From: Bucks County Planning Commission

Date: July 1, 2026

Subject: BCPC #52-26-1R
Proposal to Amend the Zoning Ordinance—Data Centers
Applicant: Board of Supervisors
Date Received: June 1, 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 July 1, 2026.

GENERAL INFORMATION

Proposed Action: Amend the use regulations for Use G18 Data Center by revising the dimensional requirements and establishing standards for sound studies, water and wastewater feasibility studies, and power feasibility studies, as well as providing additional buffering and lighting requirements.

Proposed Zoning Provisions:

Amend the use regulations for G18 Data Center as follows:

- Revise the dimensional standards by increasing the minimum site area from 25 acres from 35 acres, the lot width from 350 feet to 750 feet, and the minimum parking area setbacks from 150 feet to 200 feet.
- Provide minimum front, side and rear yard setback requirements of 400 feet for residential zoning districts, and 200 feet for all other zoning districts.
- Require a sound study to be performed prior to construction of a data center and after construction.
- Specify what must be included in a water and wastewater feasibility study and a power feasibility study, as these requirements are not specified in the existing ordinance.

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

- Clarify that no part or component of a Data Center or Data Center Equipment shall exceed 35 feet in height. The existing ordinance does not include Data Center Equipment in the height restrictions.
- Require a Type 2 landscape buffer where the Data Center use abuts a residential zoning district.
- Establish additional lighting requirements that supplement the requirements of existing Section 450-1808.
- Require all cooling systems to employ closed-loop technology.
- Require the submission of an estimated economic impact to estimate the costs expected to be incurred by the township related to infrastructure, emergency preparedness, administrative costs, police protection, and fire protection.

COMMENT

We reviewed the initial version of the township's data center regulations in April of 2026 (BCPC #52-26-1, dated April 1, 2026). The proposed amendments strengthen and clarify the existing data center regulations.

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
26-0147

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

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Bucks County Planning Commission
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Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
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James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

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MEMORANDUM

To: Newtown Area Joint Zoning Council

From: Bucks County Planning Commission

Date: July 1, 2026

Subject: BCPC #56-26-2
Proposal for Zoning Map Change—RI-A Rural Industrial-A District to RI Rural Industrial District and CM Conservation Management District to RI Rural Industrial District
TMP #53-12-1.2
Owner: Heidelberg Materials Northeast
Applicant: Newtown Area Joint Zoning Council
Date Received: June 5, 2026
Hearing Dates: Not indicated

In accordance with the provisions of Sections 304, 609, and 809-A of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 1, 2026.

GENERAL INFORMATION

Proposed Action: Rezone a portion of former TMP #53-12-2-2, now known as TMP #53-12-1.2, from the RI-A Rural Industrial-A District to the RI Rural Industrial District and rezone TMP #53-12-1.2 from the CM Conservation Management District to the RI Rural Industrial District.

Location and Size of Tract: The parcel consists of 6.527 acres and is along the south side of Penns Park Road, approximately 1,000 feet west of its intersection with SR 232.

Proposed Zoning Provisions: The RI Rural Industrial District permits Use B-1 Single Family Detached as a conditional use on lots of at least 3 acres with a permitted maximum impervious surface ratio of .08. Various nonresidential uses are permitted by right and as conditional uses in this district with a maximum impervious surface ratio of 50 percent.

Existing Zoning Provisions: The RI-A Rural Industrial-A District permits Use B-1 Single Family Detached as a conditional use on lots of at least 3 acres with a permitted maximum impervious surface ratio of .08. Various nonresidential uses, including Use G-12 Recycling and Refuse Facility, are permitted by right and by conditional use approval in this district with a maximum impervious surface ratio of 50 percent.

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

The CM Conservation Management District requires lots of at least 1 acre for Use B-1 Single-Family Detached and 10 acres for most other uses.

COMMENT

As a result of a previous lot consolidation, the subject parcel is currently split-zoned between the RI-A and CM Districts. The proposed zoning map amendment eliminates the split zoning by zoning the entire parcel to one district. Further, rezoning the parcel to the RI Rural Industrial District is a logical extension of the existing RI District that is located directly east of the site.

We recommend that the joint zoning council consider adopting the zoning map amendment as proposed, as 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 joint zoning council's decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

LMW:emh
26-0164

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

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PERTINENT INFORMATION

Site Characteristics, Natural Features: The site is wooded and includes and includes a small watercourse and a small pond.

Existing Land Use: Vacant (wooded)

Surrounding Land Use:

North: Storage facility, rural residential
East: Quarry
South: Quarry
West: Quarry

Surrounding Zoning:

North: RI-A Rural Industrial-A District
East: RI Rural Industrial District
South: QA Quarry/Agricultural District
West: CM Conservation Management District

Municipal Comprehensive Plan: Industrial Area

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Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

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MEMORANDUM

To: Newtown Area Joint Zoning Council

From: Bucks County Planning Commission

Date: July 1, 2026

Subject: BCPC #56-26-3
Proposal to Amend the Zoning Ordinance—Data Centers
Applicant: Newtown Area Joint Zoning Council
Date Received: June 10, 2026
Hearing Date: Not indicated

In accordance with the provisions of Sections 304, 609, and 809-A of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 1, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by adding a new use, Use G-17 Data Center, with a use description for Data Center, definitions for Data Center Accessory Uses/Structures and Data Center Equipment, required area and dimensional requirements, and use requirements and standards. The new use will be permitted by conditional use in the QA-A Quarry/Agricultural District.

Proposed Zoning Provisions:

Amend Section 803, Use Regulations, by adding a new subsection 803.G.G-17 to define and incorporate regulations for a new use, Use G-17 Data Center.

Use G-17 Data Center shall be defined as a facility whose principal use is the housing, operation, and management of computer servers, data storage equipment, network systems, or digital processing infrastructure, whether for the owner/operator's use or for the provision of services to third parties.

The Data Center Use is differentiated from other uses which incorporate small-scale computer or network functionalities by the following instructive, non-exhaustive criteria:

- Dedicated server halls or data halls exceeding 10,000 square feet in aggregate floor area
- Electrical demand exceeding 30 kilowatt hours per square foot of building coverage or that requires redundant electrical feeds, substations, or multiple backup generators

COUNTY COMMISSIONERS:
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- Mechanical cooling systems devoted to computing operations
- Twenty-four-hour operation, staffing, monitoring, or security associated with the around-the-clock computing infrastructure
- Limited on-site employment density relative to building size

Required area and dimensional requirements for Use G-17 Data Center are as follows:

- Minimum lot size: 25 acres
- Maximum height: 45 feet for a Data Center and any buildings associated with Data Center Accessory uses, which shall include projections through the roof of the building, such as elevator towers, heating or cooling units, parapet walls to screen rooftop equipment and protrusions, and other such items
- Setbacks to Residential Use or Zone: 1,000 feet from any lot containing a residential use or zoned to allow uses permitted under Section 803.B, relating to residential uses. This required setback shall be measured in a straight line from the closest point of the data center building or data center equipment to the nearest property line of the residential use or residential district, as applicable.
- Setbacks to Nonresidential Use or Zone: 300 feet from a property line shared with a nonresidential use. This does not apply to parking for the Data Center use.

A Utility Review shall be required as part of the conditional use application, which shall require:

- Demonstration of exhaustive efforts to provide for on-lot, renewable electricity generation prior to resorting to connection to a public electricity provider
- Demonstration of exhaustive efforts to provide for public water and sewage disposal prior to resorting to on-lot production of water and/or on-lot sewage disposal
- A will-serve letter by a public utility provider or written assessment by a qualified professional ensuring that there is sufficient capacity available to serve the proposed use as well as projected service needs for future growth
- If on-site water production is the only feasible source of water for a site, a Water Impact Assessment shall be provided in compliance with Section 26-251 of the Wrightstown Township Code and compliance with all provisions of Chapter 26, Part 2, Section G of the Wrightstown Township Code relating to Protection Against Depletion of Existing Wells must be demonstrated, regardless of jointure municipality the data center is located (applicable regulations are attached and incorporated as Exhibit A)
- Proof of review and approval from the Delaware River Basin Commission for water withdrawals meeting specific minimum criteria

Utility lines from substations to a data center must be placed underground unless not feasible or if the utility company requires above-ground lines. Emergency planning must be addressed through submission of a safety plan as part of the conditional use application. The safety plan must include the required elements listed in Appendix B of the proposal and must be approved by the township fire chief.

Additional use provisions include requirements for outdoor lighting, noise, parking, reserve parking, and buffer yards, including a requirement for a landscaped earthen berm of at least 6 feet in height.

Provisions related to the decommissioning of a Data Center, including requirements related to financial security, abandonment, the submission of a decommissioning plan, removal

requirements for equipment, hazardous materials, and structural elements, site restoration, and municipal rights, are also included as part of the use requirements.

Amend Section 700-A.5.A.2. to include Data Center as a use permitted by conditional approval in the QA-A Quarry/Agricultural District.

COMMENTS

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

1. **Electronic Waste Plan**—The proposed amendment addresses waste removal requirements at the time a data center is to be decommissioned. Since data centers produce electronic waste, batteries, and hazardous materials as they are upgraded, we recommend that the Jointure require an Electronic Waste Plan that addresses the safe removal and recycling or disposal of electronic waste when equipment is updated. An Electronic Waste Plan could be required as part of the conditional use application.

2. **Community benefits agreement**—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.

3. **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 G-17 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 on a more human scale.

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

LMW:emh
26-0169

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

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Bucks County Planning Commission

Subdivision and Land Development Reviews

May 23, 2026 to June 19, 2026

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bensalem Township	13194	26-0124	2-29-303; -304	ADE, LLC	P	Mixed-Use Land Development: 2,475 square feet (Commercial) 4 Multifamily units (Residential)
Bristol Township	13192	26-0118	5-9-368	Property Perfection, Inc.	F	2 Single-family lots
Bristol Township	13205	26-0165	5-11-446-1	Corey Lettieri	F	2 Single-family lots
Lower Southampton Township	10370-A	26-0121	21-23-17-15	245 Enterprises, LLC	P	Industrial Land Development: 8,500 square feet
Doylestown Township	13203	26-0161	9-46-28 and 9-46-28.1	Eric Ritter	F	Lot Line Adjustment
Milford Township	12706-A	26-0146	23-10-112-1	Faith Christian Academy	P	Institutional Land Development
Newtown Borough	13191	26-0117	28-5-153	Jodi Smith	P	2 Semi-detached units
Northampton Township	13196	26-0139	31-26-48	Alex Khaytin	S	2 Single-family lots
Northampton Township	13198	26-0150	31-10-37	Brian Blair	P	2 Single-family lots
Richland Township	8800-L	26-0125	36-29-19-3A & 36-29-19-3D	Northfield Business Campus, LLC	P	Industrial Land Development; Lot Line Adjustment
Solebury Township	13195	26-0126	41-22-45	27SP LLC	P	2 Single-family lots
Warrington Township	13193	26-0123	50-26-79	Edward Bussinger	P	Commercial Land Development: 5,451 square feet

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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: June 4, 2026

Subject: BCPC #13194
Preliminary Plan of Land Development for 1001 Bristol Pike
TMPs #2-29-303; -304
Applicant: ADE, LLC
Owner: Same
Plan Dated: May 8, 2026
Date Received: May 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: Consolidate two parcels to create a 15,039-square-foot site. Construct a 2,475-square-foot mixed-use building with commercial space and four multifamily dwelling units. The site contains a residential building and a mixed-use building that will be removed. Public water and sewer serve the site.

Location: Southern side of Bristol Pike, approximately 100 feet east of its intersection with Buttonwood Avenue.

Zoning: The GC General Commercial District permits restaurants and personal service shops on a minimum lot size of 7,200 square feet with a minimum lot width of 60 feet. The maximum building area and maximum impervious surface ratio are 35 and 60 percent, respectively.

The Bensalem Township Zoning Hearing Board granted variances from the following sections of the zoning ordinance on September 4, 2025:

Section 232-380
to permit an apartment residential use where one apartment presently exists

Section 232-381.(2)
to permit an impervious surface ratio of 89 percent, where 60 percent is permitted; the existing impervious surface ratio is 81 percent

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

Section 232-381.(3)
to permit an existing front yard setback of 7 feet 10 inches to remain where 75 feet is required

Section 232-381.(3)(b)
to permit an existing 2-foot side yard setback to remain where 8 feet is required

Section 232-586.(d)(3)
to permit parking within 25 feet of a property line; existing parking is within the 25-foot setback

Section 232-587
to not provide a designated loading and unloading space; a loading/unloading space does not presently exist

Section 232-592
to not provide a buffer yard; a buffer does not presently exist

Section 232-593
to not provide a 75-foot setback from the adjacent property zoned R-2; structures/improvements/parking already exist within the setback

The variances were granted with the following conditions: the number of residential units is limited to four, the commercial space may not exceed 650 square feet for customer use, and the building is limited to two stories and a basement.

Present Use: Multifamily residential and commercial

COMMENTS

1. **Parking lot design**—The applicant has received a variance from Section 232-586.(d)(3) of the zoning ordinance to permit parking within the 25-foot front setback. However, the plan shows two parking spaces, one of which is an accessible space, in a location that may present hazards when vehicles enter and exit the site. We recommend that the parking area be redesigned to provide sufficient distance from the right-of-way.

2. **Parking separation from building**—Section 201-112.(d) of the subdivision and land development ordinance (SALDO) requires a planting strip with an average width of 10 feet and a minimum width of 7 feet between the edge of the parking area and the outside wall of the nearest building. The plan shows that the paved area on the site directly abuts the existing and proposed buildings with a 5-foot-wide sidewalk around almost the entire perimeter of the proposed building. The plan does not show the required planting strip around the building.

3. **Transportation comments**

    a. **Driveway separation**—We recommend that the applicant consider maintaining the existing location of the site driveway, as it provides for better separation from the existing shopping center driveway located south of the site.

    b. **Americans with Disabilities Act (ADA) requirements**—We recommend the plan provide ADA-compliant facilities along the property's frontage with Bristol Pike (ramp and driveway apron).

    c. **Turning templates**—The plan shows turning templates for a fire engine. To adequately review internal circulation, we recommend that the plan include turning templates for the largest vehicle (other than a fire engine) anticipated to access the site.

d. **Driveway**—We recommend that the plan include a driveway profile.

4. **Landscaping**

a. **Landscape plan**—Section 201-106.(c)(9) of the SALDO requires that a landscape plan be submitted for all land developments. The submission should be revised to include the required landscape plan. We recommend the required landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.

b. **Street trees**—Section 201-106.(c)(1) of the SALDO requires that street trees be planted by developers along all streets where suitable street trees do not exist within any land development or subdivision. The plan does not show the required street trees.

c. **Parking lot landscaping**—Section 201-106.(c)(10)b. requires 10 trees per acre of gross site area plus one tree for every five parking spaces in all nonresidential subdivisions and land developments. The plan does not show the required trees around the parking lot.

d. **Trees**—Section 201.41.(d)(8) of the SALDO requires that all trees larger than 8 inches in caliper shall be shown unless located in wooded areas which may be delineated showing the perimeter of the area. The plan shows one tree near the western lot line that is to be removed. According to aerial photographs, there may be a few additional large trees located along the southern lot line. We recommend that any existing trees that meet the size criteria in Section 201.41.(d)(8) be shown on the plan. Tree protection requirements in Sections 201-106.(c)(12) of the SALDO should be employed for any trees to remain.

5. **Signage**—The plan does not provide any information about signage to be placed on the site. We recommend that sign details be placed on the plan to show compliance with the sign regulations in Article XIV of the zoning ordinance.

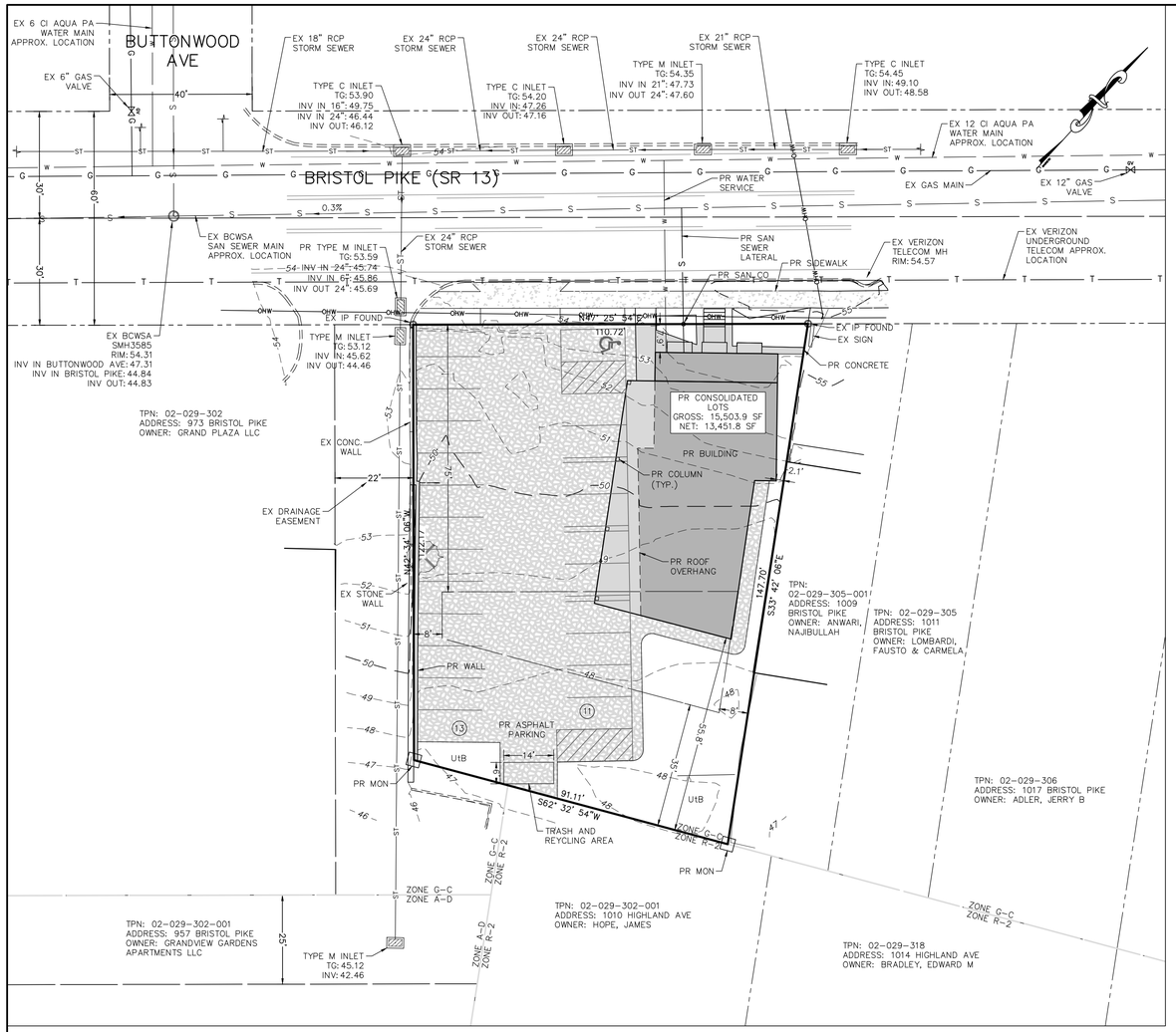
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 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
26-0124

cc: Vince Fioravanti, PE, Fioravanti 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)



IMPERVOUS SURFACE SUMMARY

ITEM	TOTAL EX LOT	PR CONSOLIDATED LOTS
NET LOT AREA (SF)	13,451.8	13,451.8
BUILDINGS	2,375.6	2,475.0
ASPHALT PAVING	7,631.5	7,435.6
ROOF OVERHANG	286.1	597.1
CONCRETE	618.7	263.7
WALL	87.3	139.9
BASEMENT ENTRANCE	36.3	0
TOTAL BLDG	2,375.6	2,475.0
BLDG COV	17.66%	18.40%
TOTAL IMP	11,035.5	10,911.3
IMP COV	82.04%	81.11%
IMP CHANGE	-124.2	SF

VARIANCES GRANTED 10-16-25

§232-380 – TO PERMIT AN APARTMENT RESIDENTIAL USE ON THE PROPERTY WHERE ONE APARTMENT CURRENTLY EXISTS.

§232-381(2) – TO PERMIT AN IMPERVIOUS SURFACE RATIO OF 89% WHERE 60% IS REQUIRED AND APPROXIMATELY 81% IS EXISTING.

§232-381(3) – TO PERMIT AN EXISTING FRONT YARD SETBACK OF 7 FT 10 IN TO REMAIN WHERE 75 FT IS REQUIRED.

§232-381(3)(b) – TO PERMIT AN EXISTING SIDE YARD SETBACK OF 2 FT TO REMAIN WHERE 8 FT IS REQUIRED.

§232-586(d)(3) – TO PERMIT PARKING WITHIN 25 FT OF A PROPERTY LINE WHERE PARKING IS CURRENTLY LOCATED WITHIN 25 FT OF A PROPERTY LINE.

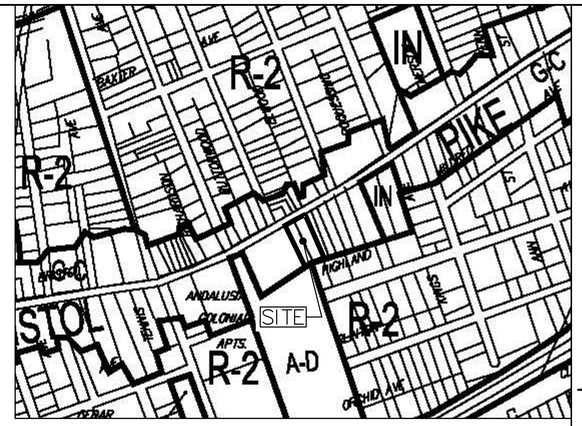
§232-587 – TO NOT REQUIRE THE USE OF DESIGNATED LOADING AND UNLOADING SPACE WHERE NO LOADING/UNLOADING SPACE CURRENTLY EXISTS.

§232-592 – TO NOT REQUIRE A BUFFER YARD WHERE NO BUFFER YARD CURRENTLY EXISTS.

§232-593 – TO NOT REQUIRE AN ADDITIONAL SETBACK FROM THE ADJACENT R-2 ZONED PROPERTY WHERE STRUCTURES/IMPROVEMENTS/PARKING ARE CURRENTLY LOCATED WITHIN THE ADDITIONAL 75 FT SETBACK AREA.

PARKING SPACES REQUIREMENT NOTE

PER 10-16-25 ZONING REVIEW, THE TOTAL PARKING SPACES REQUIRED FOR THIS PROJECT IS 23. THIS PLAN PROPOSES 24 PARKING SPACES, ONE OF WHICH IS AN ADA SPACE, THUS THE REQUIREMENT IS MET.



LOCATION MAP
1"=300'

GENERAL NOTES

1. PROJECT NARRATIVE:

   THIS PLAN DEPICTS THE PROPOSED DEVELOPMENTS OF NEWLY CONSOLIDATED PARCELS LOCATED AT BRISTOL PIKE IN BENSALEM, PA 19020.

2. MUNICIPALITY: BENSALEM TOWNSHIP
   ZONING DISTRICT: G-C GENERAL COMMERCIAL DISTRICT

   PRESENT USE: TWO STRUCTURES CONTAINING A TOTAL OF FIVE COMMERCIAL UNITS AND ONE RESIDENTIAL UNIT**
   PROPOSED USE: ONE STRUCTURE CONTAINING A TOTAL OF ONE COMMERCIAL UNIT AND FOUR RESIDENTIAL UNITS***

ITEM	REQUIRED	EXISTING*	PROPOSED
MIN LOT AREA	7,200 SF	15,503.9 SF*	15,503.9 SF
NET AREA	7,200 SF	13,451.8 SF*	13,451.8 SF
LOT WIDTH	60 FT	110.7 FT*	110.7 FT
FRONT YARD	75 FT	N/A	7.9 FT***
SIDE YARD	8 FT	N/A	2.1 FT***
REAR YARD	35 FT	N/A	55.8 FT
BLDG HEIGHT	45 FT	< 45 FT*	< 45 FT
BLDG COVERAGE	35.0%	17.7%*	18.4%
IMP COVERAGE	60.0%	82.0%**	81.1%***

   * AGGREGATE OF 2 EXISTING LOTS TO BE CONSOLIDATED
   ** EXISTING NONCONFORMITY
   *** VARIANCE GRANTED 10/16/25

3. OWNER:
   LOT 1
   ADE LLC
   785 RED BARN LN
   HUNTINGDON VALLEY, PA 19006

   LOT 2
   ADE LLC
   785 RED BARN LN
   HUNTINGDON VALLEY, PA 19006

4. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON FIELD SURVEYS PERFORMED BY FIORAVATI, INC. IN MARCH 2026

5. TAX PARCEL NUMBER:
   LOT 1 (987 BRISTOL PIKE): 02-029-303
   LOT 2 (1001 BRISTOL PIKE): 02-029-304

6. PA ONE CALL SN: 2026-062-1759

7. SOILS INFO:

   UtB – URBAN LAND-MATAPEAKE COMPLEX, 0 TO 8 PERCENT SLOPES
   HYDROLOGIC SOIL GROUP: B
   DEPTH TO WATER TABLE: MORE THAN 80 INCHES
   KSAT: 0.20 TO 2.00 IN/HR

SHEET INDEX

S01 RECORD PLAN – TO BE RECORDED
S02 EX FEATURES PLAN
S03 E&S PLAN
S04 ES NOTES
S05 ES DETAILS
S06 TURNING TEMPLATE PLAN
S07 SAN. SEWER & SWM CONSTRUCTION DETAILS
S08 STORMWATER MANAGEMENT AND CONSTRUCTION DETAILS
S09 STORMWATER MANAGEMENT PROFILES

Before You Dig Anywhere
In . . . PENNSYLVANIA
STOP! CALL 1-800-242-1776 TOLL FREE
PA Law requires 3 working days notice before you excavate
PA ONE CALL SYSTEM, INC.

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
PENNSYLVANIA ONE CALL SERIAL NUMBER FOR THIS SITE: # 2026-062-1759
UTILITIES NOTIFIED:
BUCKS COUNTY WATER & SEWER AUTHORITY
BENSALEM TOWNSHIP
AQUA PA DESIGN
PECO EXELON COMPANY
COMCAST CABLE SURVEILLANCE
VERIZON EASTERN

LEGEND

- EXISTING IRON PIN
- EXISTING CONCRETE MONUMENT
- WL — EXISTING WETLANDS
- EXISTING BUILDINGS
- EXISTING PROPERTY LINE
- PROPOSED BUFFER
- PROPOSED EASEMENT
- PROPOSED IRON PIN
- PROPOSED MONUMENT/PIN TO BE SET
- PROPOSED CURB
- X — PROPOSED SCREENING FENCE
- PROPOSED RIGHT OF WAY
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED BUILDING SETBACK

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

OWNERSHIP CERTIFICATION

TO ALL TO WHOM THESE PRESENTS MAY COME: KNOW YE THAT I (WE),_____,
HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF NORTHAMPTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. 20 WITNESS OUR HAND AND SEAL THIS DAY OF _____

CERTIFICATION OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
} SS:
COUNTY OF BUCKS

ON THIS_____DAY OF _____, 200_ AD BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN BUCKS COUNTY, PERSONALLY APPEARED _____ _____, SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAME(S) ARE SUBSCRIBED BELOW, AND ACKNOWLEDGE THAT THEY ARE REGISTERED OWNERS OF THE DESIGNATED LAND; THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID. NOTARY PUBLIC MY

_____
OWNER

_____ _____
NOTARY PUBLIC MY COMMISION EXPIRES:

RECORDING CERTIFICATION

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN PENNSYLVANIA AS INSTRUMENT NUMBER _____

_____ _____ _____
RECORDER OF DEEDS DATE

ENGINEERS CERTIFICATION

I VINCENT W FIORAVANTI PE, 36598 E DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF NORTHAMPTON TOWNSHIP

_____ _____ _____
VINCENT W. FIORAVANTI, DATE

BENSALEM TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF BENSALEM TOWNSHIP AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20___.

_____

_____ _____

TOWNSHIP ENGINEER

THIS PLAN WAS REVIEWED BY THE BENSALEM TOWNSHIP ENGINEER ON THE _____DAY OF _____ 20___.

_____
TOWNSHIP ENGINEER

BENSALEM TOWNSHIP PLANNING COMMISSION

THIS PLAN WAS APPROVED BY THE PLANNING COMMISSSION OF BENSALEM TOWNSHIP AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20___.

_____

_____

BUCKS COUNTY PLANNING COMMISION

BCPC NO. _____
PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE _____ FOR THE EXECUTIVE DIRECTOR BUCKS COUNTY PLANNING COMMISSION.

_____
EXECUTIVE DIRECTOR BUCKS COUNTY PLANNING COMMISSION.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON _____, AND THAT THE CORNERS WERE FOUND OR SET AS INDICATED.

DATE _____

_____ _____
VINCENT W. FIORAVANTI, PLS PLS NO. 53635E

FIORAVANTI, INC.
CIVIL ENGINEERS & LAND SURVEYORS
618 STREET ROAD * SOUTHAMPTON, PA 18966
(215) 322 * 2143

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
VINCENT W FIORAVANTI
ENGINEER
36598-E
PENNSYLVANIA

REVISIONS		
NO.	DESCRIPTION	DATE

DATE: 5/8/2026
SCALE: 1"=20'
JOB # 2341 FB # ___
DRAWN: STAFF CHECKED: VWF

1001 BRISTOL PIKE
BENSALEM, PA 19020
PREPARED FOR:
ADE LLC
785 RED BARN LANE
HUNTINGDON VALLEY, PA 19006

RECORD PLAN

SHEET 1 OF 9

BCPC Celebrating 75 Years
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

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

MEMORANDUM

To: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 29, 2026

Subject: BCPC #13192
Final Plan of Subdivision for 1906 Dixon Avenue
TMP #5-9-368
Applicant: Property Perfection, Inc.
Owner: Same
Plan Dated: January 20, 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: Subdivide a 13,355.40-square-foot lot into two single-family detached lots consisting of 6,672.90 and 6,682.50 square feet. Remove an existing dwelling on Lot 1 (6,672.90 square feet) and replace it with a new single-family dwelling. A single-family dwelling will be constructed on proposed Lot 2 (6,682.50 square feet). Public water and sewer facilities will serve the dwellings.

Location: Along the southeast corner of the intersection of Dixon Avenue and Spring Avenue.

Zoning: The R-2 Residence District permits single-family detached dwellings on lots with a minimum lot area of 6,500 square feet and a minimum lot width of 60 feet. The permitted maximum building area and maximum impervious coverage are 25 and 35 percent, respectively.

Present Use: Residential

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 requirements of the subdivision and land development ordinance (SALDO):

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

Section 177-35.A.
to permit the right-of-way width of Dixon Avenue and Spring Avenue to remain 40 feet wide instead of the required 50 feet wide

Sections 177-35.A., 177-43.A., & 177-66.A.
from providing sidewalks along all abutting streets except, when in the opinion of council, with advice from the township engineer and planning commission, they are unnecessary for public safety and convenience; the application indicates there are no sidewalks in the immediate vicinity of the site along Dixon and Spring Avenues.

Section 177-35.B.
to permit the existing cartway widths of Dixon Avenue and Spring Avenue to remain

Sections 177-35.A., 177-45.A., & 177-67.A.
from providing curbs along one side of all abutting streets and both sides of other streets within the subdivision; the application indicates the waiver is being requested from constructing curbs along Dixon Avenue due to there being no existing curbs along that road

Section 177-48.D.(3)
to permit grading within 5 feet of the property line

Section 177-49.A.
to permit an easement width of 10 feet where 20 feet is normally required

Section 177-51.A.
from providing street trees along the Dixon Avenue and Spring Avenue frontages; the application indicates a partial waiver is requested due to the permitted smaller lot sizes, overhead power lines and utility conflicts, sight line conflicts, and separation distances with the underground stormwater facilities

Section 177-93.A.1.
from providing a plan scale other than 1-inch equals 50 feet or 1-inch equals 100 feet; the application indicates the plan scale provided is 1-inch equals 20 feet for clarity of the plan set

Section 177-93.C.(3)
from showing the location, names, widths of streets, the location and names of railroads, the location of sanitary sewers, storm drains, water main, culverts, petroleum or petroleum product lines, gas lines, electric and telephone lines, fire hydrants, and all other utilities and significant man-made features on or within 200 feet of any part of the tract

The plan should note all granted waivers.

b. **Stormwater ordinance**—The site plan and related correspondence indicate that the applicant is requesting waivers from the following ordinance requirements:

Section 174-14.J.
from requiring storage facilities to drain completely the volume control capacities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm

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. **Sidewalks**—We recommend that the township council not grant the requested waivers from Sections 177-35.A., 177-43.A., and 177-66.A. of the SALDO, pertaining to sidewalks. A sidewalk is located along Spring Avenue on the adjacent property just south of the site (TMP #5-9-367) and ends at or near the property boundary with the subject site. Continuing the existing sidewalk on the proposed lots will promote sidewalk connections in this area and is consistent with the township's proposed trails map.

3. **Recreation land**—The plan should indicate how the proposal will meet the recreation land requirements of Section 177-53.A. of the SALDO or fee-in-lieu provisions in Section 177-53.C.

4. **Landscape architect**—Landscape information is shown on Sheet 3, the Grading Plan. We recommend that a landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.

5. **Required plan information**—The plan should be revised to provide certification of water and sewer from the serving authority in accordance with the requirements in Section 177-93.D.(9) of the SALDO.

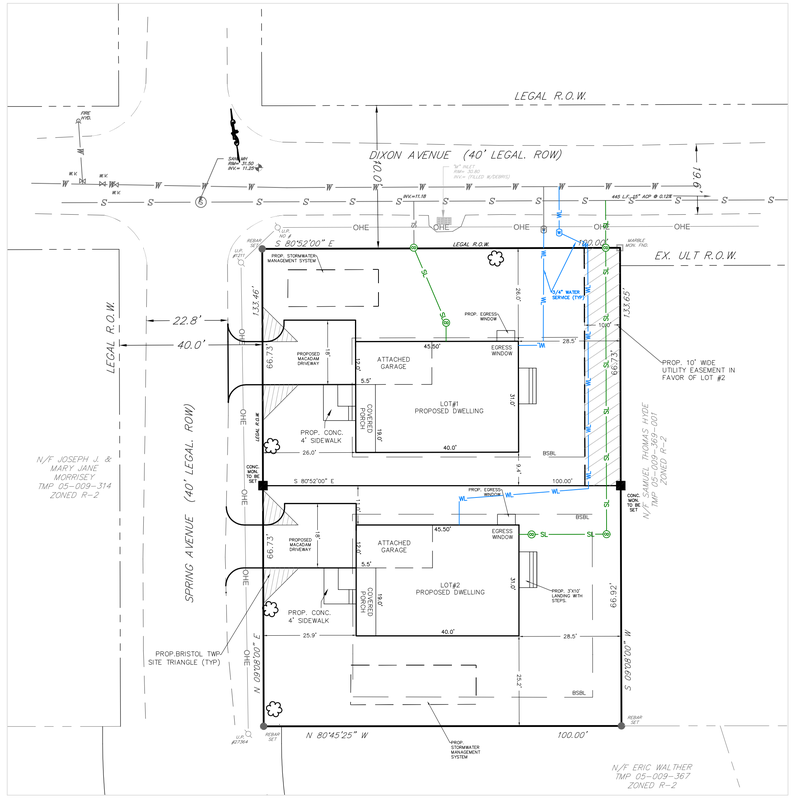
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 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
26-0118

cc: Joe Kearns, Property Perfection, Inc. (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)
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)



LEGEND:

- EXISTING CONTOURS
- 32 PROPOSED CONTOURS
- G_X EXISTING GAS
- S S EXISTING SANITARY
- W W EXISTING WATER
- E_X E_X EXISTING UNDERGROUND ELECTRIC
- EXISTING UTILITY POLES
- UtB EXISTING BOUNDARY SOILS TYPE
- EXISTING BUILDING SETBACK LINE
- EXISTING EDGE OF PAVING
- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED CLEANOUT
- MONUMENT TO BE SET
- EXISTING TREE
- F.F.E. PROPOSED FIRST FLOOR ELEVATION
- G.F. PROPOSED GARAGE FLOOR ELEVATION
- OHE PROPOSED OVERHEAD ELECTRICAL SERVICE
- WL WL PROPOSED WATER SERVICE
- RIGHT OF WAY LINE
- SL SL PROPOSED SANITARY LATERAL
- PROPOSED STREET TREE
- SITE BENCHMARK

SITE DATA					
SITE ADDRESS:	1906 DIXON AVENUE				
TAX MAP NO.:	05-009-368 (BRISTOL TOWNSHIP)				
ZONE:	R2 (RESIDENTIAL DISTRICT)				
EXISTING USE:	§205-25 [A] 1(A1) SINGLE FAMILY DWELLING				
PROPOSED USE:	§205-25 [A] 1(A1) SINGLE FAMILY DWELLING				
SITE AREA	05-009-368	13,355.4 SQ. FT.		0.31 AC.	To Legal R.O.W.

ZONING DATA	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA (SF)	6,500	13,355.4	6,672.9	6,682.50
MIN. LOT WIDTH AT BUILDING LINE (FT.)	60	100.00	66.73	66.73
MINIMUM FRONT YARD (FT.)	25	104.0	26.0	26.00
MINIMUM SIDE YARD, EACH (FT.) AGGREGATE (FT.)	7 FT./ 16 FT. AGR	21.6 FT/ 120.8 FT AGR.	9.4 FT/ N.A.	17.8 FT/ 36.3 FT. AGR.
MINIMUM REAR YARD (FT.)	20	21.90	28.50	28.50
MAXIMUM BUILDING HEIGHT (FT.)	35	<35	< 35	< 35
MAX. IMPERVIOUS SURFACE (%)	35	9.84%	29.53%	29.49%
MAXIMUM BUILDING COVERAGE (%)	25	7.07%	21.14%	21.11%
* - EXISTING NON-CONFORMITY				
** - DENOTES VARIANCE GRANTED				

IMPERVIOUS SURFACE BREAKDOWN

DESCRIPTION	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
DWELLINGS WITH ATTACHED GAR. AND PORCH	945	1,411	1,411
CONC. PORCHES AND STEPS	66	0	0
DRIVEWAYS	0	438	438
WOOD DECK AND STEPS	167	50	50
CONC. WALK AND PADS	130	60	60
RET. WALLS AND WINDOWWELLS	7	12	12
TOTAL	1,315	1,971	1,971

RESOURCE PROTECTION TABLE

NATURAL RESOURCE	RESOURCE PROTECTION RATIO	ACRES IN RESOURCE: TOTAL	ACRES IN RESOURCE: APPLICABLE	REQUIRED AREA TO BE PROTECTED - RATIO X APPL.	ALLOWABLE DISTURBANCE	AREA TO BE DISTURBED (AC.)	PERCENT DISTURBED (%)	PERCENT PROTECTED (100%)
FLOODPLAINS	100%	0	0	0	N/A	N/A	N/A	N/A
FLOODPLAIN SOILS	100%	0	0	0	N/A	N/A	N/A	N/A
LAKES, PONDS AND WATERS OF THE COMMONWEALTH	100%	0	0	0	N/A	N/A	N/A	N/A
WETLANDS	100%	0	0	0	N/A	N/A	N/A	N/A
STEEP SLOPES (>25%)	85%	0	0	0	N/A	N/A	N/A	N/A
STEEP SLOPES (15% - 24.99%)	70%	0	0	0	N/A	N/A	N/A	N/A
WETLAND MARGINS	80%	0	0	0	N/A	N/A	N/A	N/A
POND SHORE AREA	80%	0	0	0	N/A	N/A	N/A	N/A
LAKE SHORE AREA	70%	0	0	0	N/A	N/A	N/A	N/A
WOODLANDS	50%	0	0	0	N/A	N/A	N/A	N/A
LAND WITH RESOURCE RESTRICTIONS		0.00		NO NATURAL RESOURCES EXIST ON SITE				
RESOURCE PROTECTION LAND			0.00					

SITE CAPACITY CALCULATIONS

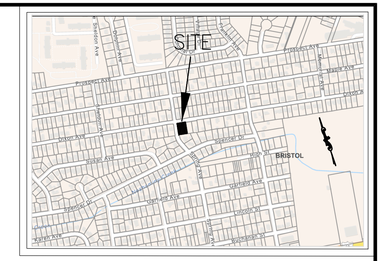
A.	BASED SITE AREA: 13,355.40 S.F.		0.307 ACRES
	EX AND ULT. R.O.W. * 0.0S.F.	-	0.000 ACRES
	BASED SITE AREA: 12,212.60 S.F.		0.307 ACRES
	*WAIVER REQUESTED FROM ULT ROW DEDICATION		
B.	LAND WITH RESTRICTIONS AND RESOURCE PROTECTION LAND:		
	NO RESOURCE PROTECTED AREAS EXIST ON SITE		
	(SEE RESOURCE PROTECTION TABLE)		
C.	NET BUILDABLE AREA		
	BASED SITE AREA:		0.31 ACRES
	SUBTRACT RESOURCE PROTECTION LAND	-	0.00 ACRES
	NET BUILDABLE SITE AREA:		0.31 ACRES
D.	NUMBER OF DWELLING UNITS:		N/A
	NET BUILDABLE SITE AREA=		0.31 ACRES
	MULTIPLY BY DENSITY	X	N/A
	NUMBER OF DWELLING UNITS		N/A D.U.
E.	IMPERVIOUS SURFACES		
	NET BUILDABLE SITE AREA=		0.31 ACRES
	MULTIPLY BY MAX. IMPERVIOUS SURFACE RATIO		0.35
	IMPERVIOUS SURFACES		0.11 ACRES
	PROPOSED IMPERVIOUS SURFACE = 3,942 SF (0.09 AC.)		

PROJECT NARRATIVE:

THIS PROJECT PROPOSES TO DEMOLISH THE EXISTING DWELLING AND SUB-DIVIDE THE LOT INTO TWO BUILDING LOTS, AND CONSTRUCT TWO (2) DWELLINGS WITH IMPROVEMENTS IN BRISTOL TOWNSHIP, BUCKS COUNTY, PA.

GENERAL NOTES:

1. SITE TAX MAP PARCEL NUMBERS T.M.P.s:
   05-009-368; 13,355.40 S.F. TO LEGAL RIGHT-OF-WAY.
   PROPOSED LOT #1: 6,672.90 S.F. TO EXISTING RIGHT-OF-WAY.
   PROPOSED LOT #2: 6,682.50 S.F. TO EXISTING RIGHT-OF-WAY.
2. PLAN REFERENCES: DEEDS, TAX MAPS AND LOTS 1 THROUGH 4 ON A FILED MAP OF "PLAN OF MAPLE SHADE AT CROYDON", BY EDWARD PICKERING, CIVIL ENGINEER, WOODBOURNE, PA., DATED MAY 5TH, 1925, AND RECORDED JANUARY 1, 1926, AS PLAN BOOK 2, PAGE 2, IN THE BUCKS COUNTY OFFICE OF THE RECORDER OF DEEDS IN DOYLESTOWN, PA.
3. THE SITE CONTAINS AN EXISTING SINGLE FAMILY HOME DWELLING WITH IMPROVEMENTS.
4. THE SITE IS SERVICED BY PUBLIC WATER AND SEWER.
5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. A BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE ABOVE MENTIONED PARCELS BY TRI-STATE ENGINEERS & LAND SURVEYORS, INC. IN JANUARY 2026.
7. THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
8. SURVEY BENCHMARK = INVERT OUT OF SANITARY MANHOLE LOCATED IN THE INTERSECTION OF DIXON AVENUE AND SPRING AVENUE (SHOWN). INV. OUT ELEV=11.25.
9. THE PROPERTY IS DESIGNATED AS ZONE X (AREAS TO BE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP OF BUCKS COUNTY, PANEL 507 OF 532, MAP NUMBER 42017C0507K, EFFECTIVE MAY 18,1999, LAST REVISED MARCH 21, 2017.
10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE STANDARDS SET BY THE LOCAL GOVERNING AUTHORITY.
11. EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FROM VARIOUS SOURCES. TRI-STATE ENGINEERS AND LAND SURVEYORS, INC. IS NOT RESPONSIBLE AS TO THE ACCURACY OF THE INFORMATION OBTAINED FROM VARIOUS SOURCE. WHERE PROPOSED UTILITIES CROSS OR CONNECT TO EXISTING UTILITIES, PRIOR TO CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE SPECIFIC DEPTHS, INVERTS, CLEARANCES, MATERIAL, AND SIZES OF THE UTILITIES INVOLVED. IF THE CONTRACTOR DETERMINES THAT DISCREPANCIES OR CONFLICTS EXIST, THE FIELD INFORMATION SHALL BE FORWARDED TO THIS OFFICE FOR REVIEW AND FIELD CHANGES MUST BE APPROVED BY THIS OFFICE. TEST PITS SHALL BE INCLUDED IN THE CONTRACTORS BID. NO IMPROVEMENTS SHALL BE INSTALLED UNTIL SUCH TIME THIS OFFICE APPROVES OF A FIELD CHANGE.
12. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
13. ALL EXCAVATED MATERIAL WHICH IS UNSUITABLE SHALL BE REMOVED FROM THE SITE IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR TRANSPORTING SAID UNSUITABLE MATERIAL TO AN APPROVED DISPOSAL LOCATION.
14. CONTRACTOR IS RESPONSIBLE TO ANY DAMAGE SUSTAINED TO ADJACENT PROPERTIES AS A RESULT OF CONSTRUCTION ON THIS SITE.
15. THERE ARE NO STEEP SLOPES, WOODLANDS OR WETLANDS THIS PROPERTY.
16. ALL PROPOSED UTILITIES TO BE PLACED UNDERGROUND.
17. A PENNSYLVANIA ONE-CALL WAS MADE IN JANUARY 2026 FOR THE REFERENCED SITE AND S/N SERIAL # 2026-0080583
18. THE LOT AREA IS LOCATED IN STORMWATER MANAGEMENT DISTRICT (C), WHICH IS COVERED WITHIN THE NESHAMINY CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE. STORMWATER MANAGEMENT FACILITIES (BMP) WILL BE PROPOSED FOR THE STORMWATER RUNOFF GENERATED BY THE PROPOSED IMPERVIOUS SURFACES FOR LOTS 1 & 2. THE OWNERS OF LOTS 1 & 2 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROPOSED UNDERGROUND STORMWATER MANAGEMENT FACILITIES LOCATED ON THE LOT.
19. CLEAR SIGHT TRIANGLE AT DRIVEWAY ENTRANCE - AT EACH POINT WHERE A PRIVATE ACCESSWAY OR DRIVEWAY INTERSECTS AT STREET, A CLEAR-SIGHT TRIANGLE OF 10 FEET MEASURED FROM THE POINT OF INTERSECTION OF THE STREET LINE AND THE EDGE OF THE ACCESSWAY, SHALL BE MAINTANED, WITHIN WHICH STRUCTURES, VEGETATION, AND OTHER VISUAL OBSTRUCTIONS SHALL BE LIMITED TO A HEIGHT OF NOT MORE THAN TWO (2) FEET ABOVE THE STREET GRADE OR AT A HEIGHT OF EIGHT (8) FEET ABOVE STREET GRADE.
20. THERE ARE NO CURRENT DEED RESTRICTIONS IMPOSED ON THIS PROPERTY.
21. APPLICANT ACKNOWLEDGES THAT APPROVAL MUST BE OBTAINED FROM THE BUCKS COUNTY CONSERVATION DISTRICT BEFORE EARTH MOVING ACTIVITIES CAN COMMENCE.
22. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
23. BURYING OF CONSTRUCTION DEBRIS AND STUMPS ON THE SITE IS PROHIBITED.
24. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT SATISFACTORY COMPACTION.
25. A MINIMUM OF SIX INCHES OF TOPSOIL SHALL BE REDISTRIBUTED OVER ALL DISTURBED AREAS OF THE SITE, WITH THE EXCEPTION OF PAVED AND PROPOSED BUILDING AREAS. SURFACE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 5-12" PRIOR TO SPREADING OF TOPSOIL.
26. THE APPLICANT SHALL NOTIFY THE TOWNSHIP ENGINEER'S OFFICE A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION AND THREE (3) DAYS PRIOR TO THE CONSTRUCTION OF THE PROPOSED INFILTRATION BMP STORMWATER MANAGEMENT FACILITY.
27. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR BMP WITHOUT WRITTEN APPROVAL OF THE MUNICIPALITY.
28. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER A STORMWATER MANAGEMENT (SWM) BEST MANAGEMENT PRACTICES (BMP'S), FACILITIES, AREA, OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED.
29. A BLANKET EASEMENT IS GRANTED TO THE MUNICIPALITY FOR THE PURPOSES OF INSPECTIONS AND EMERGENCY MAINTENANCE, IF NECESSARY, TO THE PROPOSED STORMWATER BMP'S.
30. THE OWNER OF LOTS 1 & 2 SHALL SIGN AN OPERATIONS AND MAINTENANCE AGREEMENT WITH BRISTOL TOWNSHIP FOR THE PROPOSED STORMWATER FACILITIES AND BMP'S. THIS AGREEMENT SHALL BE EXECUTED BY THE OWNER AND BRISTOL TOWNSHIP AND BE RECORDED AT THE BUCKS COUNTY COURTHOUSE.
31. THE MUNICIPALITY SHALL INSPECT ALL PHASES OF THE INSTALLATION OF THE BMP'S AND/OR STORMWATER MANAGEMENT FACILITIES AS DEEMED APPROPRIATE BY THE MUNICIPALITY. ALSO, THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEERS OFFICE THREE (3) DAYS PRIOR TO THE CONSTRUCTION OF THE PROPOSED INFILTRATION BMP STORMWATER MANAGEMENT FACILITY.
32. THE TOWNSHIP HAS THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY. THESE STORMWATER FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED, OR MODIFIED UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE TOWNSHIP HAS BEEN OBTAINED.
33. THE OWNERS OF LOTS 1 & 2 ARE RESPONSIBLE FOR MAINTENANCE OF PROPOSED STORMWATER MANAGEMENT FACILITY AS REFERENCED ON THIS PLAN. THE SITE OWNER OF THIS TRACT HOLDS BRISTOL TOWNSHIP HARMLESS FOR ANY STORMWATER RUNOFF DIRECTED OFF-SITE.
34. THE PROPOSED HOUSES WILL BE SERVED BY PUBLIC WATER (AQUA AMERICAN WATER COMPANY) AND PUBLIC SEWER (BRISTOL TOWNSHIP).
35. ALL PUBLIC WATER IMPROVEMENTS SHALL COMPLY WITH THE 'STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC WATER SYSTEM' FOR AQUA AMERICAN WATER COMPANY.
36. ALL PUBLIC SANITARY IMPROVEMENTS SHALL COMPLY WITH THE 'STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC SANITARY SEWER SYSTEM' FOR BRISTOL TOWNSHIP SEWER AUTHORITY
37. THE STORMWATER SYSTEM IS DESIGNED FOR THE IMPERVIOUS SURFACE ON EACH LOT THAT ARE SHOWN ON THE PLAN. SHOULD FUTURE LOT OWNERS INTRODUCE ADDITIONAL IMPERVIOUS SURFACES BEYOND WHAT IS SHOWN ON THIS PLAN, ADDITIONAL STORMWATER FACILITIES WILL BE REQUIRED AT THAT TIME.
38. THE STORMWATER MANAGEMENT FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED, OR MODIFIED.
39. ANY WORK WITHIN THE TOWNSHIP RIGHT-OF-WAY SHOULD BE IN ACCORDANCE WITH THE TOWNSHIP STANDARDS AND ANY NEW DRIVEWAYS WILL REQUIRE A ROAD OPENING PERMIT.



LOCATION MAP

SCALE: 1"=800'

MAINTANANCE RESPONSIBILITY:

LOCATION	FACILITY	RESPONSIBLE PARTY
LOT#1	UNDERGROUND INFILTRATION BASIN	LOT OWNER
LOT#2	UNDERGROUND INFILTRATION BASIN	LOT OWNER

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

I, LARRY YOUNG P.E., ON THIS DATE, APRIL 17 2026, HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE OR PLAN."

Larry Young (PE-053219-E) 4/17/2026
REGISTERED PROFESSIONAL ENGINEER — DATE

I, _____ ACKNOWLEDGE THE STORMWATER MANAGEMENT SYSTEM TO BE A PERMANENT FIXTURE. 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.

OWNER — DATE

ALLOWABLE IMPERVIOUS SURFACES PER SWM DESIGN	
LOT#1	LOT #2
2,121 SF	2,121 SF

STORMWATER MANAGEMENT NOTES:

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

POST-CONSTRUCTION BMPs OPERATIONS & MAINTENANCE PROCEDURES:

1. THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) OPERATES UNDER PASSIVE HYDRAULIC CONDITIONS. THE LOT OWNER IS TO OWN AND MAINTAIN THE UNDERGROUND INFILTRATION BED. THE UNDERGROUND INFILTRATION BED AND INLETS SHOULD BE INSPECTED ON AN BI-ANNUAL BASIS AND AFTER VERY LARGE RAINFALL EVENTS (.25" OR GREATER) AND MAKE SURE THAT RUNOFF DRAINS DOWN WITH THE DESIGN PARAMETERS. THE DRAWDOWNS REQUIRED SHALL COMPLETELY DRAWDOWN INTO THE SOIL MEDIA WITHIN 72 HOURS OF THE END OF THE STORM. THE PERIODIC INFILTRATION BED INSPECTIONS SHOULD INCLUDE INSPECTION OF THE UNDERGROUND PIPING SYSTEM THROUGH THE CLEANOUTS TO IDENTIFY ANY REQUIRED STRUCTURAL REPAIRS. REMOVE SEDIMENT, REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS TO THE UNDERGROUND STORM WATER BASIN. MAINTENANCE INCLUDES TRASH REMOVAL, DEBRIS, AND ANY OTHER WASTE MATERIAL FROM THE UNDERGROUND STORM WATER BASIN. IF ISSUES ARISE THE OWNER SHALL CONTACT THE DESIGN PROFESSIONAL FOR GUIDANCE.
2. 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.
3. THE MUNICIPALITY SHALL PROVIDE CONSTRUCTION OBSERVATION FOR THE STORMWATER MANAGEMENT FACILITIES, AS DEEMED NECESSARY BY THE MUNICIPAL REPRESENTATIVES.
4. 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.
5. 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.
6. THE OWNER HEREBY GRANTS THE TOWNSHIP A BLANKET EASEMENT TO ENTER THE PROPERTY TO PERFORM THE NECESSARY INSPECTIONS REQUIRED.
7. 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.
8. DURING CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE TOWNSHIPS ENGINEER'S OFFICE THREE DAYS PRIOR TO THE CONSTRUCTION OF THE PROPOSED INFILTRATION BMP STORMWATER MANAGEMENT FACILITY.
9. THE APPLICANT AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS OF ALL SWM BMPS INCLUDED IN THE APPROVED SWM SITE PLAN. THE AS-BUILT PLANS AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE MUNICIPALITY
10. A WRITTEN INSPECTION REPORT SHALL BE CREATED TO DOCUMENT EACH INSPECTION. THE INSPECTION REPORT SHALL CONTAIN THE DATE AND TIME OF THE INSPECTION, THE INDIVIDUAL(S) WHO COMPLETED THE INSPECTION, THE LOCATION OF THE BMP, FACILITY OR STRUCTURE INSPECTED, OBSERVATIONS ON PERFORMANCE, AND RECOMMENDATIONS FOR IMPROVING PERFORMANCE, IF APPLICABLE.

WAIVERS REQUESTED

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

NO.	SECTION	DESCRIPTION
1	§177-35.A	TO PERMIT THE RIGHT-OF-WAY WIDTH OF DIXON AVENUE AND SPRING AVENUE TO REMAIN 40 FEET WIDE INSTEAD OF THE REQUIRED 50 FEET WIDE.
2	§177-35.A, §177-43.A & §177-66.A	FROM PROVIDING SIDEWALK ALONG ALL ABUTTING STREETS EXCEPT WHEN IN THE OPINION OF THE COUNCIL WITH ADVICE FROM THE TOWNSHIP ENGINEER AND PLANNING COMMISSION, THEY ARE UNNECESSARY FOR PUBLIC SAFETY AND CONVENIENCE. THERE ARE CURRENTLY NO SIDEWALKS IN THE IMMEDIATE VICINITY OF THE SITE ALONG DIXON AVENUE AND SPRING AVENUE.
3	§177-35.B	TO PERMIT THE EXISTING CARTWAY WIDTHS OF DIXON AVENUE AND SPRING AVENUE TO REMAIN.
4	§177-35.A, §177-45.A & §177-67.A	FROM PROVIDING CURB ALONG ONE SIDE OF ALL ABUTTING STREETS (BOUNDARY STREETS), AND BOTH SIDES OF OTHER STREETS WITHIN THE SUBDIVISION OR LAND DEVELOPMENT. THE WAIVER IS BEING REQUESTED ALONG DIXON AVENUE DUE TO THERE BEING NO EXISTING CURBS ALONG DIXON AVENUE.
5	§177-48.D(3)	TO PERMIT GRADING WITHIN 5 FEET OF THE PROPERTY LINE.
6	§177-49.A	TO PERMIT AN EASEMENT WIDTH OF 10 FEET WHERE 20 IS NORMALLY REQUIRED.
7	§177-51.A	FROM REQUIRING STREET TREES ALONG DIXON AVENUE AND SPRING AVENUE FRONTAGES. A PARTIAL WAIVER IS BEING REQUESTED DUE TO THE PERMITTED SMALLER LOT SIZES, OVERHEAD POWER LINES AND UTILITY CONFLICTS, SIGHT LINE CONFLICTS, AND SEPARATION DISTANCES WITH THE UNDERGROUND STORMWATER FACILITIES.
8	§177-93.A.1	FROM PROVIDING A PLAN SCALE OTHER THAN 1"=50' OR 1"=100'. THE APPLICANT'S PLAN SCALE PROVIDED IS 1"=20' FOR CLARITY OF THE PLAN SET.
9	§177-93.C.(3)	FROM SHOWING THE LOCATION, NAMES, 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 AND SIGNIFICANT MAN-MADE FEATURES ON OR WITHIN 200 FEET OF ANY PART OF THE TRACT.
10	§174-14.J	FROM REQUIRING STORAGE FACILITIES TO DRAIN COMPLETELY THE VOLUME CONTROL CAPACITIES OVER A PERIOD OF TIME NOT LESS THAN 24 HOURS AND NOT MORE THAN 72 HOURS FROM THE END OF THE DESIGN STORM.

CERTIFICATION OF TRUE OWNERSHIP

WE, AS AUTHORIZED OFFICERS OF _____, DULY CERTIFY THAT THE TITLE OF THE PROPERTIES PRESENTED ARE IN THE NAME OF _____ AS RECORDED IN THE OFFICE OF RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN PLAN BOOK _____ PAGE ____

_____ PRESIDENT

_____ SECRETARY

OWNER'S CERTIFICATION OF INTENT

TO ALL WHOM THESE PRESENTS MAY COME, I (WE) _____ SEND GREETINGS. KNOW YE THAT I (WE) HAVE LAID OUT 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__.

ATTEST: _____ (NAME OF CORPORATION)

_____ (SECRETARY) _____ (PRESIDENT)

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUCKS, ON THE ___ DAY OF _____, _____, 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.

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

_____ (NOTARY PUBLIC)

MY COMMISSION EXPIRES THE ___ DAY OF _____, _____.

PROFESSIONAL ENGINEER'S CERTIFICATION

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

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

Larry Young, P.E. — PE 053219 E
(REGISTERED PROFESSIONAL ENGINEER) — (REGISTRATION NUMBER)

PROFESSIONAL SURVEYOR'S CERTIFICATION

I, _____, 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.

_____, PLS — SU-075463
(REGISTERED PROFESSIONAL SURVEYOR) — (REGISTRATION NUMBER)

BCPC Celebrating 75 Years
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

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

MEMORANDUM

To: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 16, 2026

Subject: BCPC #13205
Final Plan of Subdivision for 714 River Road
TMP #5-11-446-1
Applicant: Corey Lettieri
Owner: Same
Plan Dated: September 18, 2025
Last Revised: June 2, 2026
Date Received: June 8, 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 12,000-square-foot lot into two single-family detached lots consisting of 6,500 square feet (Lot 1) and 5,500 square feet (Lot 2). The existing dwelling on proposed Lot 1 is to be demolished and replaced with a new single-family detached dwelling, while the existing dwelling on Lot 2 will remain. New and separate water and sewer laterals are proposed for Lot 2. Public water and sewer facilities serve both lots.

Location: Along the southwest corner of the intersection of River Road and Minot Avenue.

Zoning: The R-3 Residence District permits single-family detached dwellings on a minimum lot size of 5,000 square feet with a minimum lot width of 50 feet. The permitted maximum building coverage and impervious surface ratio are 30 and 40 percent, respectively.

The plan and related correspondence indicate that on March 9, 2026, the Bristol Township Zoning Hearing Board granted a variance from the following requirement of the zoning ordinance:

Section 205-29.E.(1)
to permit a front yard setback of 7.5 feet where 25 feet is required, in order to construct a new single-family dwelling at the property

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

The plan indicates existing nonconformities related to the minimum required front yard, the minimum required rear yard, and the maximum impervious surface ratio.

Present Use: Residential

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 177-35.B.
   to not require the widening of River Road and Minot Avenue to a right-of-way (ROW) of 50 feet and a cartway of 26 feet where the existing ROW of both streets and the surrounding area is 40 feet and the cartway is less than 26 feet in the area; the application indicates the surrounding streets have a 40-foot-wide ROW with cartway widths of around 22 feet and it is not feasible to expand the ROW and cartway widths and still allow sufficient space to use the land as designated

   Section 177-43.A.
   to not require the installation of sidewalks on River Road and Minot Avenue; the application indicates there is insufficient space to provide sidewalks and there are no sidewalks in this area of the township

   Section 177-45.A.
   to not require curbs along any street frontages; the application indicates there is no curbing along River Road or Minot Avenue to the south or west of the intersection of River Road and Cedar Avenue and adding curbing to the property would not fit in with the surrounding area

   Section 177-48.D.(3)
   to permit grading within 5 feet of a property line; the application indicates that it is not feasible to provide grading that will allow the infiltration trench to capture proposed impervious areas without permitting grading closer than 5 feet from the property line along Lot 1, and a proposed sewer easement is located approximately 5 feet from the property line due to the small size of the site

   Section 177-51.A.(1)(a)
   to not require street trees to be planted along both sides of all streets; the application indicates that there is insufficient space to plant street trees along both sides of River Road and Minot Avenue

   Section 177-93.A.(1)
   to allow the plans to be drawn at a scale of 1-inch equals 20 feet instead of 1-inch equals 50 feet or 1-inch equals 100 feet; the application indicates that all features relevant to the project are shown at a scale of 1-inch equals 20 feet and using a scale of 1-inch equals 50 feet or 1-inch equals 100 feet would cause the plan to be less clear when features are labeled

   Section 177-93.C.(3)
   to not require existing features within 200 feet of the subject property to be included on the site plans; the application indicates that all existing features that are relevant to this project are shown on the plans

   The final plan should note all granted waivers.

2. **Tree protection**—The proposed sanitary sewer lateral for Lot 2 crosses through the western side of Lot 1 within a sanitary sewer easement extending from River Road. The Grading and Erosion Control Plan (Sheet 3) shows the sanitary lateral extending beyond the tree protection fencing, which is intended to protect the existing trees from disturbance within the tree driplines. We recommend the township and applicant consider the feasibility of relocating the proposed sewer lateral to an area away from these large trees.

3. **Recreation area**—Section 177-53.A.(1) of the SALDO requires that suitable recreation land be provided per dwelling unit within all residential subdivisions, unless the developer agrees to a fee in lieu as outlined in Section 177-53.C. We recommend that the plan indicate how this requirement will be met.

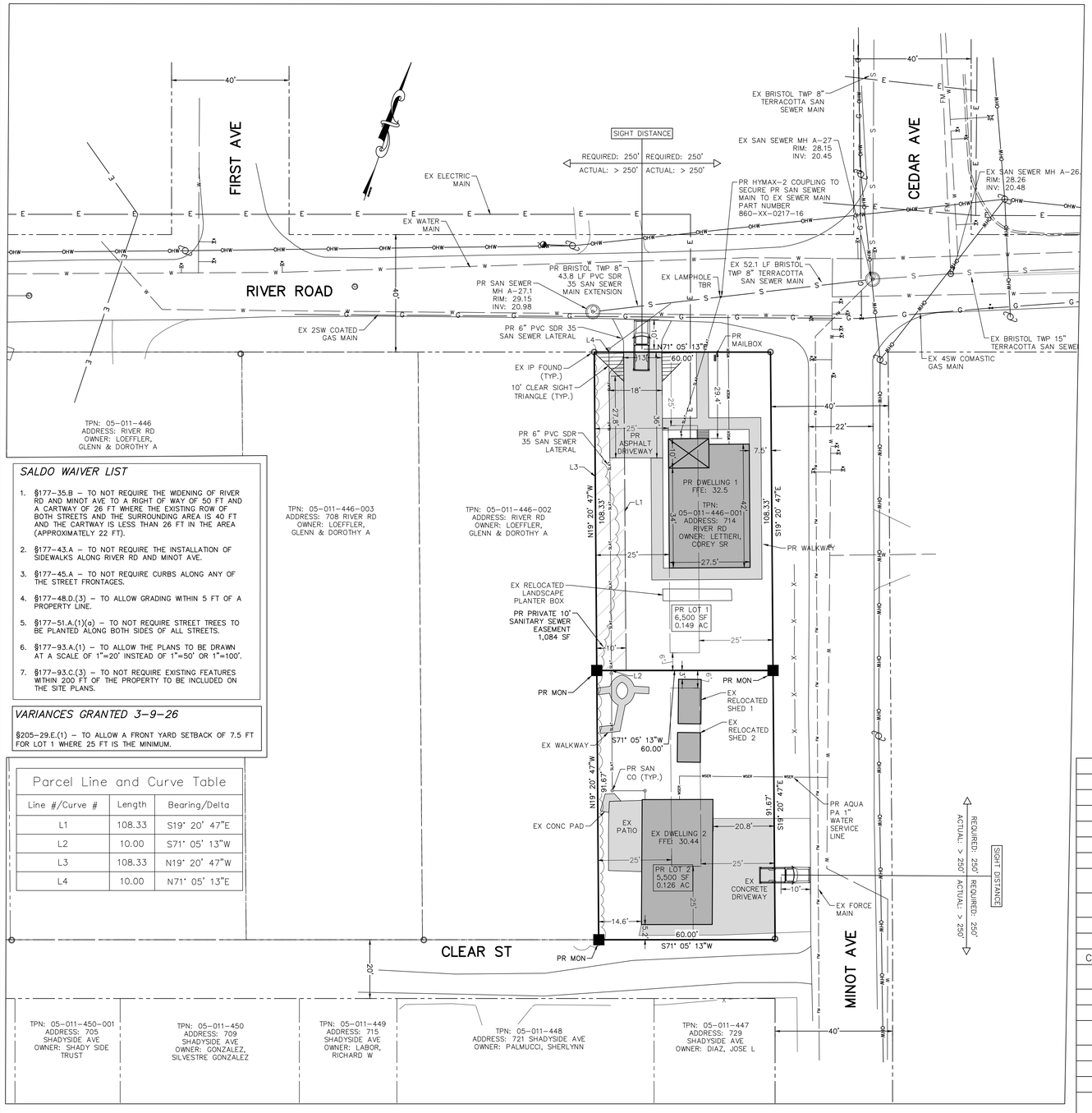
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 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
26-0165

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



SALDO WAIVER LIST

1. §177-35.B – TO NOT REQUIRE THE WIDENING OF RIVER RD AND MINOT AVE TO A RIGHT OF WAY OF 50 FT AND A CARTWAY OF 26 FT WHERE THE EXISTING ROW OF BOTH STREETS AND THE SURROUNDING AREA IS 40 FT AND THE CARTWAY IS LESS THAN 26 FT IN THE AREA (APPROXIMATELY 22 FT).
2. §177-43.A – TO NOT REQUIRE THE INSTALLATION OF SIDEWALKS ALONG RIVER RD AND MINOT AVE.
3. §177-45.A – TO NOT REQUIRE CURBS ALONG ANY OF THE STREET FRONTAGES.
4. §177-48.D.(3) – TO ALLOW GRADING WITHIN 5 FT OF A PROPERTY LINE.
5. §177-51.A.(1)(a) – TO NOT REQUIRE STREET TREES TO BE PLANTED ALONG BOTH SIDES OF ALL STREETS.
6. §177-93.A.(1) – TO ALLOW THE PLANS TO BE DRAWN AT A SCALE OF 1"=20' INSTEAD OF 1"=50' OR 1"=100'.
7. §177-93.C.(3) – TO NOT REQUIRE EXISTING FEATURES WITHIN 200 FT OF THE PROPERTY TO BE INCLUDED ON THE SITE PLANS.

VARIANCES GRANTED 3-9-26

§205-29.E.(1) – TO ALLOW A FRONT YARD SETBACK OF 7.5 FT FOR LOT 1 WHERE 25 FT IS THE MINIMUM.

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta
L1	108.33	S19° 20' 47"E
L2	10.00	S71° 05' 13"W
L3	108.33	N19° 20' 47"W
L4	10.00	N71° 05' 13"E

CERTIFICATION OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
} SS:
COUNTY OF BUCKS

ON THIS_____DAY OF _____, 202_ AD BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN BUCKS COUNTY, PERSONALLY APPEARED _____ _____, SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAME(S) ARE SUBSCRIBED BELOW, AND ACKNOWLEDGE THAT THEY ARE REGISTERED OWNERS OF THE DESIGNATED LAND; THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID. NOTARY PUBLIC MY

_____
OWNER

_____ _____
NOTARY PUBLIC MY COMMISION EXPIRES:

OWNERSHIP CERTIFICATION

TO ALL TO WHOM THESE PRESENTS MAY COME: KNOW YE THAT I (WE),_____ _____, HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF _____, COUNTY OF _____, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.

WITNESS OUR HAND AND SEAL THIS _____DAY OF _____ 2020

BRISTOL TOWNSHIP COUNCIL

THIS PLAN WAS APPROVED BY THE BRISTOL TOWNSHIP COUNCIL AT A PUBLIC MEETING HELD ON
THE _____ DAY OF _____, 20__.

_____ _____ _____

_____ _____ _____

_____

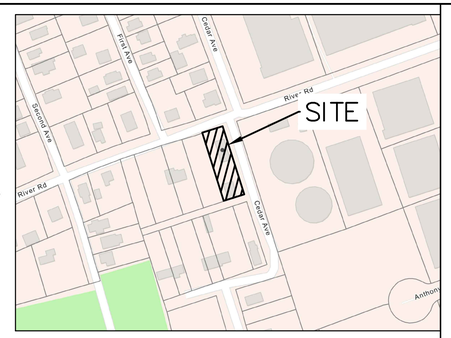
BUCKS COUNTY PLANNING COMMISION

BCPC NO. _____
PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE _____ FOR THE EXECUTIVE DIRECTOR BUCKS COUNTY PLANNING COMMISSION.

_____
EXECUTIVE DIRECTOR BUCKS COUNTY PLANNING COMMISSION.

IMPERVIOUS SUMMARY

ITEM	PR LOT 1	PR LOT 2
LOT AREA	6,500	5,500
FEATURE		
DWELLING	1182.5	1025.6
SHED	0.0	195.6
ASPHALT DRIVEWAY	623.9	0
CONCRETE DRIVEWAY	0.0	921.3
WALKWAYS	723.7	103.9
PATIO	0.0	270.5
CONCRETE PAD	0.0	20.8
CONCRETE COLUMNS	0.0	0
TOTAL BLDG	1182.5	1221.2
MAX BLDG ALLOWED	1950	1650
BLDG COV	18.19%	22.20%
TOTAL IMP	2530.1	2537.7
MAX IMP ALLOWED	2600	2200
IMP COV	38.92%	46.14%



LOCATION MAP
1"=200'

GENERAL NOTES

1. PROJECT NARRATIVE:

   THIS PLAN DEPICTS THE PROPOSED 2-LOT SUBDIVISION OF THE SITE LOCATED AT 714 RIVER ROAD IN CROYDON, PA 19021. THE OVERALL IMPERVIOUS SURFACE IS REDUCED BY THIS DEVELOPMENT. CURRENTLY DWELLING 1 AND 2 EXIST ON ONE PROPERTY. IT IS PROPOSED TO SEPARATE THE SITE INTO TWO LOTS AND REPLACE DWELLING ONE WITH A NEW DWELLING. NEW AND SEPARATE WATER AND SEWER LATERALS WILL ALSO BE PROVIDED FOR DWELLING 2.

   MUNICIPALITY: BRISTOL TOWNSHIP
   ZONING DISTRICT: R-3 RESIDENCE DISTRICT
   PRINCIPAL USE: A1 – SINGLE-FAMILY DETACHED DWELLING

ITEM	REQUIRED	EXISTING	PR LOT 1	PR LOT 2
MIN LOT AREA	5,000 SF	12,000 SF	6,500 SF	5,500 SF
MIN LOT WIDTH	50 FT	320 FT	168.3 SF	151.7 SF
FRONT YARD	25 FT	5.2 FT*	7.5 FT**	5.2 FT*
SIDE YARD	6/14 FT	N/A	26.5 FT	52.2 FT
REAR YARD	25 FT	14.6 FT*	25 FT	14.6 FT*
MAX BLDG HEIGHT	35 FT	< 35 FT	< 35 FT	< 35 FT
MAX BLDG COVERAGE	30%	20.7%	18.2%	22.2%
MAX IMP COVERAGE	40%	46.7%*	38.9%	46.1%*
ACCESS BLDG SY/RY	3 FT	0 FT*	N/A	3 FT
MAX ACCESS BLDG HEIGHT	15 FT	< 15 FT	N/A	< 15 FT

   * EXISTING NONCONFORMITY
   ** VARIANCE RECEIVED 3-9-26

2. OWNER:
   LETTIERI, COREY SR
   714 RIVER RD
   CROYDON, PA 19021
3. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON FIELD SURVEYS PERFORMED BY FIORAVANTI, INC. IN JUNE 2025.
4. TAX PARCEL NUMBER: 05-011-446-001
5. PA ONE CALL SN: 2025-183-0739
6. EXISTING SOILS ON SITE: UtB – URBAN LAND-MATAPEAKE COMPLEX
   0 TO 8 PERCENT SLOPES
   KSAT: 0.20 TO 2.00 IN/HR
   DEPTH TO WATER TABLE: > 80 INCHES
7. REQUIRED SAFE SIGHT DISTANCES (FROM TABLE 1):
   RIVER ROAD: 250 FT (LEFT), 195 FT (RIGHT)
   MINOT AVENUE: 250 FT (LEFT), 195 FT (RIGHT)
8. AQUA PENNSYLVANIA, INC. AND THE BRISTOL TOWNSHIP SEWER DEPARTMENT ARE TO BE CONTACTED PRIOR TO CONSTRUCTION.
9. THE TOWNSHIP SEWER REPRESENTATIVE IS TO BE INFORMED AT LEAST 48 HOURS IN ADVANCE OF INSTALLATION OF ALL PROPOSED SANITARY PIPE AND STRUCTURES INCLUDING LATERALS, CLEANOUTS, MAINS AND MANHOLES AND THE CONNECTION TO THE EXISTING SANITARY MAIN TO ARRANGE FOR INSPECTION.
10. THE EXISTING SANITARY LATERAL FOR PROPOSED LOT 1 MUST BE TELEVISED IN ITS ENTIRETY AND THE VIDEO RECORDING PROVIDED TO THE TOWNSHIP SEWER REPRESENTATIVE FOR REVIEW. SHOULD THE VIDEO SHOW SIGNS OF INFILTRATION/INFLOW (I/I), IT WILL NEED TO BE REPLACED/REHABILITATED IN ACCORDANCE WITH THE SEWER REPRESENTATIVE'S REQUIREMENTS.
11. PRIOR TO ISSUANCE OF A USE & OCCUPANCY PERMIT, THE OWNER/APPLICANT IS RESPONSIBLE FOR COMPLETING AN INTERNAL INSPECTION OF THE SANITARY SEWER LATERAL UTILIZING CCTV. THE INSPECTION SHALL BE PERFORMED FROM THE POINT THE PIPE EXITS THE HOUSE TO ITS CONNECTION AT THE SEWER MAIN. THE INSPECTION MUST BE COMPLETED BY A LICENSED MASTER PLUMBER, AND THE VIDEO RECORDING OF THE INSPECTION MUST BE PROVIDED TO THE TOWNSHIP FOR REVIEW.

IMPERVIOUS CHANGE (SF)

EXISTING	5607.5
PROPOSED	5067.8
NET CHANGE	-539.7

Before You Dig Anywhere
In . . . PENNSYLVANIA
STOP! CALL1-800-242-1776 TOLL FREE
PA Law requires 3 working days notice before you excavate
PA ONE CALL SYSTEM, INC.

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
PENNSYLVANIA ONE CALL SERIAL NUMBER FOR THIS SITE: # 2025-183-0739
UTILITIES:
BRISTOL TOWNSHIP
AQUA PA DESIGN
PECO EXELON COMPANY
COMCAST CABLE SURVEILLANCE
TOWNSHIP OF FALLS AUTHORITY

LEGEND

- EXISTING WETLANDS
- EXISTING BUILDINGS
- EXISTING LEGAL ROW LINE
- PROPOSED BUILDINGS
- PROPOSED BUFFER
- PROPOSED EASEMENT
- PROPOSED MONUMENT/PIN TO BE SET
- PROPOSED CURB
- PROPOSED SCREENING FENCE
- PROPOSED RIGHT OF WAY
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED BUILDING SETBACK
- PROPOSED LOT LINE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

RECORDING CERTIFICATION

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN PENNSYLVANIA AS INSTRUMENT NUMBER _____

_____ _____ _____
RECORDER OF DEEDS DATE

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON _____, AND THAT THE CORNERS WERE FOUND OR SET AS INDICATED.

DATE _____

VINCENT W. FIORAVANTI, PLS PLS NO. 53635E

TOWNSHIP ENGINEER

THIS PLAN WAS REVIEWED BY THE BRISTOL TOWNSHIP ENGINEER ON THE _____DAY OF _____ 20___.

_____
TOWNSHIP ENGINEER

TOWNSHIP PLANNING COMMISION

REVIEWED BY BRISTOL TOWNSHIP PLANNING COMMISSION ON THE DAY OF , 20 .

_____ _____ _____ _____
CHAIRMAN SECRETARY

SHEET INDEX

S01 RECORD PLAN
S02 EX FEATURES PLAN
S03 GRADING & ES PLAN
S04 ES NOTES
S05 ES DETAILS
S06 WATER & SEWER DETAILS
S07 SEWER & CONSTRUCTION DETAILS
S08 SANITARY SEWER PROFILES

FIORAVANTI, INC.
CIVIL ENGINEERS & LAND SURVEYORS
618 STREET ROAD * SOUTHAMPTON, PA 18966
(215) 322 * 2143

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL VINCENT W. FIORAVANTI ENGINEER 53598-E PENNSYLVANIA

REVISIONS		
NO.	DESCRIPTION	DATE
1	GILMORE REVIEW DATED 1/12/2026	3/19/2026
2	GILMORE REVIEW DATED 4/29/2026	6/2/2026

DATE: 9/18/25
SCALE: 1"=20'
JOB # 2313 FB # ---
DRAWN: STAFF CHECKED: VWF

714 RIVER RD SUBDIVISION
BRISTOL TOWNSHIP, PA
PREPARED FOR:
COREY LETTIERI
714 RIVER ROAD
CROYDON, PA 19021

RECORD PLAN

SHEET 1 OF 8

BCPC Celebrating 75 Years
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

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

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: June 5, 2026

Subject: BCPC #10370-A
Preliminary Plan of Land Development for 245 Andrews Road
TMP #21-23-17-15
Applicant: 245 Enterprises, LLC
Owner: Same
Plan Dated: January 15, 2026
Last Revised: March 10, 2026
Date Received: May 26, 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 8,500-square-foot addition to an existing light manufacturing building, which will bring the square footage to 65,427 square feet total. Other proposed improvements on the 1.502-acre lot include parking reconfiguration, additional parking spaces and a loading bay, and a grass paver-style fire lane. The site is currently serviced by public water and sewerage.

Location: Eastern side of Andrews Road, approximately 1,000 feet northwest of its intersection with Brownsville Road.

Zoning: The I Industrial District permits most standard industrial uses by right, including but not limited to light manufacturing, contractor offices, wholesale businesses and storage, railway/transportation stations, and truck terminals. A minimum lot area of 1 acre is required. The permitted maximum building coverage and impervious surface ratio are 50 and 60 percent, respectively. Additionally, nonresidential accessory buildings or structures are permitted as a conditional use.

Plan notes indicate that the zoning hearing board granted a special exception to permit the expansion of a nonconforming structure in a way that increases the extent of the nonconformity.

Variances were granted from the following sections of the zoning ordinance by the zoning hearing board on January 13, 2026:

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

Section 27-1715
to allow the expansion of the existing parking lot located in the front yard

Section 27-1716
to permit the dumpster and access path within the side yard

Section 27-1720-A.
to permit setback lines to be measured from the lot lines instead of the required protected natural resources

Section 27-1804.B.(2)
to permit a 35.6 percent disturbance of the 15-25 percent steep slope area instead of the allowable 30 percent

Section 27-1804.C.
to permit a 48.3 percent disturbance of forest area instead of the allowable 30 percent

The above-noted relief was granted based on the following condition: move the dumpster location from the west side of the building to the east side or rear of the building, to enable potential emergency access to the western side of the proposed addition.

Present Use: Light manufacturing

COMMENTS

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

   Section 22-301
   to not require a separate submission of preliminary and final plans

   Section 22-404.3.B.
   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 watercourses, sanitary sewers, storm drains, and similar features within 400 feet of any part of the tract

   Section 22-404.3.E.
   to allow 1-foot contours instead of the required 2-foot contours

   Section 22-404.4.H.
   to not require that the plans show all the locations and size of storm drainage, sanitary sewer, culverts, watercourses, and all appurtenances thereof, on-site sewage disposal facilities, gas mains, water mains, fire hydrants, streetlights, planting, special structures, and other underground conduits or structures

   Sections 22-505.3. & 22-809
   to not require a sidewalk along Andrews Road

   Section 22-512.2.
   to not require the parking lot to be confined by curbing

   Section 22-520.2.A.
   to allow less than 1 foot of freeboard in storm sewers

Section 22-520.2.D.
to allow 8-inch diameter pipe instead of the required 18-inch diameter pipe

Section 22-522.4.C.
to allow three street trees instead of the required six trees

Section 22-522.2.E.
to not require the landscape plan to be signed and sealed by a landscape architect

Section 22-522.8.
to not require replacement trees

Section 22-602.2.B.
to permit 35.6 percent disturbance of slopes between 15-25 percent instead of the allowable 30 percent

Section 22-602.3.
to permit 48.3 percent disturbance of forest area instead of the allowable 30 percent

The applicant has not provided the reasons for the waiver requests or the proposed changes 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 each waiver is based and the minimum modification necessary. The final plan should note all granted waivers.

2. **Replacement trees**—We recommend that the board of supervisors not grant the requested waiver from Section 22-522.8.A. of the SALDO and require the applicant to install replacement trees. Section 22-522.8.A. of the SALDO indicates that if a site lacks the space for replacement trees, the applicant may install trees elsewhere in the township or provide a fee in lieu. These alternatives should be discussed with the applicant.

3. **Stormwater management**—Section 22-811 of the SALDO requires the construction of stormwater drainage facilities that are of adequate size and grade to hydraulically accommodate maximum potential volumes of flow. Based on the increase of impervious surface, the applicant should provide a more detailed stormwater management plan prior to township approval.

4. **Sustainability**—Given the increase in impervious surface for this project as well as the flat roofs of the existing building and addition, we recommend that the applicant consider the incorporation of green roofs, solar panels, or green building certifications such as LEED into their plan. Financial assistance is also available through Bucks County's C-PACE program, which provides low-interest loans to businesses for the installation of renewable energy systems.[1] The C-PACE program creates a financing tool for energy efficiency, renewable energy, and water conservation projects that result in consumption and cost savings for commercial, agricultural, and industrial properties.

   The Bucks County Planning Commission completed a model alternative energy ordinance[2] that provides examples of various incentives that could be included to encourage the use and

[1] https://www.pacpacecounties.org/wp-content/uploads/sites/5/2020/10/PA-C_PACE-Program-Guidelines-Final-20210914_Bucks.pdf
[2] https://www.buckscounty.gov/DocumentCenter/View/3811/Model-Sustainable-and-Renewable-Energy-Ordinance-pdf

incorporation of alternative energy systems at the beginning stages of a nonresidential development proposal. We recommend the township consider adopting the model, or relevant portions, to address the growing demand for alternative energy generation and conservation techniques.

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 July 1, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

SGN:emh
26-0121

cc: W. Betz, Jr., 245 Enterprises, LLC (via email)
Heath Dumack, MS, 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)
John Evarts, PE, ARRO Consulting, Township Engineer (via email)
Joseph Galdo, Township Manager (via email)

PARKING REQUIREMENTS

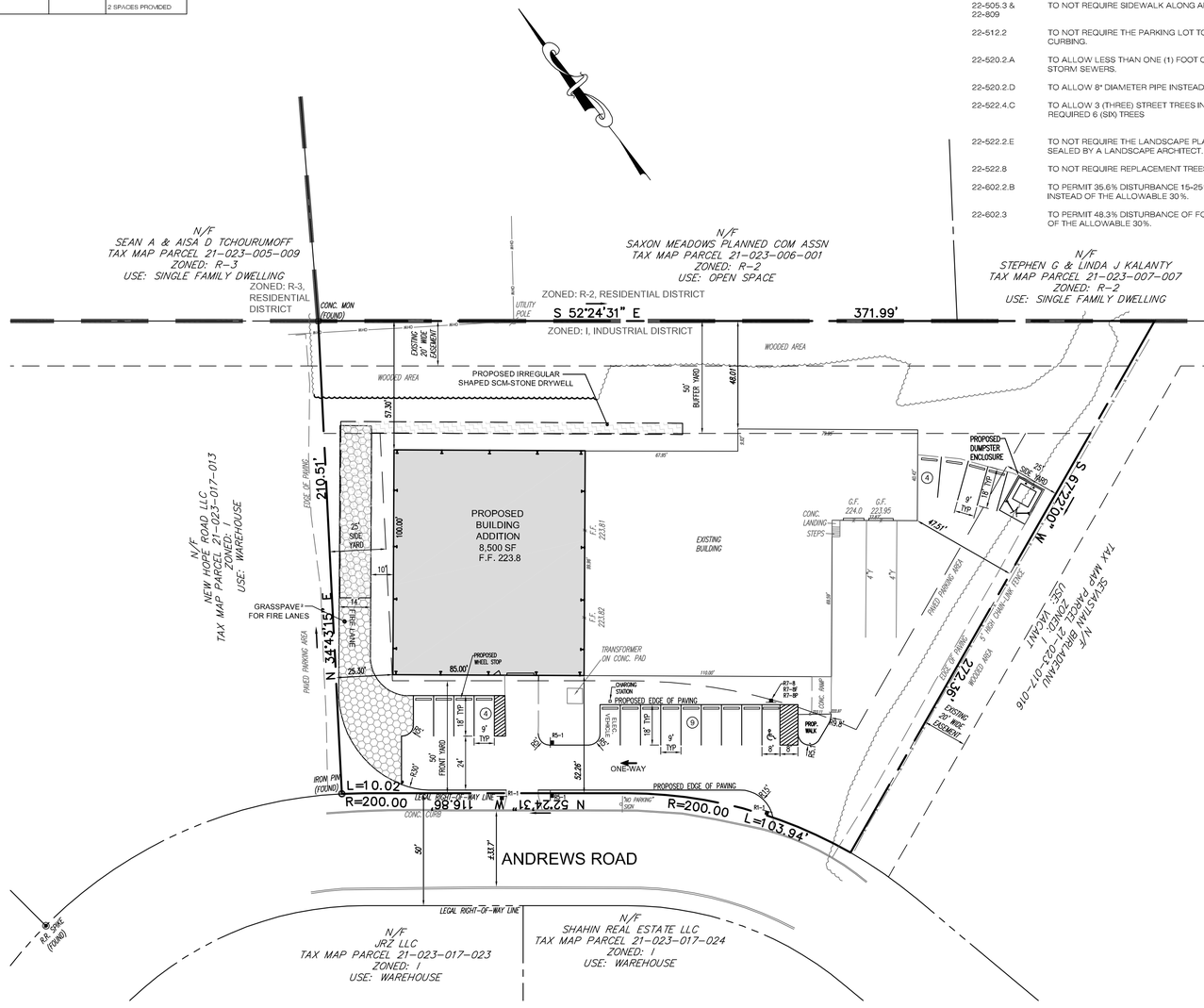
DESCRIPTION	SECTION	
INDUSTRIAL ONE (1) SPACES PER 3,000 SF OF GROSS FLOOR AREA (GFA)	27-1901.JJ	12,953÷7,500 = 20,453/3,000 = 6.82 = 7 SPACES
OFFICE ONE (1) SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA	27-1901.N	2,000*200 = 10 SPACES *AREA INCLUDES A 1,000 SF MEZZANINE
PROPOSED REGULAR SPACES	15	
PROPOSED HANDICAP SPACES	1	
PROPOSED CHARGING SPACE	1	
TOTAL PARKING SPACES PROVIDED	17	SPACES REQUIRED: 17

LOADING REQUIREMENTS

DESCRIPTION	SECTION	
SUITABLE AND SAFE OFF-STREET LOADING SHALL BE PROVIDED FOR EVERY NONRESIDENTIAL STRUCTURE WHICH EXCEEDS 10,000 SQUARE FEET.	27-1904	22,453 OF WHICH IS GREATER THAN 10,000 SF 1 SPACE REQUIRED 2 SPACES PROVIDED

SIGN LEGEND

SERIES #	REMARKS	SIZE
R1-1	STOP SIGN	30" x 30"
R7-8	RESERVED PARKING SIGN	12" x 18"
R7-8F	RESERVED PARKING PENALTIES SIGN	12" x 18"
R7-8P	VAN ACCESSIBLE PLAQUE	12" x 6"
R5-1	DO NOT ENTER SIGN	30" x 30"



THE FOLLOWING WAIVERS FROM THE LOWER SOUTHAMPTON LAND DEVELOPMENT AND SUBDIVISION ORDINANCE ARE REQUESTED:

SECTION	WAIVER:
22-301	TO NOT REQUIRE A SEPARATE SUBMISSION OF PRELIMINARY AND FINAL PLANS.
22-404.3.B	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 WATERCOURSES, SANITARY SEWERS, STORM DRAINS, AND SIMILAR FEATURES WITHIN 400 FEET OF ANY PART OF THE TRACT.
22-404.3.E	TO ALLOW ONE FOOT CONTOURS INSTEAD OF THE REQUIRED TWO FEET CONTOURS.
22-404.4.H	TO NOT REQUIRE THAT THE PLANS SHOW ALL THE LOCATIONS AND SIZE OF STORM DRAINAGE, SANITARY SEWER, CULVERTS, WATERCOURSES, AND ALL APPURTENANCES THEREOF, ON-SITE SEWAGE DISPOSAL FACILITIES, GAS MAINS, WATER MAINS, FIRE HYDRANTS, STREETLIGHTS, PLANTING, SPECIAL STRUCTURES, AND OTHER UNDERGROUND CONDUITS OR STRUCTURES.
22-505.3 & 22-809	TO NOT REQUIRE SIDEWALK ALONG ANDREWS ROAD.
22-512.2	TO NOT REQUIRE THE PARKING LOT TO BE CONFINED BY CURBING.
22-520.2.A	TO ALLOW LESS THAN ONE (1) FOOT OF FREEBOARD IN STORM SEWERS.
22-520.2.D	TO ALLOW 8" DIAMETER PIPE INSTEAD OF THE REQUIRED 18".
22-522.4.C	TO ALLOW 3 (THREE) STREET TREES INSTEAD OF THE REQUIRED 6 (SIX) TREES
22-522.2.E	TO NOT REQUIRE THE LANDSCAPE PLAN TO BE SIGNED & SEALED BY A LANDSCAPE ARCHITECT.
22-522.8	TO NOT REQUIRE REPLACEMENT TREES
22-602.2.B	TO PERMIT 35.6% DISTURBANCE 15-25% STEEP SLOPES INSTEAD OF THE ALLOWABLE 30%.
22-602.3	TO PERMIT 48.3% DISTURBANCE OF FOREST AREA INSTEAD OF THE ALLOWABLE 30%.

THE FOLLOWING VARIANCES FROM THE LOWER SOUTHAMPTON TOWNSHIP ZONING ORDINANCE WERE GRANTED AT A PUBLIC MEETING HELD ON JANUARY 13, 2026:

SECTION	VARIANCE
27-1715	TO ALLOW THE EXPANSION OF THE EXISTING PARKING LOT LOCATED IN THE FRONT YARD.
27-1716	TO PERMIT THE DUMPSTER AND ACCESS PATH WITHIN THE SIDE YARD.
27-1720.A	TO PERMIT SETBACK LINES TO BE MEASURED FROM THE LOT LINES INSTEAD OF THE REQUIRE PROTECTED NATURAL RESOURCES.
27-1804.B.(2)	TO PERMIT A 35.6% DISTURBANCE OF 15-25% STEEP SLOPE AREA INSTEAD OF THE ALLOWABLE 30%.
27-1804.C	TO PERMIT A 48.3% DISTURBANCE OF FOREST AREA INSTEAD OF THE ALLOWABLE 30%.

THE FOLLOWING SPECIAL EXCEPTION FROM THE LOWER SOUTHAMPTON TOWNSHIP ZONING ORDINANCE WAS GRANTED:

SECTION	EXCEPTION
27-2102	TO PERMIT THE EXPANSION OF A NON-CONFORMING STRUCTURE IN A WAY THAT INCREASES THE EXTENT OF THE NON-CONFORMITY.

THE RELIEF GRANTED IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. MOVE THE DUMPSTER LOCATION FROM THE WEST SIDE OF THE BUILDING TO THE EAST SIDE OR REAR OF THE BUILDING, TO ENABLE POTENTIAL EMERGENCY ACCESS TO THE WESTERN SIDE OF THE ADDITION PROPOSED.

LOCATION MAP

SCALE: 1"=800'

EXISTING IMPERVIOUS SURFACE TABULATION

BUILDING	= 12,953 SF
PAVED PARKING AREA	= 15,485 SF
CONC. AREAS	= 216 SF
TOTAL	= 28,654 SF
	= 0.658 AC
	= 43.80%

PROPOSED IMPERVIOUS SURFACE TABULATION

BUILDING	= 12,953 SF
PROPOSED ADDITION	= 8,500 SF
PAVED PARKING AREA	= 15,245 SF
CONC. AREAS/WALK	= 373 SF
TOTAL	= 37,071 SF
	= 0.851 AC
0.851/1.502	= 56.66%

ZONED: I, INDUSTRIAL DISTRICT
EXISTING USES: LIGHT MANUFACTURING (USE 55);
NON-RESIDENTIAL ACCESSORY-OFFICE (USE 72)

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1 AC	1.502 AC	1.502 AC
MINIMUM FRONT YARD	50 FT	52.26 FT	52.26 FT
MINIMUM SIDE YARD	25 FT	47.51 FT	25.30 FT
MINIMUM REAR YARD	35 FT	N/A	N/A
MAXIMUM IMPERVIOUS SURFACE RATIO	60%	43.80%	56.66%
MAXIMUM BUILDING COVERAGE	50%	19.79%	32.79%
MINIMUM BUFFER YARD	50 FT	48.01 FT*	48.01 FT*
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT

* INDICATES AN EXISTING NON-CONFORMITY

GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2024-127.
2. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0436K, EFFECTIVE DATE MARCH 21, 2017.
3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
6. NO EXISTING OR PROPOSED STRUCTURES OR PLANTINGS, HIGHEST POINT OF WHICH IS 2 FEET ABOVE THE CENTERLINE OF THE ROADWAY, SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLES.
7. THE STORM WATER COLLECTION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE OWNER. THE OWNER SHALL PROVIDE A BLANKET STORM WATER ACCESS EASEMENT TO THE TOWNSHIP FOR THE PURPOSE OF ACCESS TO THE STORMWATER COLLECTION SYSTEM. THIS ACCESS EASEMENT SHALL BE USED BY THE TOWNSHIP TO INSPECT THE CONDITION OF THE STONE DRYWELLS AND RAIN GARDEN ON AN ANNUAL BASIS. ALL REASONABLE COSTS AND EXPENSES ASSOCIATED WITH SAID INSPECTION SHALL BE PAID TO THE TOWNSHIP BY THE OWNER IN PERPETUITY. IF IN THE JUDGMENT OF THE TOWNSHIP ENGINEER THE OWNER HAS FAILED TO MAINTAIN THE STORMWATER COLLECTION SYSTEM IN SUCH A MANNER AS TO INSURE THEIR 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 STORMWATER COLLECTION SYSTEM AND ASSOCIATED FACILITIES TO INSURE THAT SUCH FACILITIES FUNCTION AND PERFORM IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS. ANY AND ALLREASONABLE COSTS INCURRED BY THE TOWNSHIP FOR SUCH REPAIRS AND/OR MAINTENANCE SHALL BE PAID IN FULL BY THE OWNER.
8. MONUMENTS SHALL BE PLACED IN THE GROUND AT A TIME 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.
9. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
10. THIS PROJECT IS SERVICED BY PUBLIC WATER AND PUBLIC SEWER. NO NEW CONNECTIONS ARE PROPOSED.
11. DURING CONSTRUCTION, THE PROPERTY OWNER SHALL BE RESPONSIBLE TO RESTORE ANY PAVING, CURBING, ETC., THAT IS DISTURBED DURING REPAIR AND/OR MAINTENANCE OF ANY UTILITIES.
12. A BLANKET EASEMENT OVER THE LOT IN FAVOR OR THE TOWNSHIP IS CREATED IN ORDER TO ALLOW THE TOWNSHIP TO PERFORM INSPECTIONS AND EMERGENCY MAINTENANCE, IF NECESSARY, OF THE STORMWATER MANAGEMENT FACILITIES.
13. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT (SWM) STORMWATER CONTROL MEASURES (SCMs), FACILITIES, AREA, OR STRUCTURE UNLESS IT IS A PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED.
14. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR SCM OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR SCM WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
15. ALL CURB RADII TO BE FIVE (5) FEET UNLESS OTHERWISE NOTED.
16. THE LARGEST NON-EMERGENCY VEHICLE TO UTILIZE THE SITE AFTER CONSTRUCTION WILL BE AN SU-30.
17. THIS LAND DEVELOPMENT IS EXEMPT FROM PROVIDING OPEN SPACE AND/OR RECREATION AREA BECAUSE IT IS NOT RESIDENTIAL.
18. THE EXISTING UNDERGROUND ELECTRIC SHOWN ON THESE PLANS IS TAKEN FROM PLANS PROVIDED BY PECO. THE LOCATION AND ARRANGEMENT OF THE UNDERGROUND ELECTRIC PROVIDED TO THIS OFFICE IS DUBIOUS. THE LOCATIONS OF UNDERGROUND ELECTRIC SHALL BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.

I, WE _____ HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF LOWER SOUTHAMPTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LAND SUBDIVISION ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED.
WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____ 20 ____.

_____ _____

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

PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF LOWER SOUTHAMPTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

_____ _____
NOTARY PUBLIC (SEAL)

_____ _____

_____ 20 ____.

_____

APPROVED BY RESOLUTION OF THE LOWER SOUTHAMPTON TOWNSHIP BOARD OF SUPERVISORS BUCKS COUNTY, PENNSYLVANIA, AT A MEETING HELD ON THE _____ DAY OF _____ 20 ____

_____ _____

_____ _____

_____ _____

APPROVED BY RESOLUTION OF THE LOWER SOUTHAMPTON TOWNSHIP PLANNING COMMISSION BUCKS COUNTY, PENNSYLVANIA, AT A MEETING HELD ON THE _____ DAY OF _____ 20 ____

_____ _____

BCPC No. 12887

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

LEGEND

- TRACT BOUNDARY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING TREELINE
- EXISTING TREELINE TO REMAIN
- EXISTING EDGE OF PAVING
- LEGAL RIGHT-OF-WAY LINE
- EXISTING FENCE

SERIAL No. 2026-0692674

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

INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A COMPILATION OF DATA PROVIDED BY THE CLIENT AND DUMACK ENGINEERING. REPRODUCTION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF DUMACK ENGINEERING IS PROHIBITED. REPRODUCTION OF A COPY OF THIS PLAN FOR THE PURPOSE OF BIDDING OR CONSTRUCTION OF THE PROJECT SHOWN HEREON SHALL IN NO CIRCUMSTANCE BE APPROVED. VIOLATION OF THE PROFESSIONAL CODE OF ETHICS AND A THEFT OF SERVICES AS DESIGNATED BY PENNSYLVANIA LAW. ANY UNAUTHORIZED USE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY ADDITIONAL PURPOSE IS AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

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

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

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

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

REV. No.	DATE	REVISION
1	MAR. 10, 2026	PER CONDITIONS OF ZHB
2		
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EXISTING PARCEL INFO:
T.M.P. No. 21-023-017-015
DEED BOOK: PAGE No.
INSTRUMENT No.: 2021046344
CURRENT ZONING: I

OWNER of RECORD:
245 ENTERPRISES LLC
95 MILL RACE DRIVE
FEASTERVILLE TREVOSE, PA 19053

APPLICANT:
SAME AS ABOVE

30 0 15 30
GRAPHIC SCALE

RECORD PLAN
245 ANDREWS ROAD
LOWER SOUTHAMPTON TOWNSHIP
BUCKS COUNTY, PA

DRAWN BY:	CHECKED BY:
HAD	
SCALE: 1"=30'	PROJECT No: 8424
PLAN DATE: JAN. 15, 2026	SHEET No: 2 of 13

BCPC Celebrating 75 Years
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

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

MEMORANDUM

To: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 17, 2026

Subject: BCPC #13203
Final Plan of Lot Line Change for Ritter-Mandart Properties
TMPs #9-46-28 and 9-46-28.1
Applicant: Eric Ritter
Owner: Same
Plan Dated: June 1, 2026
Date Received: June 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: Convey approximately 107,758.53 square feet from TMP #9-46-28 to TMP #9-46-28.1, resulting in lot areas of 63,942.94 square feet (TMP #9-46-28) and 180,094.78 square feet (TMP #9-46-28.1). TMP #9-46-28 contains an existing single-family dwelling and accessory shed, proposed to remain. TMP #9-46-28.1 also contains an existing single-family dwelling and accessory shed, also proposed to remain. No construction is proposed. Public sewer and on-lot water serve the site.

Location: At the terminus of Fox Hill Road, approximately 1,600 feet south of its intersection with West Sandy Ridge Road.

Zoning: The R-1 Residential District permits single-family detached dwellings by right, with a minimum lot width of 150 feet, a minimum lot area of 40,000 square feet, and a maximum impervious surface ratio of 20 percent.

Present Use: Residential

COMMENT

Driveway—Section 153-27A.(4) of the Subdivision and Land Development Ordinance (SALDO) requires that driveways be positioned at least 10 feet from any side or rear lot line. The proposed lot line

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

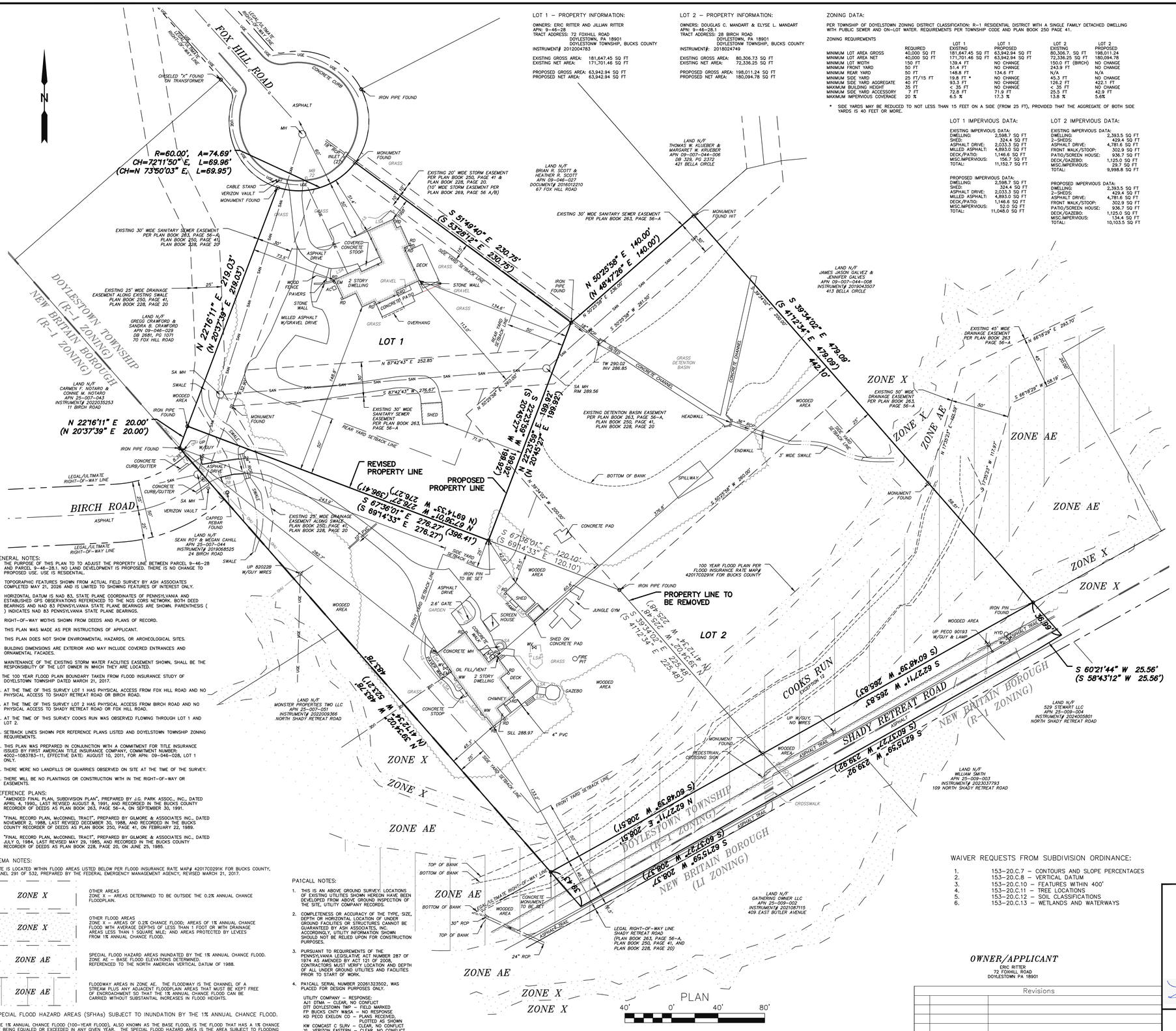
configuration seems to position the driveway for Lot 2 less than 10 feet from the proposed property line with Lot 1.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2026 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

SGN:emh
26-0161

cc: Eric Ritter (via email)
Landon Woodward, ASH Associates (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie J. Mason, Township Manager (via email)


FOX HILL ROAD
DOYLESTOWN TOWNSHIP (R-1 ZONING)
NEW BRITAIN BOROUGH (R-1 ZONING)
BIRCH ROAD
SHADY RETREAT ROAD
COOKS RUN
LOT 1
LOT 2
REVISED PROPERTY LINE
PROPOSED PROPERTY LINE
PROPERTY LINE TO BE REMOVED
R=60.00', A=74.69'
CH=72°11'50" E, L=69.96'
(CH=N 73°50'03" E, L=69.95')
N 22°16'11" E 219.03'
(N 20°37'39" E 219.03')
S 51°49'40" E 230.75'
(S 53°28'12" E 230.75')
N 50°25'58" E 140.00'
(N 48°47'26" E 140.00')
S 39°34'02" E 479.09'
(S 41°12'41" E 479.09')
442.10'
N 22°16'11" E 20.00'
(N 20°37'39" E 20.00')
S 67°36'01" E 276.27'
(S 69°14'33" E 276.27') (396.41')
(N 68°36'30" W 276.27')
(N 68°14'33" W 276.27')
S 22°23'59" E 199.92'
(S 20°45'27" E 199.92')
N 67°36'01" W 120.10'
(S 69°14'33" E 120.10')
S 39°34'02" E 225.48'
(S 41°12'41" E 225.48')
N 39°34'02" W 482.78'
(N 41°12'41" W 482.78')
(S 23°45'21" E 482.78')
S 60°21'44" W 25.56'
(S 58°43'12" W 25.56')
S 67°19'59" W 208.37'
(S 69°37'27" W 208.37')
S 67°19'59" W 239.92'
(S 69°37'27" W 239.92')
N 67°19'59" E 208.51'
(N 69°37'27" E 208.51')
S 67°36'01" E 276.27'
(S 69°14'33" E 276.27')
S 67°36'01" E 120.10'
(S 69°14'33" E 120.10')
S 87°42'43" E 276.67'
N 87°42'43" E 252.85'
N 50°25'58" E 260.00'
S 50°25'58" W 261.50'
S 50°25'58" W 260.00'
N 39°34'02" W 260.00'
S 50°25'58" W 260.00'
N 67°36'01" W 120.10'
N 68°19'29" E 293.70'
S 66°16'39" W 258.19'
S 17°25'21" E 122.69'
S 17°25'21" E 119.97'
N 67°36'01" W 120.10'
S 67°36'01" E 120.10'
N 39°34'02" W 482.78'
S 67°19'59" W 208.37'
S 67°19'59" W 239.92'
N 67°19'59" E 208.51'
S 60°48'39" W 208.51'
S 67°27'11" W 265.83'
S 60°48'39" W 265.83'
S 60°37'27" W 208.37'
S 60°37'27" W 239.92'
S 60°21'44" W 25.56'
(S 58°43'12" W 25.56')
N 39°34'02" W 482.78'
(N 41°12'41" W 482.78')
S 39°34'02" E 225.48'
(S 41°12'41" E 225.48')
N 39°34'02" W 260.00'
S 50°25'58" W 260.00'
S 50°25'58" W 261.50'
N 50°25'58" E 260.00'
S 87°42'43" E 276.67'
N 87°42'43" E 252.85'
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BCPC Celebrating 75 Years
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

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David R. Nyman
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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: June 5, 2026

Subject: BCPC #12706-A
Preliminary Plan of Land Development for Faith Christian Academy Phase 5
TMP #23-10-112-1
Applicant: Faith Christian Academy
Owner: Same
Plan Dated: May 22, 2026
Date Received: June 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 two parking areas and a structure for restrooms, replace the existing track, install an artificial turf field on the existing football field and construct associated stormwater facilities on 40.049-acre site. The site is served by public water and sewer.

Location: Along the eastern side of Allentown Road, northeast of its intersection with Breisch Road.

Zoning: The RA Rural Agricultural District permits Use C2 School with a minimum lot area of 2 acres, a minimum lot width of 200 feet, and a maximum impervious surface ratio of 40 percent.

Present Use: School

COMMENTS

1. **Requested waiver of land development**—Correspondence from the applicant indicates that a waiver of land development for the proposed project is being requested. 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. **Lighting**—Per Section 512 of the zoning ordinance, no use shall produce a strong light beyond its lot lines. Township officials should ensure that the proposed lighting meets this requirement and any

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

height and use restrictions under the Airport Zoning Overlay District in Section 640 of the zoning ordinance.

3. **Clear sight triangle**—A clear sight triangle of 15 feet where parking aisles access parking accessways and where parking accessways intersect streets is required under Section 518.b. of the subdivision and land development ordinance (SALDO). We recommend that the clear sight triangles be shown on the plan wherever required to ensure adequate visibility and traffic safety.

4. **Sight distance**—Section 518.a. of the SALDO requires that all driveways comply with the sight distance requirements of Pennsylvania Code, Title 67, Transportation, Chapter 441 "Access to and Occupancy of Highways by Driveways and Local Roads." Chapter 441 requires that access driveways be located where adequate sight distance is available for safe ingress and egress. We recommend that the required sight distance measurements and clear sight triangles be demonstrated on the plan to verify compliance with these standards.

5. **Traffic control devices**—We recommend that all proposed traffic control devices, including signs and pavement markings, be clearly depicted on the plans to demonstrate the proposed circulation pattern and traffic control measures within the site.

6. **Driveways**

    a. **Dimensions**—We recommend that dimensions be provided for all proposed driveway openings, including throat widths and curb radii, to demonstrate compliance with Section 517 of the SALDO.

    b. **Pavement detail**—We recommend that a typical driveway pavement section/detail be provided on the plans as required by Section 701.i. of the SALDO. The applicant should also consider the use of pervious pavement materials where appropriate to reduce impervious surface coverage and support stormwater management objectives.

    c. **Profiles**—We recommend that a profile be provided for each proposed driveway, showing existing and proposed grades, to demonstrate compliance with applicable ordinance requirements as required by Section 701.i. of the SALDO and to evaluate safe access to the site.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 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
26-0146

cc: Ryan Clymer, Faith Christian Academy (via email)
Drew Moyer, Mease Engineering, PC (via email)
Todd Baldwin, PE, Pennoni, Township Engineer (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer & Office Manager (via email)
Matthew Walters, QAPC (via email)

ADA PARKING CALCULATIONS

Existing Front Lot	
Total Spaces:	151
Required ADA Spaces:	6
Proposed ADA Spaces:	6
Existing Rear Lot	
Total Car Spaces:	117
Total Bus Spaces:	5
Required ADA Spaces:	5
Proposed ADA Spaces:	6
Proposed Upper Lot	
Total Car Spaces:	146
Required ADA Spaces:	5
Proposed ADA Spaces:	6
Proposed Lower Lot	
Total Car Spaces:	87
Required ADA Spaces:	4
Proposed ADA Spaces:	4

PARKING CALCULATIONS

Required Spaces		
1 space per Employee	1 space x 55 employees =	55
1 space per 2 classrooms	1 space x 12 classrooms/2 =	6
1 space per 10 students	1 space x 340 students/10 =	34
Total Required		95
Proposed Spaces		
Front Parking Lot		151
Rear Parking Lot		117
Upper Parking Lot		146
Lower Parking Lot		87
Total Proposed		501

NOTES

1. The property lines are based on a field survey performed by Mease Engineering, P.C. performed by Mease Engineering, P.C. in June, September, and October 2020.
2. The contractor 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.
3. The site benchmark is the top of grate of the existing stormwater inlet north of the rear parking area.
4. Attention all contractors: Locations of all existing utilities shown hereon have been developed from utility company records and/or above-ground inspection of the site. Completeness or accuracy of type, size, depth, or horizontal location of underground facilities or structures cannot be guaranteed. Pursuant to the requirements of the Pennsylvania Legislative Act Number 38, contractors must verify location and depth of all underground utilities and facilities prior to start of work.
5. All construction shall be performed in accordance with PennDOT specifications, publication 408 standards, and Milford Township building and construction standards, as applicable.
6. All athletic fields, structures, and improvements shall be constructed and installed in accordance with PIAA standards.
7. Phase 1 consisted of the construction of the artificial turf field. This was submitted to the Township as a site plan. Phase 2 consisted of the regrading and relocation of the softball field, regrading and conversion of the football field to a soccer field, and the construction of bleacher, lights, snack stand, sidewalk, and indoor batting cage. The conversion of the football field and construction of the snack stand were never completed. Phase 2 was submitted to the Township as a land development plan. Phase 3 consisted of the construction of additional parking, an infiltration basin, modular buildings, and two athletic fields. Phase 3 was submitted to the Township as a site plan. Phase 4 consisted of the construction of the wellness center. Phase 4 was submitted to the Township as a site plan. Phase 5 consists of the construction of two parking lots, an infiltration basin, infiltration bed, replacing the track, installation of a turf field, and modifying the existing infiltration basin.
8. All new utility services shall be run underground from existing overhead services.

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.

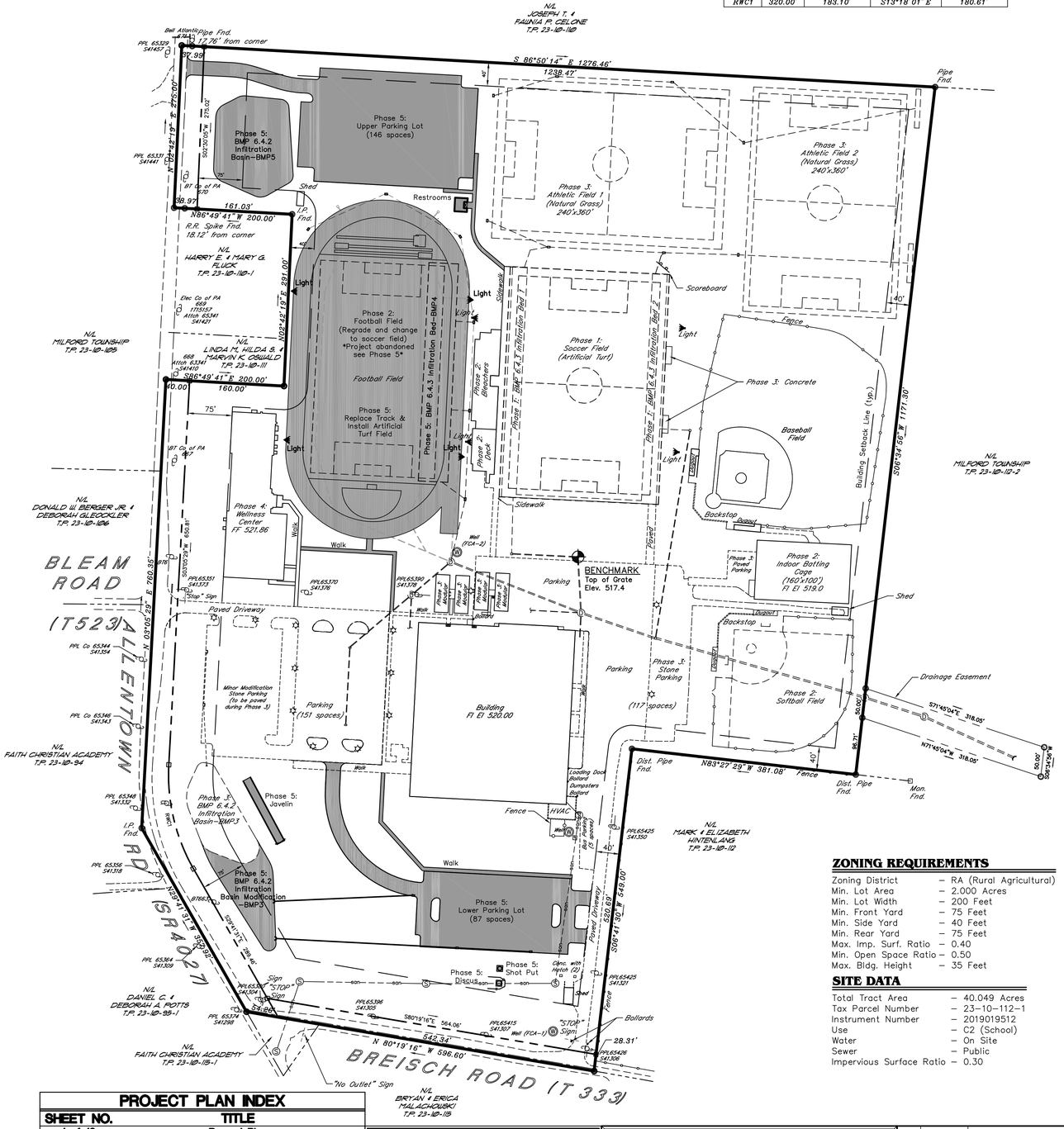
Registered Surveyor
Registration No._____

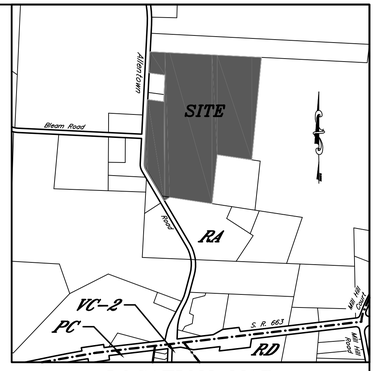
ENGINEER'S CERTIFICATION

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___

RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	LENGTH
RWC1	320.00'	183.10'	S13°18'01"E	180.61'





LOCATION MAP
1" = 800'
800 0 400 800
GRAPHIC SCALE

SYMBOLS

- – Property Corner Marker
- – Concrete Monument Corner Marker
- – Utility Pole
- – Adjoining Property Line (Approx.)
- – Building Setback Line
- – Existing Drainage Easement
- RA – Zoning District
- – Zoning District Boundary Line
- SAN – Existing Sanitary Sewer Line
- S – Existing Sanitary Sewer Manhole
- – Existing Stormwater Manhole
- W – Existing Well
- – Existing Light Post
- Light – Athletic Field Light
- – Proposed Improvements
- Slanted Text – Existing Features
- Straight Text – Proposed Features

IMPERVIOUS SURFACE CALCULATIONS

Impervious Surfaces Prior to Phase 4	
Buildings	79,195 SF
Driveways & Parking Areas	116,472 SF
Walkways & Concrete Areas	9,693 SF
Track	38,686 SF
Turf Field (Phase 1)*	105,457 SF
Bleachers (Phase 2)	9,666 SF
Sidewalk (Phase 2)	5,361 SF
Indoor Batting Cage (Phase 2)	16,000 SF
Dugouts (Phase 2)	680 SF
Shed (Phase 3)	192 SF
Stone Area (Phase 3)	50,943 SF
Paved Area (Phase 3)	5,089 SF
Modular Buildings (Phase 3)	3,282 SF
Concrete Pads (Phase 3)	872 SF
Field House (Phase 4)	23,618 SF
Walk/Conc. (Phase 4)	+ 2,006 SF
Total Impervious Surface Prior to Phase 5	467,412 SF
Impervious Surfaces To Be Removed	
Track	38,686 SF
Walk	+ 312 SF
Total Impervious Surfaces To Be Removed	38,998 SF
Proposed Phase 5 Impervious Surfaces	
Upper Parking Lot (Phase 5)	58,727 SF
Lower Parking Lot (Phase 5)	41,793 SF
Track (Phase 5)	65,671 SF
Turf Field (Phase 5)*	90,223 SF
Restroom (Phase 5)	495 SF
Sidewalk (Phase 5)	5,973 SF
Field Events (Phase 5)	+ 2,030 SF
Total Proposed Phase 5 Imp.	264,912 SF
Total	
Impervious Surface Prior to Phase 5	467,412 SF
Impervious Surfaces To Be Removed	– 38,998 SF
Proposed Phase 5 Impervious Surfaces	+ 264,912 SF
Total Impervious Surface Post Phase 5	693,326 SF
Turf Fields	–195,680 SF
	497,646 SF

Impervious Surface Ratio (497,646/43,560)/38.380=0.30
*Artificial turf athletic fields are not considered by Milford Township to be an impervious surface.

ZONING REQUIREMENTS

Zoning District	– RA (Rural Agricultural)
Min. Lot Area	– 2.000 Acres
Min. Lot Width	– 200 Feet
Min. Front Yard	– 75 Feet
Min. Side Yard	– 40 Feet
Min. Rear Yard	– 75 Feet
Max. Imp. Surf. Ratio	– 0.40
Min. Open Space Ratio	– 0.50
Max. Bldg. Height	– 35 Feet

SITE DATA

Total Tract Area	– 40.049 Acres
Tax Parcel Number	– 23-10-112-1
Instrument Number	– 2019019512
Use	– C2 (School)
Water	– On Site
Sewer	– Public
Impervious Surface Ratio	– 0.30

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

T.P. 23-10-112-1

PROJECT PLAN INDEX

SHEET NO.	TITLE
1 of 10	Record Plan
2 of 10	Existing Features Plan
3 of 10	Lighting & Landscape Plan
4 of 10	Limits of Disturbance Plan
5 of 10	Erosion & Sedimentation Control Plan
6 of 10	Erosion & Sedimentation Control Details
7 of 10	PCSM Plan
8 of 10	PCSM Details
9 of 10	Construction Details Plan
10 of 10	Watershed Map

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

FCA SITE PLAN: PHASE 5

Milford Township, Bucks County, Pennsylvania

SCALE: 1" = 100'
DRAWN BY: TDK
DATE: 22 May '26
FILE: 18060501P5

OWNERS OF RECORD: Faith Christian Academy
2255 Allentown Road
Quakertown, PA 18951

Record Plan

SHEET 1 of 10

BCPC Bucks County Planning Commission
Celebrating 75 Years

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: Newtown Borough Council
Newtown Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 8, 2026

Subject: BCPC #13191
Preliminary Plan of Subdivision for East Centre Avenue
TMP #28-5-153
Applicant: Jodi Smith
Owner: Same
Plan Dated: April 29, 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: Subdivide a 15,030-square-foot lot into two lots. The proposed Lot 1 is 6,305 square feet and the proposed Lot 2 is 8,725 square feet. The site consists of one Single-family detached dwelling that is proposed to be demolished. A proposed two-family dwelling is proposed to be constructed with one of the dwellings on each lot. Public water and sewer serve the site.

Location: Along the south side of East Centre Avenue, between South Norwood Avenue and South Elm Street.

Zoning: The BR-2 Borough Residential-2 District permits Two-family dwellings by right on lots with a minimum lot area of 6,000 square feet and a maximum impervious surface area of 55 percent.

The plan indicates existing non-conformities with respect to the minimum side yard setback.

The plan notes that the property is subject to a Stipulation and Court Order dated December 20, 2010 (Docket No. 2010-03510-19-5), which granted relief from the minimum lot width at the street line requirement.

Present Use: Residential

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

COMMENTS

1. **Requested waivers**

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

   Section 486-9.B(2)
   to permit simultaneous preliminary/final plan approval. The applicant states the request is being made due to the relatively small size of the minor subdivision application.

   Section 486-16.F
   to permit minor grading within five feet of the property line. The applicant states that the waiver is necessary for the installation of utilities, driveway and sidewalk connections withing the right-of-way and within close proximity to the property line.

   Section 486-23.A
   from providing shade trees within the right-of-way at intervals not to exceed 40 feet. The applicant is requesting a partial waiver to allow for enough separation between utilities and trees while providing the required number of street trees.

   Section 486-34.F(3)(c)
   from the required 18-inch storm drainage pipes. The applicant is requesting to allow a minimum 6-inch privately owned and maintained conveyance pipes.

   Section 486-41.C.(2) and 486-42.C.(2)
   from providing features within 100 feet of the property on the plan application. The applicant states a waiver is requested because the project is not proposing any adverse impact on adjacent properties and an aerial photography map is provided on the cover sheet showing the surrounding features.

   The final plan should note all granted waivers.

   b. **Stormwater management ordinance**—Correspondence included with the site plan indicated that a waiver is being requested from the following requirement of the Newtown Borough Stormwater Management Ordinance:

   Section 473-11.K
   from the requirement of storage facilities completely draining over a period of time not less than 24 and not more than 72 hours from the end of the design storm.

   Since this is a stand-along 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 the approval of the plan.

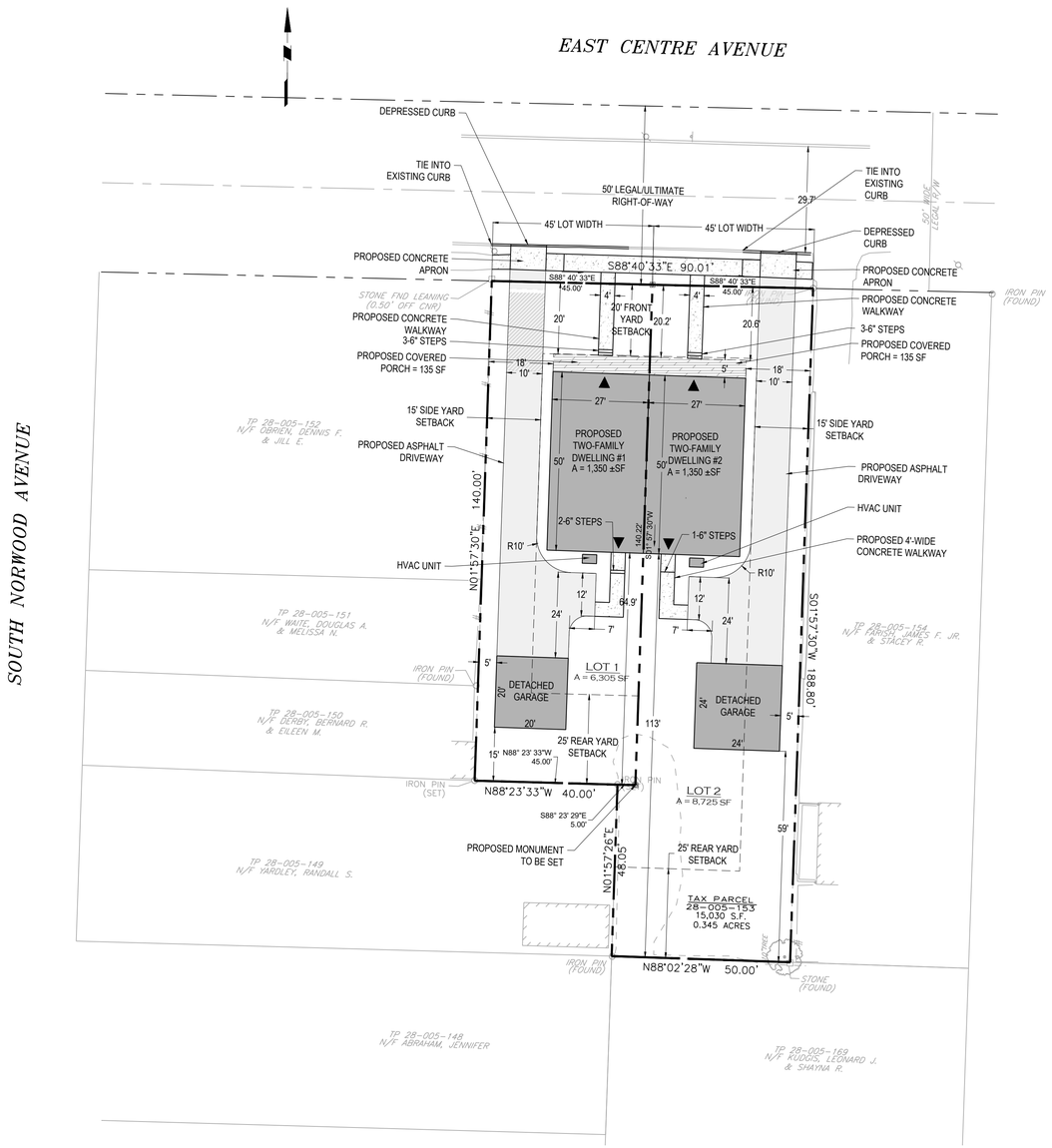
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2026 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DM:emh
26-0117

cc: Jodi Smith (via email)
Chirag V. Thakkar, PE, Arna Engineering, Inc. (via email)
Michele Fountain, PE, ARRO Consulting (via email)
Craig Totaro, Borough Manager (via email)



BOROUGH OF NEWTOWN - ZONING DATA TABLE				
ZONING DISTRICT:BR-2 BOROUGH RESIDENTIAL DISTRICT 2				
ITEM	**REQUIRED/PERMITTED**	**EXISITNG**	**PROPOSED LOT 1**	**PROPOSED LOT 2**
Zoning District:	BR-2 BOROUGH RESIDENTIAL DISTRICT 2	BR-2 BOROUGH RESIDENTIAL DISTRICT 2	BR-2 BOROUGH RESIDENTIAL DISTRICT 2	BR-2 BOROUGH RESIDENTIAL DISTRICT 2
Use:	Single-Family Detached Dwelling, Two-Family Dwelling, Residential Accessory Structures	Single-Family Detached Dwelling and Residential Accessory Structure (Shed)	Two-Family Dwelling and Residential Accessory Structure (Detached Garage)	Two-Family Dwelling and Residential Accessory Structure (Detached Garage)
Area and Dimensional Requirements:				
Minimum Lot Area	6,000 SF	15,030 SF	6,305 SF	8,725 SF
Minimum Lot Width at Street Line	60 FT	90 FT	45 FT**	45 FT**
Maximum Building Height	35 FT	< 35 FT	< 35 FT	< 35 FT
Minimum Yards				
Front	20 FT	21 FT	20 FT	20.2 FT
Side	0 FT MIN. / 15 FT TOTAL	2.3 FT* / 56.8 FT TOTAL	0 FT / 18 FT TOTAL	0 FT / 18 FT TOTAL
Rear	25 FT	113 FT	64.9 FT	113.0 FT
Maximum Front Yard - Build-to line	25 FT	21 FT	18 FT	18 FT
Detached Garage Required Setbacks:				
Minimum Setbacks from Lot Line				
Front	20 FT	N/A	104.9 FT	105.5 FT
Side	5 FT	N/A	5.0 FT	5.0 FT
Rear	10 FT	N/A	15 FT	59.0 FT
Coverage				
Maximum Impervious Surface	55%	16.3%	55.0%	41.8%
Maximum Building Coverage	30%	9.0%	29.9%	23.6%
Parking				
Min. Number of Spaces:	2	2	2	2
Min. Standard Space Size	9 ft x 18 ft	9 ft x 18 ft	10 ft x 18 ft	10 ft x 18 ft
Vehicle Parking abuts Cartway	Not Permitted	No	No	No
Max. driveway width at cartway	12 ft	11.8 FT	10 FT	10 FT

* Existing Non-Conformity
**Pursuant to Stipulation and Court Order by and between Owner and Newtown Borough dated December 20, 2010, at Docket No. 2010-03510-19-5.

IMPERVIOUS SURFACE TABLE			
	EXISITNG	LOT 1	LOT 2
LOT AREA	15,030 SF	6,305 SF	8,725 SF
DWELLING	1,333 SF	1,350 SF	1,350 SF
COVERED PORCH	N/A SF	135 SF	135 SF
GARAGE	N/A SF	400 SF	576 SF
DRIVEWAY	855 SF	1,400 SF	1,408 SF
WALKS	228 SF	170 SF	169 SF
SHED	24 SF	0 SF	0 SF
A/C UNITS	8 SF	10 SF	10 SF
TOTAL IMPERVIOUS AREA	2448 SF	3,465 SF	3,648 SF
BUILDING COVERAGE	9.0%	29.9%	23.6%
IMPERVIOUS COVERAGE	16.3%	55.0%	41.8%

GENERAL NOTES:

1. THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
2. THE PROJECT SITE CONSIST OF PARCEL T.M.P. #28-005-153 AND IS LOCATED IN BOROUGH RESIDENTIAL ZONING DISTRICT BR-2. EXISTING USE IS SINGLE-FAMILY DETACHED DWELLING . THE PROPOSED USE IS TWO-FAMILY DWELLING FOR LOT 1 AND LOT 2.
3. THE TOPOGRAPHY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PREPARED BY CAVANAUGH SURVEYING SERVICES DATED APRIL 23, 2026.
4. NO CERTIFICATION IS MADE BY THE UNDERSIGNED AS TO THE ACTUAL UNDERGROUND POSITION OF ANY UTILITIES OF TO THE COMPLETENESS AND / OR ACCURACY OF UTILITY INFORMATION PROVIDED BY OTHERS.
5. VERTICAL DATUM FOR THE PROJECT BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88); ESTABLISHED BY GPS WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPOSURVEY GPS BASE STATION NETWORK.
5. HORIZONTAL DATUM FOR THE PROJECT BASED UPON STATE PLANE COORDINATE SYSTEM OF 1983; ESTABLISHED BY GPS WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPOSURVEY GPS BASE STATION NETWORK.
6. METES AND BOUNDS ARE BASED ON PA STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 02 DEGREES 33 MINUTES 34 SECONDS CLOCKWISE.
7. THE SITE IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAPS FOR BUCKS COUNTY, PENNSYLVANIA, MAP NUMBER 42017C0431K, EFFECTIVE DATE MARCH 21, 2017.
8. THERE ARE NO WETLANDS ON THE SITE BASED ON THE NATIONAL WETLAND INVENTORY (USFWS).
9. IN ACCORDANCE WITH NEWTOWN BOROUGH'S ENVIRONMENTAL PROTECTION STANDARDS, THERE ARE NO NATURAL RESOURCES THAT REQUIRE PROTECTION ON THIS SITE.
10. IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION eMapPA, THE PROJECT IS WITHIN THE NESHAMINY CREEK WATERSHED.

REQUESTED WAIVERS:

1. SECTION § 486-9.B.2: SEPARATE STAGES OF APPROVALS FOR PRELIMINARY AND FINAL SUBDIVISION & LAND DEVELOPMENT PLANS - THIS SECTION OF THE ORDINANCE REQUIRES THE SUBMISSION OF PRELIMINARY AND FINAL PLANS. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO ALLOW SIMULTANEOUS SUBMISSION OF PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS.
2. SECTION § 486-16.F.: GRADING AND DRAINAGE -THIS SECTION OF THE ORDINANCE REQUIRES THAT THE TOP OR BOTTOM EDGE OF SLOPES BE A MINIMUM OF FIVE FEET FROM THE PROPERTY LINE OR RIGHT-OF-WAY LINES OF STREETS. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO PROPOSE GRADING WITHIN 5 FEET FROM THE PROPERTY LINE AND RIGHT-OF-WAY LINES.
3. SECTION § 486- 23.A. SHADE TREE PLANTING - THIS SECTION REQUIRES SHADE TREES TO BE PROVIDED WITHIN THE RIGHT-OF-WAY AT INTERVALS NOT TO EXCEED 40 FEET. THE APPLICANT IS REQUESTING A PARTIAL WAIVER FROM THIS REQUIREMENT TO PLACE ONE OF THE REQUIRED TREES WITHIN THE PROPERTY OF LOT 1.
5. SECTION § 486-34 F(3)(c) : STORM SEWER SIZE - THIS SECTION OF THE ORDINANCE REQUIRES THAT STORM DRAINAGE PIPES BE A MINIMUM 18 INCHES. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO ALLOW A MINIMUM 6-INCH PRIVATELY OWNED AND MAINTAINED CONVEYANCE PIPES.
6. SECTION § 486-41.C(2) & SECTION § 486-42.C(2): EXISTING FEATURES - THIS SECTION REQUIRES THE LOCATION, NAMES, WIDTHS OF STREETS, THE LOCATION OF PROPERTY LINES AND NAMES OF OWNERS, 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. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT.
7. SECTION § 473-11.K. DRAIN TIME - THIS SECTION REQUIRES THAT STORAGE FACILITIES SHOULD COMPLETELY DRAIN OVER A PERIOD OF TIME NOT LESS THAN 24 AND NOT MORE THAN 72 HOURS FROM THE END OF THE DESIGN STORM.

OWNERS' CERTIFICATION OF INTENT

OWNERS: _____.

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BUCKS

ON THE _____ DAY OF _____, 2026, BEFORE ME THE SUBSCRIBERS, 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 LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES

PROFESSIONAL SURVEYOR CERTIFICATION

I, PATRICK A. CAVANAUGH, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE LOT LINES, STREETS, RIGHT-OF-WAY AND EASEMENTS SHOWN ON THIS PLAN WERE SURVEYED AND PLOTTED BY ME AND ARE ACCURATE. I FURTHER CERTIFY THAT THE SUBDIVISION SHOWN ON HEREON COMPLIES WITH ALL APPLICABLE BOROUGH ZONING AND SUBDIVISION LAND DEVELOPMENT REGULATIONS.

PATRICK A. CAVANAUGH SU-51056-E

PROFESSIONAL ENGINEER CERTIFICATION

I, CHIRAG V. THAKKAR, A PENNSYLVANIA PROFESSIONAL ENGINEER, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF BOROUGH OF NEWTOWN AS LAST AMENDED.

CHIRAG V. THAKKAR, P.E. PA LIC NO. 075153

APPROVAL AND REVIEWED NOTATION BY THE BOROUGH

BOROUGH COUNCIL:
"APPROVED BY THE COUNCIL OF THE BOROUGH NEWTOWN THIS _____ DAY OF _____, ____."

PRESIDENT, BOROUGH COUNCIL

SECRETARY, BOROUGH COUNCIL

REVIEWED, CHAIR, BOROUGH PLANNING COMMISSION

REVIEWED, BOROUGH ENGINEER

REVIEWED, BOROUGH FIRE MARSHAL

REVIEW BY THE BUCKS COUNTY PLANNING COMMISSION

BCPC NO.:

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

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

RECORDING NOTATION

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

LEGEND

EXISTING SYMBOLS & LINES	PROPOSED SYMBOLS & LINES
STORM DRAIN	**SITE**
SANITARY LINE	PROPERTY LINE
GAS LINE	SETBACK
WATER LINE	BUILDING
OVERHEAD WIRE	EDGE OF PAVEMENT
FENCE (TYPE AS NOTED)	DOOR
TREE LINE	MONUMENT
PROPERTY/RIGHT-OF-WAY LINE	CURB
CONTOUR LINE	**GRADING AND DRAINAGE**
IRON PIN	ROOF LEADER
HYDRANT	PERFORATED PIPE
UTILITY POLE	STORM PIPE
MANHOLE (TYPE AS LABELED)	PROPOSED CONTOUR
ELECTRIC METER	SPOT GRADE
WATER VALVE	EXISTING ELEVATION
GAS VALVE	FLOW ARROW
UNKNOWN VALVE	DEPRESSED CURB
CATCH BASIN	TOP OF THE CURB
SPOT ELEVATION	BOTTOM OF THE CURB
CLEAN OUT	**UTILITY**
TREE	WATER LINE
BENCH MARK	SEWER LINE
SIGN	GAS LINE
TO REMAIN	TELEPHONE & ELECTRIC LINE
TO BE REMOVED	WATER VALVE
	CLEANOUT

HATCHING

DWELLING / GARAGE	DRIVEWAY
COVERED PORCH	POROUS PAVEMENT
SIDEWALK / PATHWAY	

arna ENGINEERING CIVIL ENGINEERS
arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280
NJ Certificate of Authorization: 24GA28242200

PROJECT: 230027801 EAST CENTRE AVENUE RESIDENCES

20 0 10 20
SCALE IN FEET

Project
EAST CENTRE AVENUE RESIDENCES
TMP # 28-005-153
BOROUGH OF NEWTOWN
BUCKS COUNTY PENNSYLVANIA

Drawing Title
SUBDIVISION AND SITE (RECORD) PLAN

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHIRAG V. THAKKAR ENGINEER PE075153
CHIRAG V. THAKKAR, P.E.
PROFESSIONAL ENGINEER
PA LIC No. 75153

DATE	COMMENTS	NO.

REVISIONS

Project No.	230027801
Date	04-29-2026
Scale	1" = 20'
Drawn By	NT/KGP
Checked By	AAB

Drawing No.
CS-101

Sheet 3 of 7

BCPC Bucks County Planning Commission
Celebrating 75 Years

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: Northampton Township Board of Supervisors
Northampton Township Planning Commission

From: Bucks County Planning Commission

Date: June 15, 2026

Subject: BCPC #13196
NHT1
Sketch Plan of Subdivision and Land Development for Khaytin Residence
TMP #31-26-48
Applicant: Alex Khaytin
Owner: Same
Plan Dated: April 10, 2026
Date Received: May 26, 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 2.53-acre site (TMP #31-26-48) into two lots: Lot 1 (66,805 square feet) and Lot 2 (40,500 square feet). The existing one-story dwelling located on proposed Lot 2 is to be demolished. The plan includes a conceptual layout depicting a single-family detached dwelling and associated driveway on each proposed lot; however, no construction is proposed at this time. The site is served by public water and public sewer.

Location: Along the west side of Old Bristol Road, approximately 500 feet north of its intersection with Bellwood Drive.

Zoning: The R-1 Single Family District permits single-family dwellings by right with a minimum lot area of 40,000 square feet, a minimum lot width of 150 feet, and a maximum impervious surface ratio of 20 percent.

Present Use: Residential

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

COMMENTS

1. **Flag lot**—Section 27-1119.4.B. of the zoning ordinance requires a minimum access strip (stem) width of 30 feet for a flag lot. The plan indicates a proposed access strip width of 12 feet, which does not comply with this requirement. In addition, Section 27-1119.4.C. limits the length of the access strip (stem) to a maximum of 300 feet. The proposed access strip is approximately 600 feet in length, exceeding the maximum permitted length. The applicant should demonstrate compliance with all applicable requirements of Section 27-1119 of the zoning ordinance or obtain the necessary zoning relief.

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

This review will be included in the Bucks County Planning Commission board materials for the July 1, 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
26-0139

cc: Alexander Khaytin (via email)
Michael Zavyzakin, PLS, Land Delineation (via email)
Dean Carr, PE, Branch Manager, Bowman, Township Engineer (via email)
Amanda Fuller, PE, Gilmore & Associates, Township Engineer (via email)
Robert Pellegrino, Township Manager (via email)
Mike Solomon, Township Director of Planning and Zoning (via email)

NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION.

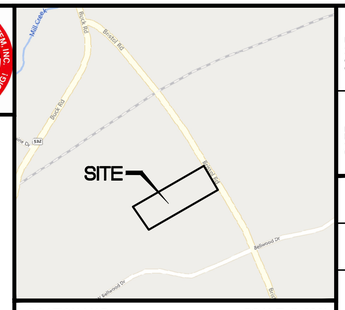
PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP! CALL BEFORE YOU DIG!

SITE ZONING DATA: SINGLE FAMILY DISTRICT (R-1)			PROPOSED	
ZONING REQUIREMENTS	REQUIRED	EXISTING	LOT 1	LOT 2
MINIMUM LOT AREA (SF)	40,000	107,305	66,805	40,500
MINIMUM LOT WIDTH AT BUILDING LINE (FT)	150	195	194.8	145.0
MAXIMUM BUILDING COVERAGE (%)	10	1.7	2.99	4.94
MINIMUM FRONT YARD (FT)	50	108.8	50.0	50.0
MINIMUM SIDE YARD (EACH) (FT)	30	67.3	30.0	30.0
MINIMUM REAR YARD (FT)	50	401.0	50.0	50.0
MAXIMUM IMPERVIOUS SURFACE COVERAGE (%)	20	4.1	8.59	11.12

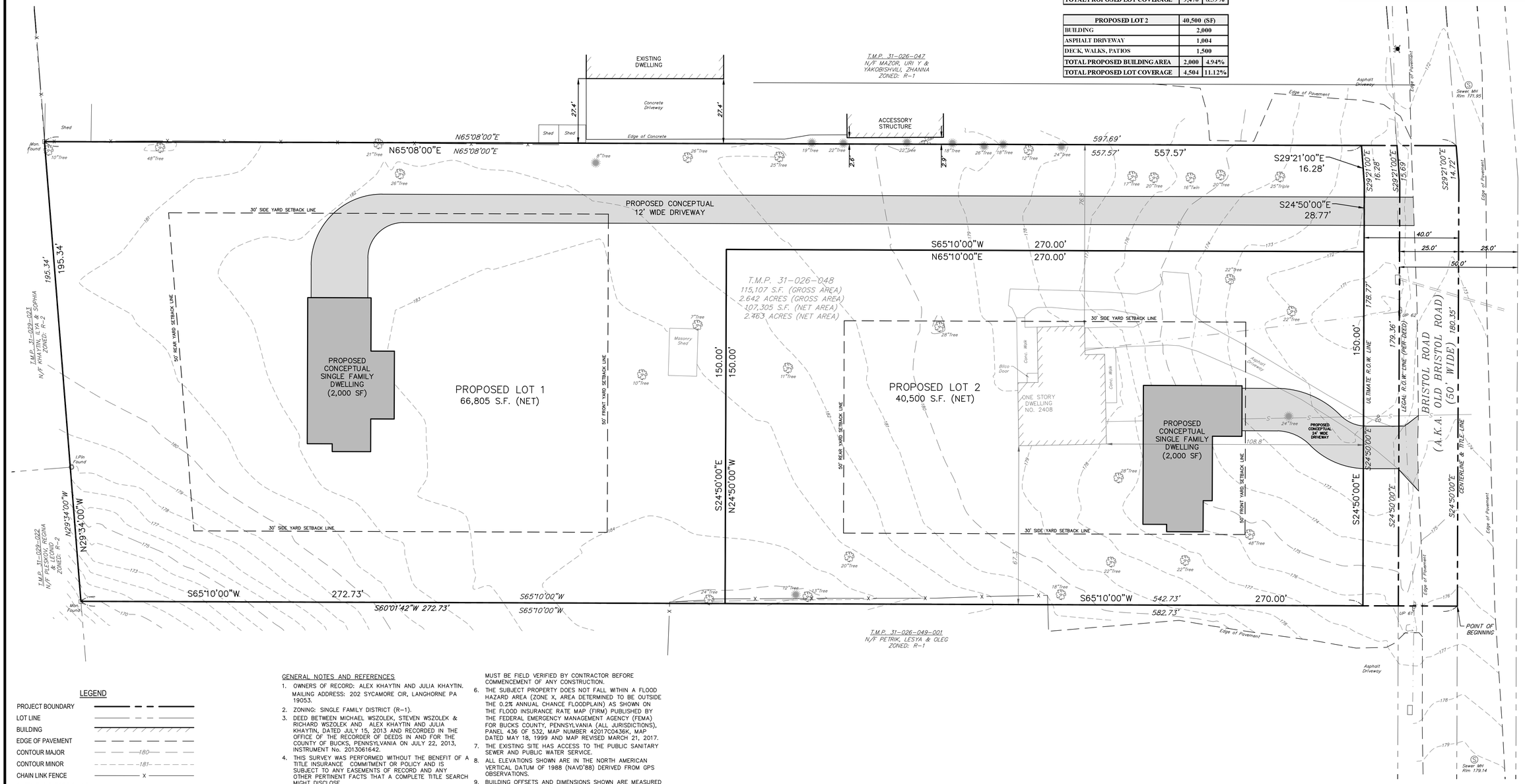
IMPERVIOUS SURFACE CALCULATION LOT AREA (SF) = 110,231		
EXISTING	AREA (SF)	
BUILDING	1,554	
MASONRY SHED	242	
ASPHALT DRIVEWAY	2,233	
CONCRETE WALKS	331	
MISC.	18	
TOTAL EXISTING BUILDING AREA	1,796	1.6%
TOTAL EXISTING LOT COVERAGE	4,378	4.0%

PROPOSED LOT 1	66,805 (SF)	
BUILDING	2,000	
ASPHALT DRIVEWAY	5,970	
DECK, WALKS, PATIOS	1,500	
TOTAL PROPOSED BUILDING AREA	2,000	2.99%
TOTAL PROPOSED LOT COVERAGE	9,470	8.59%

PROPOSED LOT 2	40,500 (SF)	
BUILDING	2,000	
ASPHALT DRIVEWAY	1,004	
DECK, WALKS, PATIOS	1,500	
TOTAL PROPOSED BUILDING AREA	2,000	4.94%
TOTAL PROPOSED LOT COVERAGE	4,504	11.12%



LOCATION MAP SCALE: 1"=800'



LEGEND

- PROJECT BOUNDARY
- LOT LINE
- BUILDING
- EDGE OF PAVEMENT
- CONTOUR MAJOR (180)
- CONTOUR MINOR (181)
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC LINE
- MONUMENT FOUND
- IRON PIPE / PIN FOUND
- SANITARY MH
- CLEAN-OUT
- UTILITY POLE
- FIRE HYDRANT

GENERAL NOTES AND REFERENCES

1. OWNERS OF RECORD: ALEX KHAYTIN AND JULIA KHAYTIN. MAILING ADDRESS: 202 SYCAMORE CIR, LANGHORNE PA 19053.
2. ZONING: SINGLE FAMILY DISTRICT (R-1).
3. DEED BETWEEN MICHAEL WSZOLEK, STEVEN WSZOLEK & RICHARD WSZOLEK AND ALEX KHAYTIN AND JULIA KHAYTIN, DATED JULY 15, 2013 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUCKS, PENNSYLVANIA ON JULY 22, 2013, INSTRUMENT No. 2013061642.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR POLICY AND IS SUBJECT TO ANY EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE.
5. THE CONTRACTORS MUST CALL THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) TO DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. THE LOCATION OF UNDERGROUND OR OTHERWISE CONCEALED STRUCTURES AND UTILITIES DOES NOT FALL WITHIN THE SCOPE OF THIS SURVEY. ANY UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF VISIBLE SURFACE UTILITIES AND UTILITY MARK-OUTS FOUND IN THE FIELD. THE OTHER UTILITIES MAY EXIST. THE LOCATION OF THE UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
6. THE SUBJECT PROPERTY DOES NOT FALL WITHIN A FLOOD HAZARD AREA (ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 436 OF 532, MAP NUMBER 42017C0436K, MAP DATED MAY 18, 1999 AND MAP REVISED MARCH 21, 2017.
7. THE EXISTING SITE HAS ACCESS TO THE PUBLIC SANITARY SEWER AND PUBLIC WATER SERVICE.
8. ALL ELEVATIONS SHOWN ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88) DERIVED FROM GPS OBSERVATIONS.
9. BUILDING OFFSETS AND DIMENSIONS SHOWN ARE MEASURED TO THE MOST EXTERIOR CORNERS.
10. BUILDING LOCATION DIMENSIONS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR THE ERECTION OF PERMANENT STRUCTURES OR FENCES.
11. THE INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED ON NOVEMBER 2024.
12. IF THIS DOCUMENT DOES NOT CONTAIN THE SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

SCALE 1" = 20'
DATE 04/10/2026
CHECKED: MZ
DRAWN: IZ
PROJECT: AF-BRSRD-1124
FILE: Sketch.dwg

No.	Date	Revision	DRWN. BY	CHKD BY

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR MIKHAIL ZAVYAZKIN No. SU075404

MIKHAIL ZAVYAZKIN
PA P.L.S. Lic. № SU075404

GRAPHIC SCALE 20' 0' 20' 40'

LAND DELINEATION
50 Creek Road
Chalfont, PA 18914
(215) 350-5360
mzavyazkin@comcast.net

MINOR SUBDIVISION - SKETCH PLAN
KHAYTIN RESIDENCE

T.M.P. NO. 31-026-048

SITUATED IN

2408 BRISTOL ROAD, HOLLAND PA 18966

NORTHAMPTON TOWNSHIP ~ COUNTY OF BUCKS ~ PENNSYLVANIA

SHEET NUMBER
1 of 1

BCPC Bucks County Planning Commission
Celebrating 75 Years

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: Northampton Township Board of Supervisors
Northampton Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 17, 2026

Subject: BCPC #13198
SLD 26-3
Preliminary Plan of Subdivision for 1 Tapeworm Road
TMP #31-10-37
Applicant: Brian Blair
Owner: Clinton Thomas Mack
Plan Dated: May 20, 2026
Date Received: May 29, 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 8.88-acre site (TMP #31-10-37) into two lots: Lot 1 (140,418 square feet) and Lot 2 (235,679 square feet). The existing single-family detached dwelling and associated driveway are to remain on Lot 2. No new development is proposed. The site is served by public water and public sewer.

Location: Along the south side of former Tapeworm Road, at its intersection with Sacketts Ford Road.

Zoning: The CR Country Residential District permits single-family detached dwellings by right on lots with a minimum area of 2 acres, a minimum lot width of 200 feet, and a maximum impervious surface ratio of 10 percent.

Present Use: Residential

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

COMMENTS

1. **Site access**—The plan appears to rely on the paved portion of the former Tapeworm Road right-of-way to provide access to proposed Lot 2. However, the paved roadway is located primarily outside the boundaries of the subject parcel. If access is intended to be provided via the former right-of-way, the applicant should clearly identify the legal mechanism authorizing such access and demonstrate compliance with the applicable ordinance requirements associated with the proposed access type (e.g., private street, shared driveway, or access easement). The plan should also identify responsibility for ownership and long-term maintenance of the accessway.

2. **Existing access easement**—The plan depicts an existing 16.5-foot-wide access easement along the northern boundary of proposed Lot 2. The purpose and beneficiary of this easement should be clarified, as its relationship to the proposed lot access arrangement is not evident from the plan.

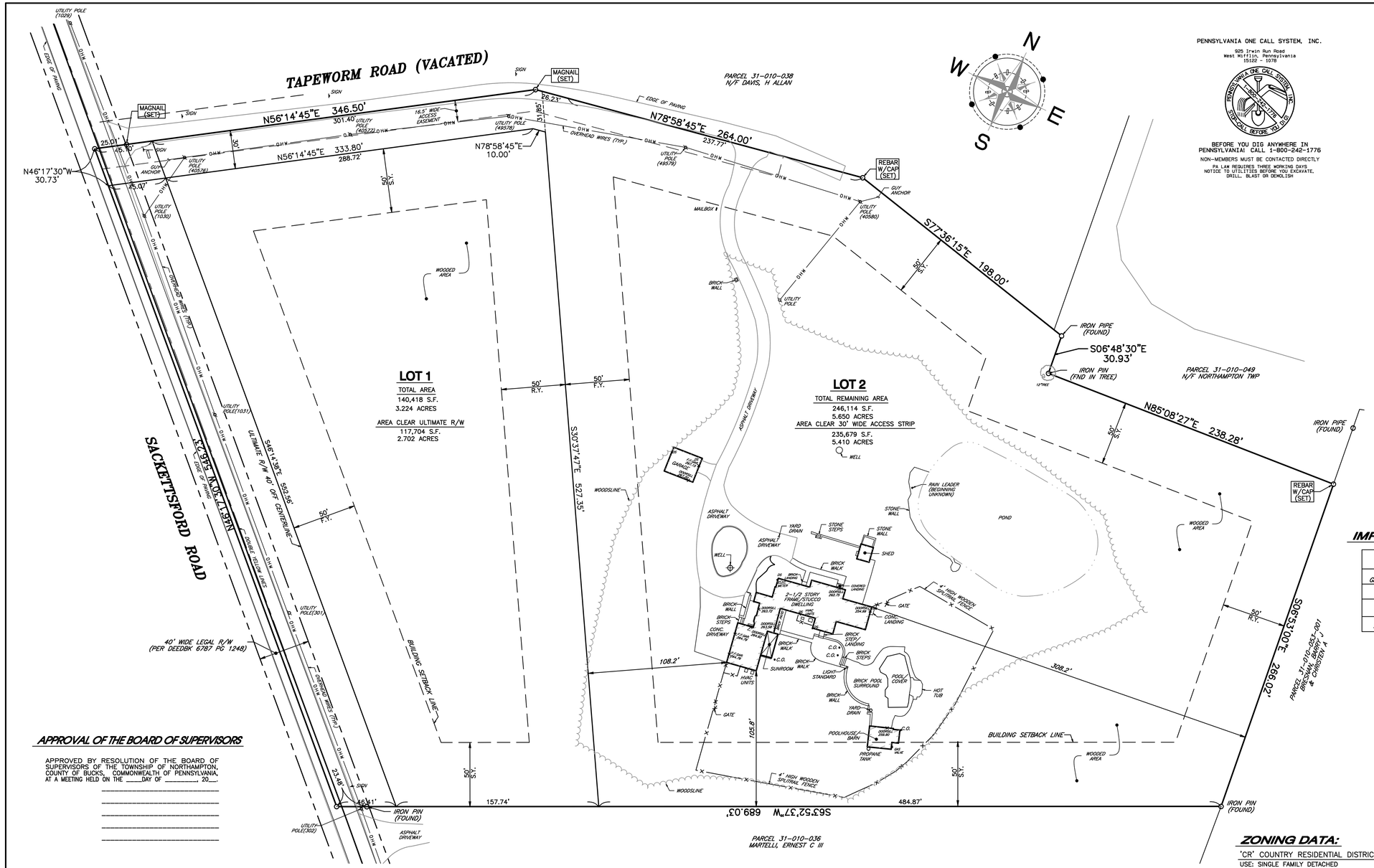
3. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 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
26-0150

cc: Kevin Reilly (via email)
Brian Blair (via email)
Dean Carr, PE, Branch Manager, Bowman, Township Engineer (via email)
Amanda Fuller, PE, Gilmore & Associates, Township Engineer (via email)
Robert Pellegrino, Township Manager (via email)
Mike Solomon, Township Director of Planning and Zoning (via email)



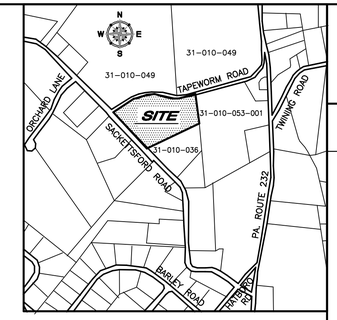
PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP! CALL BEFORE YOU DIG

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

NON-MEMBERS MUST BE CONTACTED DIRECTLY

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



LOCATION MAP

SCALE: 1"= 800'

800' 0' 800' 1600'
SCALE IN FEET

IMPERVIOUS CALCULATIONS:

DESCRIPTION	PROPOSED LOT 2
DWELLING/SUNROOM/ GARAGE/SHED/POOL HSE.	4236 S.F.
DRIVEWAY	7551 S.F.
WALKS/STEPS/WALLS/ PATIOS	1284 S.F.
POOL/POOL SURROUND	2415 S.F.
	15,486 S.F. TOTAL

15,486 S.F. / 235,679 S.F. = 6.6% IMPERVIOUS

4236 S.F / 235,679 S.F. = 1.8% BUILDING COVERAGE

ZONING DATA:

'CR' COUNTRY RESIDENTIAL DISTRICT
USE: SINGLE FAMILY DETACHED

DESCRIPTION	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA	2.0 AC. (87,120 S.F.)	140,418 S.F.	235,679 S.F.
MIN. LOT WIDTH @ B.S.L.	200'	560'	545'
MIN. FRONT YARD	50'	50' MIN.	108.2'
MIN. SIDE YARD	50'	50' MIN.	105.8'
MIN. REAR YARD	50'	50' MIN.	308.2'
MAX. IMPERVIOUS SURFACE	10%	NONE	6.6%
MAX BUILDING COVERAGE	8%	NONE	1.8%
FLAG LOT ACCESS WIDTH	30'	N/A	30'
FLAG LOT ACCESS LENGTH	300'	N/A	300' FR. ULT. R/W
FLAG LOT AREA	1.25 x2.0 AC.=2.5 AC.	N/A	5.410 AC. CL. ACCESS

APPROVAL OF THE BOARD OF SUPERVISORS

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

_____
_____
_____
_____
_____

APPROVAL OF THE TOWNSHIP ENGINEER

REVIEWED BY THE NORTHAMPTON TOWNSHIP ENGINEER 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 NORTHAMPTON TWP. PERSONALLY APPEARED _____ CLINTON THOMAS MACK & EMILY JO TANNER 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___.

BUCKS COUNTY PLANNING COMMISSION

B.C.P.C. NO.
THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ 20___.

_____
(CHAIRMAN)

_____
(EXECUTIVE DIRECTOR)

CERTIFICATION FOR RECORDING

APPROVAL OF THE TOWNSHIP PLANNING COMMISSION

APPROVED BY THE NORTHAMPTON TOWNSHIP PLANNING COMMISSION ON THE _____DAY OF _____, 20_____.

_____

_____

GENERAL NOTES:

1. THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON APRIL 14, 2026.
2. 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.
3. 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 30, 2017 PENNSYLVANIA ACT 121.
4. VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNETGPS (NETWORK RTK) GPS BASE STATION NETWORK.
5. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE KEYNETGPS (NETWORK RTK) GPS BASE STATION NETWORK.
6. METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 05 DEGREES 05 MINUTES 23 SECONDS CLOCKWISE.
7. CAVANAUGH'S SURVEYING SERVICES UTILIZED THE LATEST ZONING REGULATIONS FOR NORTHAMPTON TOWSHIP AVAILABLE DURING THE TIME OF PREPARATION OF SURVEY. ZONING SETBACKS AND/OR SUBDIVISION GUIDELINES CAN BE SUBJECT TO INTERPRETATION AND THEREFOR THE RESPONSIBILITY OF THE HOME/LANDOWNER TO CONTACT AND CONFIRM WITH THE ZONING OFFICER FOR CLARIFICATION ON CURRENT ZONING REQUIREMENTS.

GENERAL NOTES: (CONTINUED)

8. FLAG LOT REQUIREMENTS TAKEN FROM NORTHAMPTON TOWNSHIP CODE 2026-02-25 "PARAGRAPH 27-1119 FLAG LOTS," ITEMS 1 AND 2.
9. ZONING REQUIREMENTS TAKEN FROM NORTHAMPTON TOWNSHIP CODE 2026-02-25 "PARAGRAPH 27-404 COUNTRY RESIDENTIAL DISTRICT ITEM 2.
10. ANY FUTURE PROPOSED IMPROVEMENTS TO LOT 1 WILL REQUIRE A PERMIT PLAN BE SUBMITTED TO NORTHAMPTON TOWNSHIP.

SURVEYOR'S CERTIFICATION:

I, _____ HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED UNDER MY SUPERVISION ON _____, THAT ALL THE MARKERS SHOWN HEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

_____
SIGNATURE

RECORDER OF DEEDS:

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

SHEET 1 OF 2

REVISION	
SCALE:	1"= 40'
TOTAL AREA:	AS SHOWN
DATE:	MAY 20, 2026
PROJECT NO.:	2026-04013

OWNER:
CLINTON THOMAS MACK & EMILY JO TANNER
1 TAPEWORM ROAD
IVYLAND, PA 18974

40' 0' 40'
SCALE: 1"= 40'

FINAL PLAN MINOR SUBDIVISION
RECORD PLAN

TAX PARCEL 31-010-037

1 TAPEWORM ROAD
NORTHAMPTON TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

Cavanaugh's
SURVEYING SERVICES
PATRICK CAVANAUGH, PLS
28 EAST OAKLAND AVENUE
DOYLESTOWN, PENNSYLVANIA 18901
OFFICE: 215-348-8359
CELL: 267-614-0473 - 433-SURVEYOR.COM

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
PATRICK A. CAVANAUGH
SURVEYOR
SU-51059-E

BCPC Celebrating 75 Years
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
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: June 15, 2026

Subject: BCPC #8800-L
Preliminary Plan of Land Development for Klover Storage Yard
TMPs #36-29-19-3A & 36-29-19-3D
Applicant: Northfield Business Campus, LLC
Owner: McSquizzy's Northfield Lot 3, LLC and Northfield Business Campus
Plan Dated: May 12, 2026
Date Received: May 18, 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 16.56 acres from TMP #36-29-19-3D to adjacent TMP #36-29-19-3A, resulting in lot sizes of 24.60 acres (TMP #36-29-19-3A) and 50.46 acres (TMP #36-29-19-3D). Construct an access drive and outside storage yard as an accessory use to the existing flex building on TMP #36-29-19-3A. The remaining 50.46 acres on TMP #36-29-19-3D are offered for dedication to the township. The plan indicates that 44.13 acres of TMP #36-29-19-3D are within a preservation easement.

Location: Northwest of the intersection of East Pumping Station Road and Richland Commerce Drive.

Zoning: The EXT Extraction District permits extractive operations by right. Uses G17 Flex Building and H7 Outside Storage and Display are permitted uses in the EXT District. The minimum site area for Use G17 Flex Building is 3 acres.

On May 11, 2026, the township zoning hearing board granted a conditional use to permit Use H7 Outside Storage and Display that is no greater than 50 percent of the lot area.

On March 5, 2026, the township zoning hearing board granted a special exception from Section 604.2.A. of the floodplain management ordinance to permit a private street and underground utilities within the floodplain.

On March 5, 2026, the township zoning hearing board granted variances from the following requirements of the floodplain management ordinance and the zoning ordinance:

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

Section 23-603.1.A.
to allow fill within the floodplain

Section 23-603.1.E.
to permit the finished elevation of the proposed street to be above the base flood elevation, when it is required that it be one foot below

Section 27-514.1.A.
to allow an 11.64 percent disturbance within the floodway where no disturbance is allowed

Section 27-514.1.C.
to allow a 16.56 percent disturbance to floodplain soils where no disturbance is allowed

Section 27-514.1.G.
to allow an 11.40 percent disturbance to watercourses, where no disturbance is allowed

Section number not indicated
relief from a previous Richland Township Zoning Hearing Board Decision dated August 1, 2023, to extend the 50-foot buffer previously granted for a portion of Lot 3 to the expanded Lot 3

Present Use: Industrial and vacant

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 requirements of the subdivision and land development ordinance:

      Sections 22-422.2. & 22-432
      from providing a separate submission for a preliminary plan and final plan; the application indicates no further explanation

   b. **Stormwater Management Ordinance**—The site plan and related correspondence indicate that the applicant is requesting waivers from the following requirements of the stormwater management ordinance:

      Section 25-307.10.D.
      from having to have a spillway length over the maximum of 40 feet; the application indicates that the 400 feet emergency spillway would prevent water from going into the storage yard

      Section 25-308.A.(2)(a)
      from providing a minimum depth of 48 inches between the intended bottom of the facility and the seasonal high-water table and/or bedrock for BMP #7; the application indicates that 2 feet will be provided, which is the standard in the PA Stormwater Management Manual

      Section 25-402.2.B.(19)
      from providing a 20-foot-wide access easement around the stormwater management facilities that would provide ingress and egress from a public right of way; the application indicates that a blanket easement is proposed as part of this amended land development plan

   The final plan should note all granted waivers.

2. **Watercourse crossing**—As indicated in the zoning information above, the applicant received a variance from Section 27-514.1.G. of the zoning ordinance requiring that watercourses shall not be altered, regraded, filled, piped, diverted or built upon, except for minor road crossings where design approval is obtained from the township and the Pennsylvania Department of Environmental Protection (PaDEP) and where no other reasonable access is available. We recommend that assurances be provided that all applicable state permits pertaining to the watercourse crossing are obtained.

3. **On-site pedestrian connection**—The proposed storage yard is separated from the principal building on the site by a proposed 24- to 30-foot-wide access drive with guiderails on both sides. We recommend that a pedestrian connection be provided from the storage yard to the principal building on the lot.

4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the 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 July 1, 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
26-0125

cc: Northfield Business Campus, LLC (via email)
Nicole Schwenk, Gorski Engineering, Inc. (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)

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUCKS) SS:

ON THE _____ DAY OF _____ 2026, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JERRY GORSKI, WHO ACKNOWLEDGED HIMSELF TO BE THE SOLE MEMBER OF NORTHFIELD BUSINESS CAMPUS, LLC., A PENNSYLVANIA CORPORATION, AND THAT HE AS SUCH SOLE MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS JERRY GORSKI, SOLE MEMBER.

IN WITNESS WHEREOF. I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

I HEREBY CERTIFY THAT NORTHFIELD BUSINESS CAMPUS, LLC., IS THE OWNER OF THE LAND HEREIN BEING DEVELOPED/LOT LINE ADJUSTED (E PUMPING STATION ROAD) AND THAT I DO HEREBY ADOPT THIS PLAN.

_____
JERRY GORSKI, SOLE MEMBER
NORTHFIELD BUSINESS CAMPUS, LLC
E PUMPING STATION ROAD

ON THE _____ DAY OF _____ 2026, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, JERRY KILHEFNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF MCSQUIZZY'S NORTHFIELD LOT 3 LLC, A PENNSYLVANIA CORPORATION, AND THAT HE AS SUCH PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS JERRY KILHEFNER, PRESIDENT.

IN WITNESS WHEREOF. I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

I HEREBY CERTIFY THAT MCSQUIZZY'S NORTHFIELD LOT 3, LLC., IS THE OWNER OF THE LAND HEREIN BEING DEVELOPED/LOT LINE ADJUSTED (E PUMPING STATION ROAD) AND THAT I DO HEREBY ADOPT THIS PLAN.

_____
JERRY KILHEFNER, PRESIDENT
MCSQUIZZY'S NORTHFIELD LOT 3 LLC
1131 RICHLAND COMMERCE DRIVE

APPROVED BY THE RICHLAND TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2026.

_____
SECRETARY

APPROVED BY THE RICHLAND TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2026.

_____
TOWNSHIP ENGINEER

APPROVED BY THE RICHLAND TOWNSHIP BOARD OF SUPERVISORS THIS ____ DAY OF _____, 2026.

_____
CHAIRMAN

_____
SECRETARY

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____ ON _____ 2026.

BUCKS COUNTY RECORDER OF DEEDS

SURVEYOR'S CERTIFICATION

I, TODD R. MYERS, PLS DO HEREBY CERTIFY TO RICHLAND TOWNSHIP, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS ____ DAY OF _____, _____, THAT THIS PLAN REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY SUPERVISION AND THAT ALL EXISTING PROPERTY CORNERS EXIST AS SHOWN, AND THAT THIS PLAT AND SURVEY WERE PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 26, 1985.

_____
TODD R. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. SU 043353

ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELN, PE-041828-E, HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER, THAT THE SITE DESIGN CONFORMS TO ALL APPLICABLE SUBDIVISION AND ZONING REGULATIONS (NOTWITHSTANDING, WAIVERS & VARIANCES), AND THAT SITE DESIGN MEETS ACCEPTED DESIGN STANDARDS AND PRACTICES. I ALSO HEREBY CERTIFY, ON THE BELOW LISTED DATE, THAT THE DRAINAGE PLAN(S) INCLUDED HEREWITH MEET(S) ALL REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S REGULATIONS AND _____ TOWNSHIP'S ORDINANCES.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ANTHONY JOHN HIBBELN
ENGINEER NO. 041828-E
PENNSYLVANIA

_____
ANTHONY J. HIBBELN, P.E. GORSKI ENGINEERING, INC. (PE-041828-E)

_____
DATE

GENERAL NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHIC FEATURES SHOWN HEREON BASED ON A PLAN NORTHFIELD BUSINESS CAMPUS, PREPARED BY COWAN ASSOCIATES, INC. DATED FEBRUARY 8, 2005, LAST REVISED SEPTEMBER 29, 2008, RECORDED IN PLAN BOOK 368, PAGE 95 AND SUPPLEMENTED WITH A FIELD SURVEY BY SYSTEMS DESIGN ENGINEERING, INC. COMPLETED IN AUGUST 2022 AND CONDOMINIUM DECLARATION INSTRUMENT NO. 2019017355.
2. VERTICAL DATUM: SANITARY SEWER DATUM AS REFERENCED BY NORTHFIELD BUSINESS CENTER PLANS. VERTICAL DATUM: SANITARY SEWER DATUM AS REFERENCED BY NORTHFIELD BUSINESS CENTER PLANS.
3. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42017C0129J EFFECTIVE DATE MARCH 16, 2015 NUMBER 421095 PANEL 0129 SUFFIX J. 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.
4. SITE BENCHMARK IS A MAGNAIL SET IN PPL POLE HAVING AN ELEVATION OF 493.
5. WETLANDS EXIST WITHIN THE LIMITS OF THE PROPOSED DEVELOPMENT PER THE WETLANDS DETERMINATION PERFORMED BY NOVA CONSULTANTS, LTD. IN MAY 2026
6. ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE TV FACILITIES WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.
7. THE STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO A MAINTENANCE AGREEMENT WITH RICHLAND TOWNSHIP. THE BMP SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNER PER THE ABOVE REFERENCED AGREEMENT.
8. WHEN CHANGES FROM THE ACCEPTED DRAWINGS AND SPECIFICATIONS BECOME NECESSARY DURING CONSTRUCTION, A QUALIFIED PROFESSIONAL ENGINEER SHALL PREPARE AND SUBMIT PLANS DETAILING ALL SUCH CHANGES TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL. WRITTEN ACCEPTANCE BY THE TOWNSHIP ENGINEER SHALL BE SECURED BEFORE THE EXECUTION OF SUCH CHANGES.
9. ANY FUTURE IMPERVIOUS SURFACE AREA PROPOSED WHICH EXCEEDS THE TABULATED VALUES REQUIRES ADDITIONAL STORMWATER MANAGEMENT PLAN APPROVED BY THE TOWNSHIP AND THE BUCKS COUNTY CONSERVATION DISTRICT PRIOR TO INSTALLATION OF SUCH IMPERVIOUS SURFACE AREA.
10. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES INCLUDING THE REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS SHALL REMAIN WITH THE PROPERTY OWNER, HEIRS AND ASSIGNS OF THE PROPERTY. THE TOWNSHIP OF RICHLAND AND/OR ITS AGENTS HAVE THE RIGHT AND PRIVILEGE TO ENTER TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE MAINTAINED BY THE OWNERS, HEIRS OR ASSIGNS. A BLANKET EASEMENT COVERING ACCESS TO THE STORMWATER FACILITIES IS HEREBY GRANTED BY THE OWNER, HEIRS AND ASSIGNS TO RICHLAND TOWNSHIP.

WAIVER REQUESTS

CHAPTER 22 – SUBDIVISION AND LAND DEVELOPMENT

SECTION 22-422.2. & 22-432. TO SUBMIT A PRELIMINARY/FINAL PLAN SET FOR REVIEW IN LIEU OF SEPARATE PRELIMINARY AND FINAL PLAN REVIEW SUBMISSIONS.ALL REQUIRED INFORMATION HAS BEEN PROVIDED ON THE PLAN SET FOR A FINAL APPROVAL.

CHAPTER 25 – STORMWATER MANAGEMENT ORDINANCE

SECTION 25-307.10.D. TO ALLOW FOR A MAXIMUM SPILLWAY LENGTH TO EXCEED 40 FEET ALONG THE BERM OF THE PROPOSED INFILTRATION BASIN.

SECTION 25-308.A.(2)(a) TO NOT PROVIDE A MINIMUM DEPTH OF 48 INCHES BETWEEN THE INTENDED BOTTOM OF THE FACILITY AND THE SEASONAL HIGH-WATER TABLE AND/OR BEDROCK (LIMITING ZONES) FOR BMP #7. TWO (2) FEET ARE BEING PROVIDED, WHICH IS THE STANDARD IN THE PA STORMWATER MANAGEMENT MANUAL.

SECTION 25-402.2.B(19) TO NOT PROVIDE A 20-FT WIDE ACCESS EASEMENT AROUND ALL STORMWATER MANAGEMENT FACILITIES THAT WOULD PROVIDE INGRESS AND EGRESS FROM A PUBLIC RIGHT-OF-WAY.

PURPOSE OF THIS PLAN

THE PLAN HEREWITH PROPOSES A LOT LINE ADJUSTMENT BETWEEN LOT 3, UNIT 'A' AND LOT 8 TO CONSOLIDATE APPROXIMATELY 16.56 ACRES OF LOT 8 INTO LOT 3 UNIT 'A', THE REMAINDER OF LOT 8 (APPROXIMATELY 50.46 AC.) IS OFFERED FOR DEDICATION TO THE TOWNSHIP.

CONDITIONAL USE GRANTED

PURSUANT TO CHAPTER 27, PART 4, SECTION 27-405-H.(7).(e).(1) ACCESSORY USE, H7-OUTSIDE STORAGE IS ALLOWED BY CONDITIONAL USE (BY TOWNSHIP BOARD OF SUPERVISORS) IF STORAGE YARD IS < (LESS THAN) 50% OF LOT AREA. THE STORAGE YARD HEREWITH SHALL BE LESS THAN 50% OF LOT AREA. CONDITIONAL USE GRANTED BY THE TOWNSHIP BOARD OF SUPERVISORS ON MAY 11, 2026.

SPECIAL EXCEPTION GRANTED

SPECIAL EXCEPTION FROM CHAPTER 23, SECTION 604.2.A. OF THE FLOODPLAIN MANAGEMENT ORDINANCE TO PERMIT A PRIVATE STREET AND UNDERGROUND UTILITIES WITHIN THE FLOODPLAIN WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.

VARIANCE GRANTED

1. A VARIANCE FROM CHAPTER 23, SECTION 603.1.A OF THE FLOODPLAIN MANAGEMENT ORDINANCE TO ALLOW FILL WITHIN THE FLOODPLAIN WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.
2. A VARIANCE FROM CHAPTER 23, SECTION 603.1.E OF THE FLOODPLAIN MANAGEMENT ORDINANCE TO PERMIT THE FINISHED ELEVATION OF THE PROPOSED STREET TO BE ABOVE THE BASE FLOOD ELEVATION, WHERE THE ORDINANCE REQUIRES IT TO BE ONE FOOT BELOW WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.
3. A VARIANCE FROM CHAPTER 27, SECTION 514.1.A OF THE ZONING ORDINANCE TO ALLOW AN 11.64% DISTURBANCE WITHIN THE FLOODWAY, WHERE NO DISTURBANCE IS PERMITTED WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.
4. A VARIANCE FROM CHAPTER 27, SECTION 514.1.C. OF THE ZONING ORDINANCE TO ALLOW A 16.56% DISTURBANCE TO FLOODPLAIN SOILS, WHERE NO DISTURBANCE IS PERMITTED WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.
5. A VARIANCE FROM CHAPTER 27, SECTION 514.1.G. OF THE ZONING ORDINANCE TO ALLOW AN 11.40% DISTURBANCE TO WATERCOURSES, WHERE NO DISTURBANCE IS PERMITTED WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.
6. RELIEF OF MODIFICATION TO THE PRIOR RICHLAND TOWNSHIP ZONING HEARING BOARD DECISION DATED AUGUST 1, 2023, WHICH GRANTED RELIEF TO PERMIT A BUFFER YARD WIDTH OF 50 FEET WHERE 100 FEET IS REQUIRED FOR A PORTION OF LOT 3 (NOW TO BE INCORPORATED INTO THE EXPANDED LOT 3). THE REQUEST TO EXTEND THIS 50-FOOT BUFFER WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.

PLAN SHEET INDEX

Sheet No.	Sheet Title
1 OF 17	LOT LINE CHANGE PLAN
2 OF 17	LAND DEVELOPMENT PLAN
3 OF 17	EXISTING FEATURES PLAN
4 OF 17	AERIAL PHOTOGRAPH PLAN
5 OF 17	GRADING AND DRAINAGE PLAN
6 OF 17	PCSM OVERALL PLAN
7 OF 17	PCSM PLAN
8 OF 17	PCSM NOTES
9 OF 17	PCSM DETAILS
10 OF 17	PCSM DETAILS
11 OF 17	EROSION AND SEDIMENT OVERALL PLAN
12 OF 17	EROSION AND SEDIMENT CONTROL PLAN
13 OF 17	EROSION AND SEDIMENTATION CONTROL NOTES
14 OF 17	EROSION AND SEDIMENTATION CONTROL DETAILS
15 OF 17	LANDSCAPE PLAN
16 OF 17	PLAN AND PROFILE
17 OF 17	CONSTRUCTION DETAILS

ZONING DATA

DATA OBTAINED FROM RICHLAND TOWNSHIP ZONING ORDINANCE CHAPTER 27; REFERENCE SECTION 27-405 & SECTION 27-512

DISTRICT CLASSIFICATION: "EXT"-EXTRACTION DISTRICT

USE: PRIMARY EXISTING USE: G17-FLEX BUILDING ON UNIT 3A

ACCESSORY PROPOSED CONDITION USE: H7-OUTSIDE STORAGE ON UNIT 3A

	REQUIRED	PROVIDED ON LOT 3
MIN. LOT AREA:	3.0 AC.	25.03 AC.
MIN LOT WIDTH @ STREET LINE:	150 FT.	171.3 FT.
MIN SETBACK FROM STREET LINES:	25 FT.	203.71 FT.
MIN. SETBACK FROM PROPERTY LINES:	25 FT.	25 FT.
MIN. BUILDING SPACING:	50 FT.	150 FT.
MAX. IMPERVIOUS SURFACE RATIO ON LOT:	60%	38.79%
MAX. IMPERVIOUS SURFACE RATIO ON SITE:	85%	38.79%
MAX. BUILDING COVERAGE	40%	9.06%
MAX. FLOOR AREA RATIO:	40%	9.06%
MAX. BUILDING HEIGHT:	35 FT.	N/A

SITE STATISTICS

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

   PARID: 36-029-019-03A & D

2. RECORDED DEED DATA IS AS FOLLOWS:

   AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS IN DOYLESTOWN, PENNSYLVANIA
   UNIT A: INSTRUMENT NO. 2025016419
   UNIT D: DEED BOOK 5799, PAGE 0977.

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

   UNIT A: MCSQUIZZY'S NORTHFIELD LOT 3 LLC
   180 KEYSTONE ROAD
   QUAKERTOWN, PA 18951

   UNIT D: NORTHFIELD BUSINESS CAMPUS
   1 IRON BRIDGE DRIVE
   COLLEGEVILLE, PA 19426

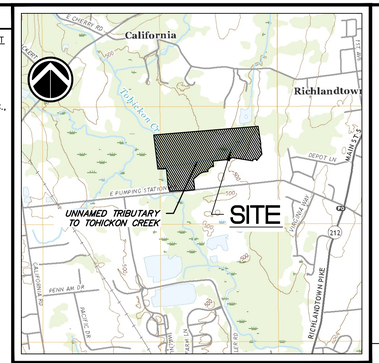
4. ADDRESS OF THE SUBJECT TRACT:

   UNIT A:
   1131 RICHLAND COMMERCE DRIVE
   QUAKERTOWN, PA 18951

   UNIT D:
   RICHLAND COMMERCE DRIVE
   QUAKERTOWN, PA 18951

5. AREA STATISTICS:

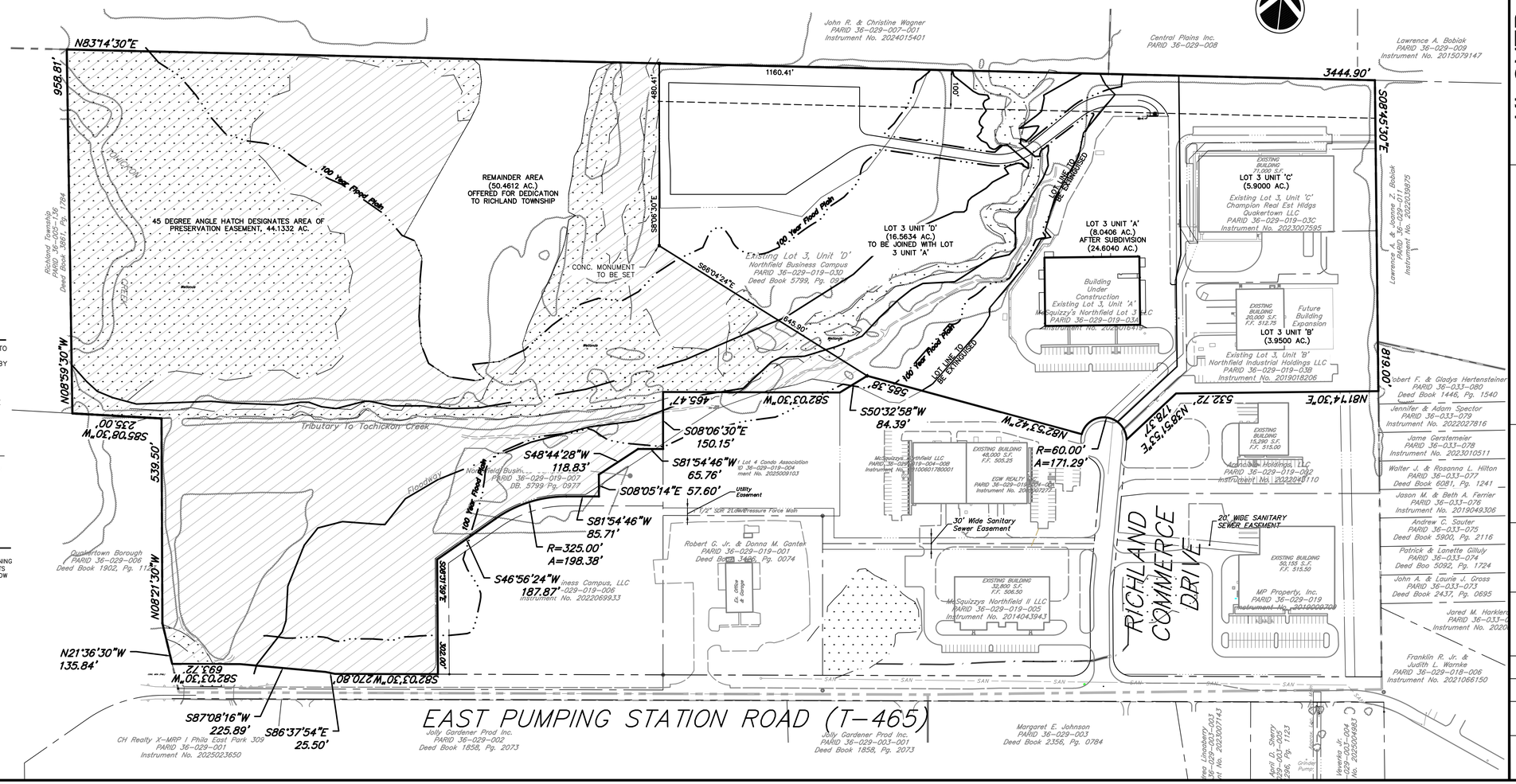
   GROSS TRACT AREA = 75.06 Ac. (TO DEED TITLE LINES)



Quakertown, PA U.S.G.S. 7.5 Minute Series Quadrangle

0' 1,000' 2,000' 4,000'
GRAPHIC SCALE

SITE LOCATION MAP 1"= 2,000'



GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6850

KLOVER STORAGE YARD

AMENDED LAND DEVELOPMENT OF
LOT 3 CONDO UNIT 'A' AND 'D'

PREPARED FOR

KLOVER CONTRACTING

SITE SITUATE IN
RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

NO.	REVISIONS	PLAN ORIGINATION DATE
13		MAY 12, 2026
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

THE ENGINEERING & DESIGN SERVICES, AS WELL AS DRAWINGS, PLANS, SPECIFICATIONS, AND ELECTRONIC FILES PREPARED BY GORSKI ENGINEERING, INC. (GEI) ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ALL REPORTS, DRAWINGS, PLANS, SPECIFICATIONS, AND ELECTRONIC FILES PREPARED BY GEI ARE AND SHALL REMAIN THE PROPERTY OF GEI. ALL COPYRIGHTS, COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE RIGHT TO COPY OR DISTRIBUTE, ARE RESERVED TO GEI. ALL REPORTS, DRAWINGS, PLANS, SPECIFICATIONS, AND ELECTRONIC FILES PREPARED BY GEI ARE NOT TO BE USED BY ANY PERSON OR ENTITY FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED AND FOR WHICH GEI HAS BEEN PAID IN FULL. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY GEI FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO GEI. ANY MODIFICATION BY ANY PARTY OTHER THAN GEI OF ANY OF THESE DOCUMENTS WILL RELIEVE GEI OF ALL LIABILITY ARISING FROM THE MODIFIED DOCUMENTS. ANY SUCH MODIFICATION WILL BE THE SOLE RESPONSIBILITY OF THE PARTY MODIFYING THE DOCUMENTS.

LOT LINE CHANGE PLAN

KLOVER STORAGE YARD

SITE SITUATE IN
RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER: AJH	DRAFTED BY: RAF
PROJECT NUMBER: 8051	DRAWING FILE: 8051 SUB-LD PLAN
PLAN SCALE: 1" = 150'	PLAN SHEET NUMBER 1 OF 17

0' 75' 150' 300'
GRAPHIC SCALE

BCPC Celebrating 75 Years
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

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

MEMORANDUM

To: Solebury Township Board of Supervisors
Solebury Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 17, 2026

Subject: BCPC #13195
Preliminary Plan of Subdivision for 6249 Ingham Road
TMP #41-22-45
Applicant: 27SP LLC
Owner: Same
Plan Dated: March 5, 2026
Date Received: May 18, 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 3.42-acre parcel into two lots of 1.92 acres (Lot 1) and 1.51 acres (Lot 2). Lot 1 contains an existing dwelling with associated structures. A 5,000-square-foot single-family dwelling with a 1,500-square-foot garage is proposed for Lot 2. Both lots will be served by on-lot water and sewer facilities.

Location: Along the north side of Ingham Road, south of Route 202.

Zoning: The RA Residential/Agriculture District permits single-family dwellings on lots with a minimum lot area of 1.5 acres and a maximum impervious surface ratio of 25 percent.

Present Use: Residential

COMMENT

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

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

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DM:emh
26-0126

cc: Max Silver, 27SP, LLC (via email)
Kelly Grady, All County & Associates, Inc. (via email)
Curtis J. Genner Jr., PE, Wynn Associates, Inc., Township Engineer (via email)
Christopher Garges, Township Manager (via email)

NOTE:
ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK IN ACCORD WITH ACT 38.

PENNSYLVANIA ONE CALL SYSTEM, INC.
DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION.

PA ONE CALL SYSTEM SERIAL NUMBER:
#20253460835

SITE & OWNER INFORMATION:

TAX PARCEL #: 41-022-045

OWNER: 27SP LLC

DEED#: 2026008805

GROSS AREA: 5.04 ACRES 219,412 SQ FT

NET AREA: 3.42 ACRES 149,127 SQ FT

VERTICAL DATUM: NAVD88 +/- (ADJUSTED TO LiDAR)

BENCHMARK: FIRST FLOOR OF EXISTING HOUSE ELEV: 280.33

BOUNDARY:
THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A GROUND SURVEY BY ALL COUNTY AND ASSOCIATES, INC. (ACA), DECEMBER 2025.

TOPOGRAPHY:
THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A GROUND SURVEY BY ACA, DECEMBER 2025, AND SUPPLEMENTED WITH LiDAR.

EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

WATER AND SEWER:
THE SITE IS SERVED BY ON-SITE WATER AND SEWER.

FLOODPLAIN:
THERE ARE NO FEMA FLOODPLAINS ON THE PROPERTY PER FEMA FLOOD MAP 42017C036J.

WETLANDS:
THERE ARE NO WETLANDS LOCATED WITHIN THE PROPERTY.

SOILS DATA:
DfB - DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES
DgC - DUFFIELD-RYDER SILT LOAMS, 8 TO 15 PERCENT SLOPES

CHAPTER 93:
THE CLOSEST BODY OF WATER TO THIS SITE IS AQUETONG CREEK, CLASSIFIED AS A HQ-CWF-MF (HIGH QUALITY-COLD WATER FISHES) CHAPTER 93.

RESIDENTIAL / AGRICULTURAL ZONING DISTRICT

SOLEBURY TOWNSHIP | RA - RESIDENTIAL/AGRICULTURAL DISTRICT

MINIMUM REQUIREMENTS	RA	EX	LOT 1	LOT 2
LOT AREA	1.5 AC.	3.42 AC.	1.92 AC.	1.51 AC.
LOT WIDTH BUILDING LINE	160'	974'	626'	325'
LOT WIDTH STREET LINE	50'	1,208'	916'	383'
SETBACKS:				
FRONT	70'	48.7'	48.7'	70'
SIDE	35'	443.0'	245.0'	55'
REAR	50'	43.5'	43.5'	95'
MAXIMUM REQUIREMENTS				
MAX IMPERVIOUS SURFACE	25%	5.5%	9.8%	14.8%
MAX BUILDING COVERAGE	15%	1.9%	3.4%	9.8%
MAX BUILDING HEIGHT	35'	<35'	<35'	<35'

* TAKEN FROM THE ZONING ORDINANCE OF SOLEBURY TOWNSHIP: REFER TO TEXT FOR COMPLETE ZONING DETAILS.

IMPERVIOUS COVER CALCULATIONS PR LOT 1:

EXISTING IMPERVIOUS:

HOUSE	=	2,235 SF.
ACCESSORY BLDG	=	625 SF.
WALKS/PATIOS	=	1,581 SF.
DRIVEWAY	=	3,731 SF.
TOTAL	=	8,172 SF.

PROPOSED IMPERVIOUS:

PROP. HOUSE	=	6,500 SF
PROP. DECK	=	800 SF
DRIVEWAY ADDITION	=	2,500 SF.
TOTAL	=	9,800 SF.

EXISTING
BUILDING COVERAGE:
BUILDING/NET LOT AREA = 2,860 / 148,975 X 100% = 1.9%

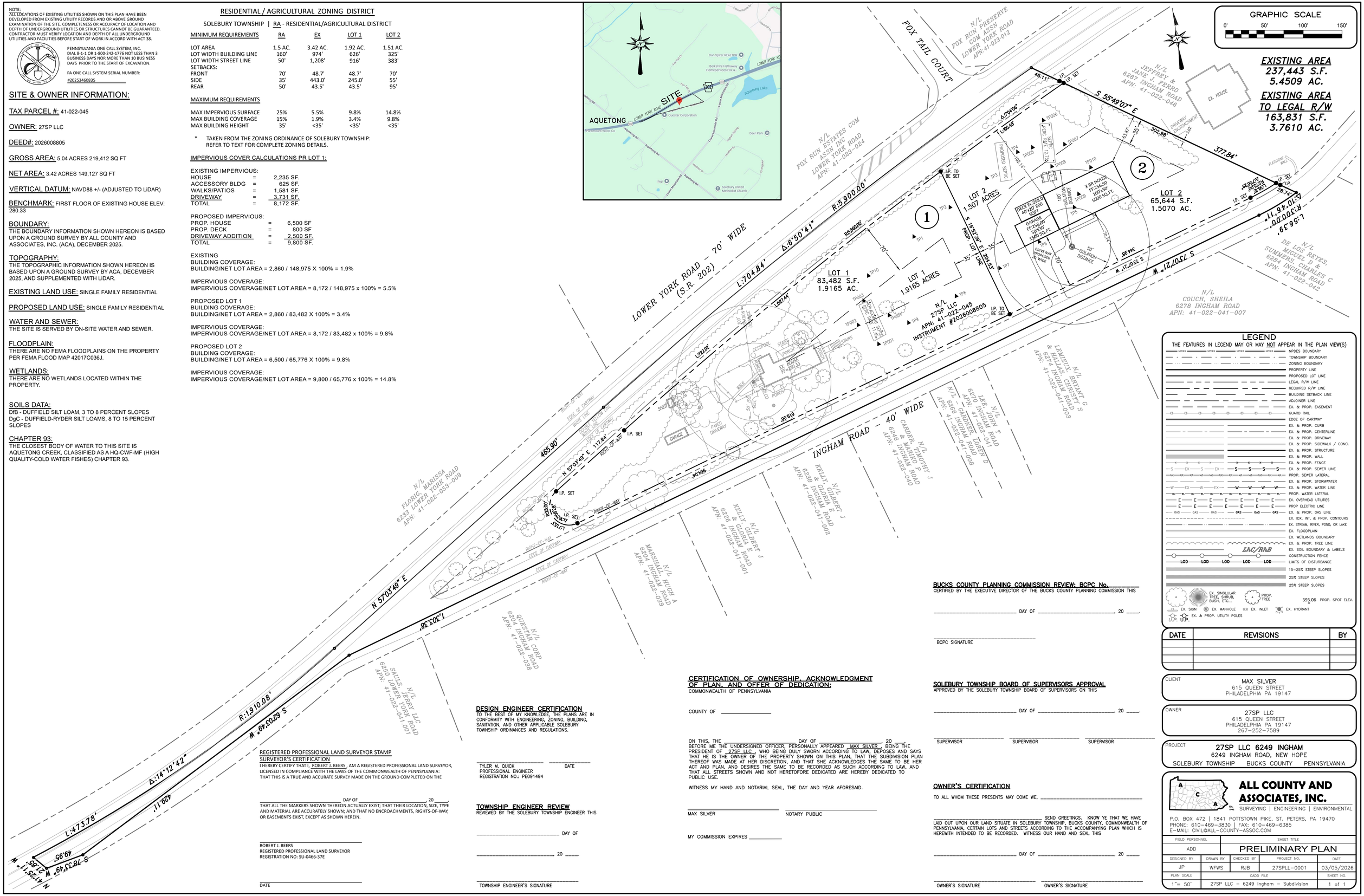
IMPERVIOUS COVERAGE:
IMPERVIOUS COVERAGE/NET LOT AREA = 8,172 / 148,975 x 100% = 5.5%

PROPOSED LOT 1
BUILDING COVERAGE:
BUILDING/NET LOT AREA = 2,860 / 83,482 X 100% = 3.4%

IMPERVIOUS COVERAGE:
IMPERVIOUS COVERAGE/NET LOT AREA = 8,172 / 83,482 x 100% = 9.8%

PROPOSED LOT 2
BUILDING COVERAGE:
BUILDING/NET LOT AREA = 6,500 / 65,776 X 100% = 9.8%

IMPERVIOUS COVERAGE:
IMPERVIOUS COVERAGE/NET LOT AREA = 9,800 / 65,776 x 100% = 14.8%



LEGEND

THE FEATURES IN LEGEND MAY OR MAY NOT APPEAR IN THE PLAN VIEW(S)

- NPDES BOUNDARY
- TOWNSHIP BOUNDARY
- ZONING BOUNDARY
- PROPERTY LINE
- PROPOSED LOT LINE
- LEGAL R/W LINE
- REQUIRED R/W LINE
- BUILDING SETBACK LINE
- ADJOINER LINE
- EX. & PROP. EASEMENT
- GUARD RAIL
- EDGE OF CARTWAY
- EX. & PROP. CURB
- EX. & PROP. CENTERLINE
- EX. & PROP. DRIVEWAY
- EX. & PROP. SIDEWALK / CONC.
- EX. & PROP. STRUCTURE
- EX. & PROP. WALL
- EX. & PROP. FENCE
- EX. & PROP. SEWER LINE
- PROP. SEWER LATERAL
- EX. & PROP. STORMWATER
- EX. & PROP. WATER LINE
- PROP. WATER LATERAL
- EX. OVERHEAD UTILITIES
- PROP ELECTRIC LINE
- EX. & PROP. GAS LINE
- EX. IDX, INT, & PROP. CONTOURS
- EX. STREAM, RIVER, POND, OR LAKE
- EX. FLOODPLAIN
- EX. WETLANDS BOUNDARY
- EX. & PROP. TREE LINE
- LhC/RhB — EX. SOIL BOUNDARY & LABELS
- CONSTRUCTION FENCE
- LIMITS OF DISTURBANCE
- 15-25% STEEP SLOPES
- 25% STEEP SLOPES
- 25% STEEP SLOPES

EX. SINGULAR TREE, SHRUB, BUSH, ETC... | PROP. TREE | 393.06 PROP. SPOT ELEV.
EX. SIGN | EX. MANHOLE | EX. INLET | EX. HYDRANT
EX. & PROP. UTILITY POLES

DATE	REVISIONS	BY

CLIENT
MAX SILVER
615 QUEEN STREET
PHILADELPHIA PA 19147

OWNER
27SP LLC
615 QUEEN STREET
PHILADELPHIA PA 19147
267-252-7589

PROJECT
27SP LLC 6249 INGHAM
6249 INGHAM ROAD, NEW HOPE
SOLEBURY TOWNSHIP BUCKS COUNTY PENNSYLVANIA

ALL COUNTY AND ASSOCIATES, INC.
SURVEYING | ENGINEERING | ENVIRONMENTAL
P.O. BOX 472 | 1841 POTTSTOWN PIKE, ST. PETERS, PA 19470
PHONE: 610-469-3830 | FAX: 610-469-6385
E-MAIL: CIVIL@ALL-COUNTY-ASSOC.COM

FIELD PERSONNEL	SHEET TITLE			
ADD	PRELIMINARY PLAN			
DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.	DATE
JP	WFWS	RJB	27SPLL-0001	03/05/2026
PLAN SCALE	CADD FILE			SHEET NO.
1"= 50'	27SP LLC - 6249 Ingham - Subdivision			1 of 1

REGISTERED PROFESSIONAL LAND SURVEYOR STAMP

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT I, ROBERT J. BEERS, AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA: THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED ON THE

_____ DAY OF _____, 20 _____
THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY, OR EASEMENTS EXIST, EXCEPT AS SHOWN HEREIN.

_____
ROBERT J. BEERS
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO: SU-0466-37E

_____
DATE

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

_____ _____
TYLER M. QUICK DATE
PROFESSIONAL ENGINEER
REGISTRATION NO.: PE091494

TOWNSHIP ENGINEER REVIEW
REVIEWED BY THE SOLEBURY TOWNSHIP ENGINEER THIS

_____ DAY OF

_____, 20 _____.

_____
TOWNSHIP ENGINEER'S SIGNATURE

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION:
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

ON THIS, THE _____ DAY OF _____, 20 ___, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MAX SILVER, BEING THE PRESIDENT OF 27SP LLC, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT HER DISCRETION, AND THAT SHE ACKNOWLEDGES THE SAME TO BE HER ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

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

_____ _____
MAX SILVER NOTARY PUBLIC

MY COMMISSION EXPIRES _____

BUCKS COUNTY PLANNING COMMISSION REVIEW: BCPC No. _____
CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION THIS

_____ DAY OF _____, 20 _____.

_____
BCPC SIGNATURE

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS APPROVAL
APPROVED BY THE SOLEBURY TOWNSHIP BOARD OF SUPERVISORS ON THIS

_____ DAY OF _____, 20 _____.

_____ _____ _____
SUPERVISOR SUPERVISOR SUPERVISOR

OWNER'S CERTIFICATION
TO ALL WHOM THESE PRESENTS MAY COME WE, _____

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

_____ DAY OF _____, 20 _____.

_____ _____
OWNER'S SIGNATURE OWNER'S SIGNATURE

BCPC Celebrating 75 Years
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

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

MEMORANDUM

To: Warrington Township Board of Supervisors
Warrington Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 10, 2026

Subject: BCPC #13193
Preliminary Plan of Land Development for Gateway Kia of Warrington
TMP #50-26-79
Applicant: Edward Bussinger
Owner: 1425 Easton Road, LLC
Plan Dated: October 29, 2025
Last Revised: April 30, 2026
Date Received: May 20, 2026

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

GENERAL INFORMATION

Proposal: Construct a 5,451-square-foot addition to an existing 12,950-square-foot car dealership showroom and service building on a 7.0-acre site. Two other existing buildings on the site will remain. A parking lot that is slightly over 1 acre is proposed for vehicle inventory. The site is served by public water and sewer.

Location: Approximately 700 feet north of the intersection of Bristol and Easton Roads. The site also has frontage along Stuckert Road.

Zoning: The WV Warrington Village District permits Use E5 Automobile sales by conditional use on lots of 10,000 square feet or more with a minimum lot width of 200 feet. The maximum building coverage and impervious surface ratios are 35 and 75 percent, respectively.

Present Use: Car dealership

COMMENTS

1. **Requested zoning relief**—The plan indicates that a special exception and variances from the following sections of the zoning ordinance have been requested:

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

Section 370-424.B.(2)
a special exception to allow for the expansion of the existing automobile sales use in accordance with Section 370-802 of the zoning ordinance

Section 370-424.E.(1)(c)
from the maximum nonresidential building footprint

Section 370-424.(1)(i)
from the maximum building length

We recommend that no formal action be taken on this proposal until all zoning issues have been resolved.

2. **Requested waivers**—The plan and related correspondence indicate that waivers from the following requirements of the subdivision and land development ordinance (SALDO) have been requested:

Section 305-304
to not require additional right-of-way to be dedicated for Easton Road (SR611)

Section 305-312.C.
to not require curbs to be constructed consistent with the majority of the existing site; the application indicates that new curbs are proposed along the sidewalks at the front of the building to separate vehicles from pedestrians and along the lower portion of the parking/inventory area to direct stormwater runoff to the proposed basin

Section 305-321.B.(1)
to allow grades of less than 2 percent in areas near the existing buildings; the application indicates this is an existing condition to be improved by adding yard inlets and storm sewer and runoff to this area will be reduced by capturing the runoff from the proposed vehicle inventory area

Section 305-322.B.(2)(d)
to allow 12-inch storm pipes based on existing site conditions and improvements

Section 305-322.B.(2)(i)
to allow less than 3 feet of pipe cover based on existing site conditions; the application indicates that the proposed storm sewer will not be dedicated to the township

Section 305-322.B.(2)(j)
to not require crowns of pipes to be offset 0.2 feet; the application indicates this is based on existing site conditions, and to maximize pipe cover

Section 305-329.D.(8)
to not require replacement trees; the application indicates this request is based on the use and nature of the site

Section 305-333.D.(7)(b)
to not require the landscape plan to be signed by a registered landscape architect pending approval of the proposed landscape plan

Section Appendix G
to not require a traffic study; the application indicates there are no anticipated traffic impacts from the showroom expansion

The final plan should note all granted waivers.

3. **Roadway improvements**—The applicant is requesting a waiver from Section 305-304 of the SALDO that pertains to roadway requirements including curbing, right-of-way width improvements, and sidewalks. We note that there are no sidewalks shown on the site along Easton Road, no curbing is shown along Stuckert Road, and the right-of-way along Easton Road is narrower than required. The township should determine if improvements to adjacent roadways should be provided.

4. **Tree replacement**—We recommend the township not grant the requested waiver from Section 305-329.D.(8) of the SALDO, which requires replacement trees. Section 305-329.D.(8)(a)[2] provides options for planting replacement trees, which include planting all remaining trees on lands owned by the township as directed by the township manager or their designee, or providing a fee in lieu of such plantings at the discretion of the board of supervisors.

5. **Access and drainage**—We recommend that a swale and driveway cross-pipe along the site's frontage with Stuckert Road be provided. Also, the applicant should confirm that the appropriate access restrictions and associated signage at the northern access drive to Easton Road will be retained.

6. **Vehicle storage lot**—The plan does not show parking space delineations for a large portion of the vehicle storage lot. We recommend that the plan be revised to show parking spaces to provide organization and reduce overcrowding of spaces in the lot. We also recommend that pervious paving be used for the vehicle storage lot as it may lower the cost of stormwater management and reduce heat build-up.

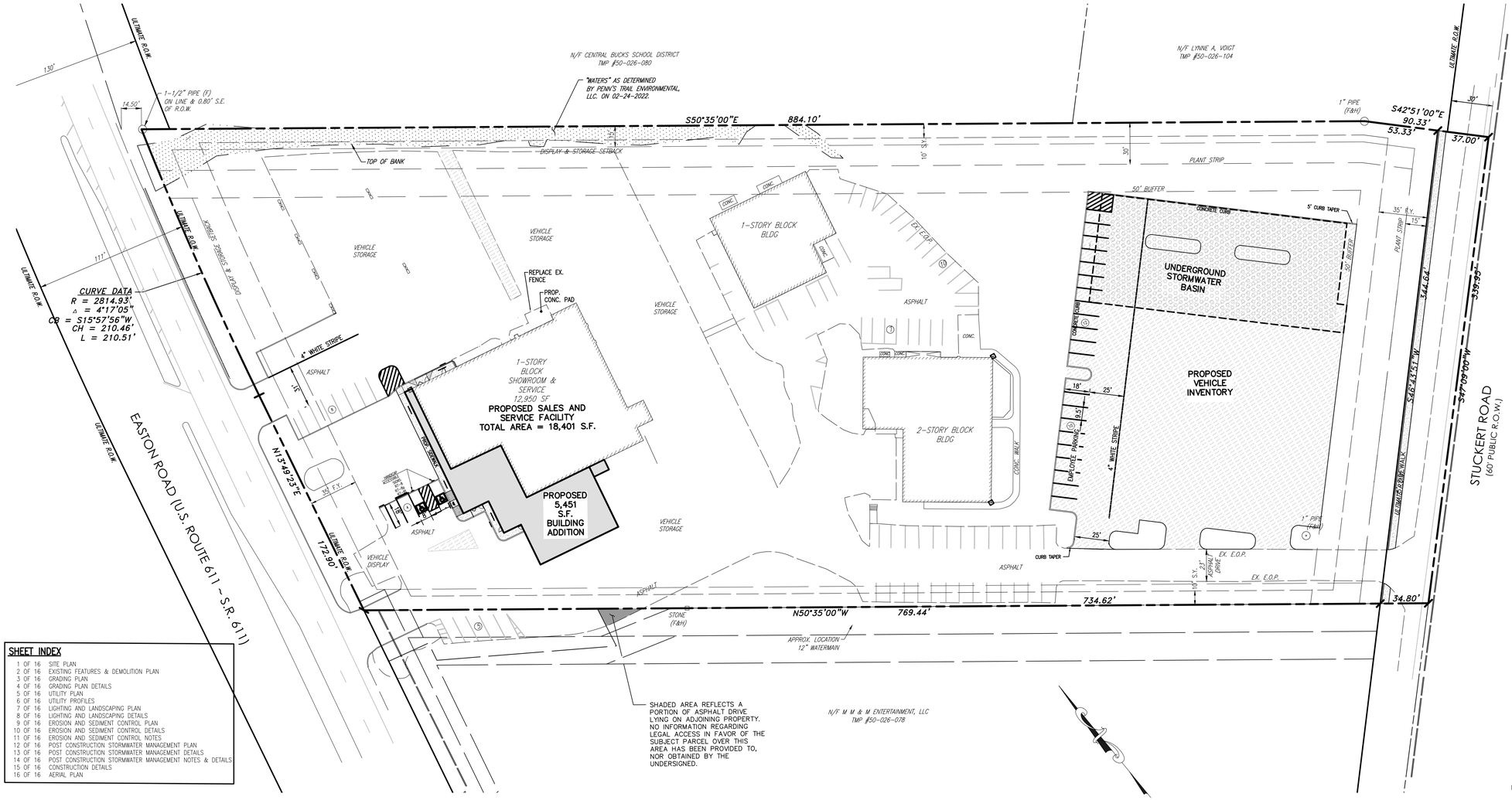
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

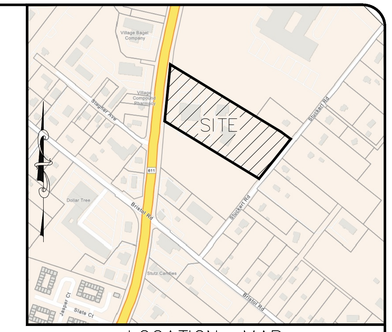
This review will be included in the Bucks County Planning Commission board materials for the July 1, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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
26-0123

cc: Edward Bussinger, Gateway Kia (via email)
Waye Keifer, PE, RL Showalter (via email)
Amanda Fuller, PE, Gilmore & Associates, Township Engineer (via email)
Allen Mason, PE, Gilmore & Associates, Township Engineer (via email)
Angela Benner, Township Manager (via email)
Karen Fetterolf, Township Planning Director (via email)





LOCATION MAP
SCALE: 1"=500'

SHEET INDEX

1 OF 16 SITE PLAN
2 OF 16 EXISTING FEATURES & DEMOLITION PLAN
3 OF 16 GRADING PLAN
4 OF 16 GRADING PLAN DETAILS
5 OF 16 UTILITY PLAN
6 OF 16 UTILITY PROFILES
7 OF 16 LIGHTING AND LANDSCAPING PLAN
8 OF 16 LIGHTING AND LANDSCAPING DETAILS
9 OF 16 EROSION AND SEDIMENT CONTROL PLAN
10 OF 16 EROSION AND SEDIMENT CONTROL DETAILS
11 OF 16 EROSION AND SEDIMENT CONTROL NOTES
12 OF 16 POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
13 OF 16 POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
14 OF 16 POST CONSTRUCTION STORMWATER MANAGEMENT NOTES & DETAILS
15 OF 16 CONSTRUCTION DETAILS
16 OF 16 AERIAL PLAN

SITE DATA

OWNER: 1425 EASTON RD, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY

ADDRESS: 1425 EASTON ROAD
WARRINGTON, PA 18976-1503
WARRINGTON TOWNSHIP
BUCKS COUNTY

PARCEL ID# 50-026-079
INSTRUMENT# 2021078928

TOTAL SITE AREA:	304,860 SF	7.00 AC
LESS ULTIMATE R.O.W. STUCKERT ROAD:	12,236 SF	0.28 AC
BASE SITE AREA:	292,624 SF	6.72 AC

STREET CLASSIFICATION

EASTON ROAD (S.R. 611):
CLASSIFICATION = ARTERIAL
REQUIRED ULT. RIGHT-OF-WAY WIDTH = 120 FT
SPEED LIMIT = 45 MPH

STUCKERT ROAD:
CLASSIFICATION = COLLECTOR
REQUIRED ULT. RIGHT-OF-WAY WIDTH = 60 FT
EX. LEGAL RIGHT-OF-WAY = 16.5 FT HALF-WIDTH
SPEED LIMIT = 25 MPH

ZONING INFORMATION

ZONING DISTRICT: WV ~ WARRINGTON VILLAGE DISTRICT
USE: E5 - AUTOMOTIVE SALES

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	292,624 SF	292,624 SF
	0.230 AC	6.718 AC	6.718 AC
MIN. LOT WIDTH			
(AT MIN. BLDG SETBACK LINE)	200 FT	384 FT	384 FT
SETBACKS			
FRONT	35 FT	101 FT	95 FT
SIDE	10 FT	34 FT	22 FT
REAR	25 FT	288 FT	288 FT
MAX. BLDG. HEIGHT	35 FT	<35 FT	<35 FT
MAX. BUILDING IMPERVIOUS COV.	35%	9.81%	10.88%
MAX. SITE IMPERVIOUS COV.	75%	47.1%	63.9%

PARKING REQUIREMENTS

AUTOMOTIVE SALES # PER	REQUIREMENT	PROPOSED	REQUIRED	EXISTING	REMOVED	PROPOSED / RESTRIPED	PROVIDED
	1.5 1,000 / SF	18305	27.4575				
	1 /EMPLOYEE	20	20				
TOTAL			48	46	24	34	56

WIDTH	DEPTH	DRIVE (2-WAY)
9.5	18	24

SETBACKS

BUILDING	STREET	PROPERTY LINE
10	15	10

IMPERVIOUS TABULATION

ITEM	EXISTING	(TBR)	REMAINING	PROPOSED	TOTAL PROPOSED
BUILDINGS					
BUILDING	26,484 SF	0 SF	26,484 SF	5,355 SF	31,839
OVERHANG	2,225 SF	2,225 SF	0 SF	0 SF	0
TOTAL BUILDING AREA:	28,709 SF	2,225 SF	26,484 SF	5,355 SF	31,839
BUILDING RATIO:	9.81%		9.05%	1.83%	10.88%
ASPHALT DRIVE	106,942 SF	4,033 SF	102,909 SF	47,035 SF	149,944
CONCRETE	2,258 SF	96 SF	2,162 SF	2,958 SF	5,120
TOTAL IMPERVIOUS:	137,898 SF	6,343 SF	131,555 SF	55,348 SF	186,903
TOTAL IMPERVIOUS RATIO:	47.12%		44.96%	18.91%	63.87%

NOTES:

1. THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE REFERENCED TO DEEDS OF RECORD AND TO EXISTING FIELD MONUMENTATION.
2. THE MEASUREMENTS AS SHOWN HEREON ARE TO UNITED STATES STANDARDS AND ARE IN U.S. SURVEY FEET.
3. NO TITLE SEARCH OR COMMITMENT HAS BEEN PROVIDED TO, NOR OBTAINED BY THE UNDERSIGNED FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, GOVERNMENTAL JURISDICTIONAL AREAS, PLATS, MAPS, OR OTHER INSTRUMENTS WHICH MAY AFFECT THE BOUNDARY(S) AND/OR USE OF THE SUBJECT PROPERTY.
4. REFERENCES:
   A. INSTRUMENT NUMBER 2021078928 (SUBJECT PARCEL DEED), AS RECORDED IN THE OFFICE OF THE BUCKS COUNTY RECORDER OF DEEDS ON 8/26/2021 AT 8:27:21 AM.
   B. "FINAL PLAN OF MINOR SUBDIVISION, RECORD PLAN, HMC INC. TRACT, WARRINGTON TWP., BUCKS CO., PA.", PREPARED BY GILMORE & ASSOCIATES INC., JOB NO. 90-0520, DATED 3-29-91, SIGNED BY STANLEY J. KLUSKIEWICZ, PLS NO. SU-37253-E, RECORDED ON 10-25-91 IN PLAN BOOK 263 AT PAGE 84 IN THE OFFICE OF THE BUCKS COUNTY RECORDER OF DEEDS.
   C. "FINAL PLAN, LAND DEVELOPMENT PLAN, SCHOOLHOUSE DAY CARE CENTER, INC., WARRINGTON TWP., BUCKS CO., PA", PREPARED BY GILMORE & ASSOCIATES INC., JOB NO. 90-0520, DATED 06-06-91, SIGNED BY STANLEY J. KLUSKIEWICZ, PLS NO. SU-37253-E, RECORDED ON 10-28-91 IN PLAN BOOK 263 AT PAGE 86 IN THE OFFICE OF THE BUCKS COUNTY RECORDER OF DEEDS.
   D. "FINAL PLAN, PHASE 2 ~ ADDITIONS AND ALTERATIONS TO THE TAMANEND MIDDLE SCHOOL FOR THE CENTRAL BUCKS SCHOOL DISTRICT, WARRINGTON ~ BUCKS COUNTY ~ PENNSYLVANIA", PREPARED BY FARIDY VEISZ FRAYTAK, P.C., PROJECT NO. 3745A, DATED 03/10/08, LAST REVISED 10/08/08, SIGNED BY FRANK M. MONTI, P.E. NO. PE-027516-E, RECORDED AS INSTRUMENT NO. 2013021385 IN THE OFFICE OF THE BUCKS COUNTY RECORDER OF DEEDS.
   E. COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS FOR CONSTRUCTION OF S.R. 0611 MO3 IN BUCKS COUNTY FROM STA. 149+00 TO STA. 18+00.
5. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), BASE FLOOD ELEVATION N/A, AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF THE TOWNSHIP OF WARRINGTON, BUCKS COUNTY, PA, COMMUNITY PANEL NUMBER 420208 0294 J, MAP NUMBER 42017C0294J, MAP REVISED MARCH 16, 2015.
6. A BLANKET EASEMENT IS OFFERED TO WARRINGTON TOWNSHIP FOR ACCESS TO THE STORMWATER MANAGEMENT FACILITIES.
7. THE APPLICANT SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS OF ALL STOMRWATER BMPS TO WARRINGTON TOWNSHIP.

OWNER'S CERTIFICATION OF INTENT
NAME OF CORPORATION (LLC, INC.)

COMMONWEALTH OF PENNSYLVANIA
SS.
COUNTY OF BUCKS

ON THE _____ DAY OF _____ 20 _____,
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, PERSONALLY APPEARED _____ NAME OF PERSON _____,
WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE _____ TITLE _____ OF _____ NAME OF LLC _____,
BEING AUTHORIZED TO DO SO, EXECUTED THE FORGOING PLAN, AND DESIRES 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)

WE, NAME OF LLC, HAVE LAID OUT UPON OUR LAND, SITUATE IN THE TOWNSHIP OF LOWER GWYNEDD, BUCKS COUNTY, AND DESIRE THIS PLAN BE RECORDED.

NAME OF CORPORATION

BY: _____

NAME: _____

TITLE: _____

PROFESSIONAL ENGINEER CERTIFICATION

I, WAYNE R. KIEFER, PE053680-E
(NAME OF PROFESSIONAL ENGINEER) (REGISTRATION NUMBER)

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

_____ _____
SIGNATURE DATE

APPROVAL OF THE WARRINGTON TOWNSHIP PLANNING COMMISSION OR PLANNING DEPARTMENT

THE SUBDIVISION (LAND DEVELOPMENT) (PLANNED RESIDENTIAL DEVELOPMENT) PLAN

DAY OF _____, 20_____,

_____ _____
SECRETARY CHAIRMAN

APPROVAL OF THE BOARD OF SUPERVISORS WARRINGTON TOWNSHIP

THE SUBDIVISION (LAND DEVELOPMENT) (PLANNED RESIDENTIAL DEVELOPMENT) PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF WARRINGTON TOWNSHIP

THIS DAY OF _____, 20_____,

_____
CHAIRMAN

ATTEST: _____

_____
SECRETARY

APPROVAL OF THE TOWNSHIP ENGINEER, WARRINGTON TOWNSHIP

THE SUBDIVISION (LAND DEVELOPMENT) (PLANNED RESIDENTIAL DEVELOPMENT) PLAN WAS APPROVED BY

_____, P.E., THE APPOINTED TOWNSHIP ENGINEER FOR
WARRINGTON

TOWNSHIP ON THIS DAY OF _____, 20_____.

_____ P.E.
TOWNSHIP ENGINEER

_____
WITNESS (DATE)

TOWNSHIP WAIVER OF RESPONSIBILITY

THE TOWNSHIP OF WARRINGTON HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESS OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

_____
CHAIRMAN, BOARD OF SUPERVISORS

BUCKS COUNTY PLANNING COMMISSION

B.C.P.C. FILE #_____

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

CERTIFIED THIS DATE _____

_____
EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

RECORDER OF DEEDS NOTATION

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

PLAN BOOK_____, PAGE_____ON THE_____DAY OF_____, 20_____.

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LEGEND

- BOUNDARY LINE
- ADJ. BOUNDARY
- ROW (ULTIMATE & LEGAL)
- PROPERTY SETBACK LINE
- CONC. MONUMENT FOUND
- IRON PIN FOUND
- CONC. MONUMENT TO BE SET
- IRON PIN TO BE SET
- EXIST. UTIL POLE
- EXISTING PARKING COUNT
- PROPOSED PARKING COUNT
- PROPOSED PAVING

ZONING RELIEF:

RELIEF FROM THE FOLLOWING ZONING REQUIREMENTS IS REQUESTED:

370-424.B.(2) – A SPECIAL EXCEPTION TO ALLOW FOR THE EXPANSION OF THE EXISTING AUTOMOBILE SALES (E5) USE.
370-424.E.(1)(c) – A VARIANCE FROM THE MAXIMUM NONRESIDENTIAL BUILDING FOOTPRINT.
370-424.E.(1)(i) – A VARIANCE FROM THE MAXIMUM BUILDING LENGTH.

SALDO RELIEF:

305-312.C – TO NOT REQUIRE CURBS.
305-321.B.(1) – TO PROVIDE LESS THAN A 2% GRADE BASED ON EXISITING SITE CONDITIONS.
305-322.B.(2)(d) – TO ALLOW STORM PIPES WITH A DIAMETER LESS THAN 18 INCHES.
305-322.B.(2)(i) – TO NOT REQUIRE 3 FEET OF COVER OVER STORM PIPES.
305-333.D.(7)(b) – TO NOT REQUIRE PLANS TO BE SIGNED BY A LANDSCAPE ARCHITECT.
305-329.D.8 – TO NOT REQUIRE REPLACEMENT TREES DUE TO THE NATURE OF THE SITE USE.
APPENDIX G – TO NOT REQUIRE A TRAFFIC STUDY.

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

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NO.	DATE	COMMENT
1	4/30/2026	PER TOWNSHIP REVIEW

REVISIONS

SITE PLAN

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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WAYNE R. KIEFER ENGINEER NO. 053680-E

SCALE: 1"=40'
DATE: 10/29/2025
JOB NO.: 2021-144
DRAWN BY: LAZ
CHECKED BY: WK

SITUATE: WARRINGTON TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
PREPARED FOR:
GATEWAY KIA OF WARRINGTON
1425 EASTON ROAD
WARRINGTON, PA 18976

SHEET 1 OF 16

Plotted: 05/05/26 - 5:49 PM, By: wkiefer
File: F:\DWG\2021\2021-144 - Gateway Kia-Warrington\ENGINEERING\2021-144_PLAN.dwg-01-SIP
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Bucks County Planning Commission

Planning Module Reviews

May 23, 2026 to June 19, 2026

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
Bensalem Township	Pen Ryn Estate – Building Additions	7910-C	26-0151	2-64-1.1	1-09004-497-3J
Bensalem Township	4600 Street Road	13129	26-0152	2-3-7	1-09004-492-3J
Doylestown Township	137 Pebble Woods Drive	9-25-110	26-0145	9-25-110	1-09919-433-3s

BCPC Celebrating 75 Years
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

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

June 5, 2026

David Boginsky, PE
Gilmore & Associates
65 E Butler Avenue, Suite 100
New Britain, PA

RE: Pen Ryn Estate – Building Additions Planning Module
PaDEP Code #1-09004-497-3J
BCPC #7910-C
TMP # 2-64-1.1
Bensalem Township, Bucks County, PA

Dear Mr. Boginsky:

We have received a copy of the planning module[1] regarding the proposed development of a new 4,700-square-foot addition to the existing Belle Voir building, a new 5,088-square-foot addition to the existing Mansion building, and the construction of a new 4,863-square-foot Rivers Edge building on the existing 9.399-acre tract. The project will generate 3,800 gallons per day (16 EDUs). The collection system consists of a grinder pump which will convey flows via force main to the Poquessing interceptor.

The *Act 537 Sewage Facility Plan for the Poquessing Interceptor Service Area of Bensalem Township* 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.

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

We note that Component 3, Sewage Collection and Treatment Facilities, has several sections that are incomplete and do not contain the requisite signatures. These include Section, Section J. Chapter 94 Consistency Determination which do not include the required signatures. Section G.6 indicates that documentation has been included to confirm project consistency with the Historic Preservation Act. However, the packet does not include the completed cultural Resources notice, a return receipt for its submission to the PHMC, or the PHMC review letter.

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

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

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

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

Sincerely,

David C. Zipf

David C. Zipf, AICP
Planner

DCZ:emh
26-0151

Attachment

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

3850-FM-BCW0362B 6/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-09004-497-3J
BCPC #:7910-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

Penn Ryn Estate

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

1. Date plan received by county planning agency May 28, 2026
2. Date plan received by planning agency with areawide jurisdiction _____

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

SECTION C. AGENCY REVIEW (continued)

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

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

Name: David C Zipf, AICP

Title: Planner

Signature: David C. Zipf

Date: June 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.

BCPC Bucks County Planning Commission
Celebrating 75 Years

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

June 12, 2026

Nicole Gambone
Gilmore & Associates
65 E Butler Ave. Suite 100
New Britain, PA

RE: 4600 Street Road Planning Module
PaDEP Code #1-09004-492-3J
BCPC #13129
TMP #2-3-7
Bensalem Township, Bucks County, PA

Dear Ms. Gambone:

We have received a copy of the planning module[1] regarding the proposed redevelopment of an 8.532-acre site with a 23,300-square-foot grocery store and a separate 12,600-square-foot commercial building containing 10,150 square feet of retail/restaurant space and 2,450 square feet of restaurant space with a drive-through facility. The proposed development is expected to generate 4,821 gallons per day (GPD) of wastewater. Based on the Bucks County Water and Sewer Authority's (BCWSA) allocation rate of 250 GPD per Equivalent Dwelling Unit (EDU), the project will require a total of 20 EDUs of wastewater capacity.

The Act *537 Sewage Facility Plan for the Neshaminy Interceptor Service Area of Bensalem Township* 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.

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

We note that Component 3, Sewage Collection and Treatment Facilities, Section J.3. Chapter 94 Consistency Determination is incomplete and does not contain the requisite signatures.

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

[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.

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

facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

David C. Zipf

David C. Zipf, AICP
Planner

DCZ:emh
26-0152

Attachment

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

3850-FM-BCW0362B 6/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09004-492-3J

BCPC #:13129

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

4600 Street Rd.

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

1. Date plan received by county planning agency May 28, 2026
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency June 12, 2026

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

Yes	No		
☒	☐	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq*.)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan?
			If no, describe goals and objectives that are not met _____
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources?
			If no, describe inconsistency _____
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
			If no, describe inconsistencies: _____
☐	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands?
			If yes, describe impact _____
☐	☒	7.	Will any known historical or archeological resources be impacted by this project?
			If yes, describe impacts _____
☐	☒	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project?
			If yes, describe impacts _____
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance? 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: June 12, 2026

Name of County or Areawide Planning Agency: Bucks County Planning Commission

Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901

Telephone Number: 215 345-3400

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

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

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

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

BCPC Celebrating 75 Years
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

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

June 10, 2026

James Haklar
21 East Lincoln Avenue
Suite 160
Hatfield, PA 19440

RE: 137 Pebble Woods Drive Planning Module
PaDEP Code #1-09919-433-3s
TMP #9-25-110
Doylestown Township, Bucks County, PA

Dear Mr. Haklar:

We have received a copy of the planning module[1] for the construction of one four-bedroom single-family detached dwelling on an existing 1.12-acre undeveloped woodland site. The proposed residence will be served by a new on-lot potable water supply well and public sewerage through a Small Flow Treatment Facility (SFTF). The submission indicates a projected sewage flow of 500 gallons per day (GPD), which is sufficient to serve the proposed four-bedroom dwelling. This flow is equivalent to one Equivalent Dwelling Unit (EDU).

The *Act 537 Sewage Facilities Plan for Doylestown Township* is the official Act 537 plan for this portion of Doylestown Township. The plan identifies the subject property as being located within an area where unsuitable soil conditions prohibit on-lot sewage disposal. Therefore, the proposed Small Flow Treatment Facility (SFTF), with discharge to an unnamed tributary of the Neshaminy Creek that traverses the western portion of the site and ultimately flows to the Neshaminy Creek, is consistent with the Township's official Act 537 Plan.

Section G. General Site Suitability contains the incorrect site plan title and date (highlighted in the original submitted document).

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 3s and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to

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

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

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,

Samantha Niven
Planner

SGN:emh
26-0145

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie J. Mason, Township Manager (via email)
Act 537 file (via email)

3850-FM-BCW0362B 6/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-09919-433-3S

BCPC #:9-25-110

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

137 Pebble Woods Drive

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

1. Date plan received by county planning agency May 27, 2026
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency June 10, 2026

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

Yes	No		
☒	☐	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq*.)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
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☐	☒	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 _____
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☐	☒	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: Samantha Niven

Title: Planner

Signature:

Date: June 10, 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.