BOARD MEETING AGENDA

WEDNESDAY, AUGUST 5, 2026
2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from July 1, 2026
5. Executive Director's Report
6. Act 247 Reviews for August 5, 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 August 5, 2026.

BCPC Celebrating 75 Years
Bucks County Planning Commission

MINUTES OF MEETING

WEDNESDAY, JULY 1, 2026

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

MEMBERS PRESENT:	Richard Donovan; Thomas Jennings; James E. Miller Jr.; David R. Nyman; Edward Tokmajian; Tom Tosti
MEMBERS ABSENT:	Eleanor M. Breslin; James Keenan
STAFF PRESENT:	Scott Burton; Kelly L. Jerrom; Bryn-Erin Kerr; Michael A. Roedig; Patricia Rosica; Jeremy Stoff; Matthew M. Walters; Lisa M. Wolff
SOLICITOR:	Trevor L. Gross
IT SUPPORT:	Maxim Dolinsky, Shawn Loughlin, Emilio Socci, Bucks County IT Department
IN-HOUSE GUESTS:	Kris Walski, Bensalem Township

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

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

- **PUBLIC COMMENT**
  There were no public comments.

- **APPROVAL OF MINUTES FOR THE MEETING, JUNE 3, 2026**
  Upon motion of Mr. Jennings, seconded by Mr. Tosti, the motion carried to approve the minutes of the June 3, 2026, meeting as presented.

- **EXECUTIVE DIRECTOR'S REPORT**
  Mr. Roedig announced that Jasmin Sung has accepted the position of Transportation Planner. Ms. Sung recently graduated with her master's degree from the University of Pennsylvania, with a concentration in sustainable transportation and infrastructure planning. Ms. Sung is expected to start on July 20, 2026.

  Mr. Roedig provided an update on the Solid Waste Management Plan, stating coordination is ongoing with the Department of Environmental Protection. Deanna Miller and Abigail Thomas are reviewing the DEP's technical guidance and will be sending out the official kick off letter to begin the update process. The next SWAC meeting is Thursday, July 9, 2026.

Mr. Roedig attended the DVRPC Annual County Planning Directors' Lunch with the collar county's planning commission directors. Discussion topics included strengthening relationships with municipalities and the importance of effective communication on sensitive issues such as housing and development.

Mr. Roedig reported that in May 2026, we received 31 applications, reviewed a total of 219 lots or units and 436,759 square feet of nonresidential land development, collecting $19,675.82 in revenue. Year-to-date we have received 133 applications, reviewed a total of 1,126 lots or units and 858,219 square feet of nonresidential development, collecting $82,770.77 in revenue.

Mr. Nyman commented that in an article about America's 250th Anniversary, the Philadelphia Inquirer mentioned the planning commission's Bucks County Historical Map.

Mr. Tokmajian asked about revisions to model ordinances and any available guidance regarding data centers. Mr. Roedig noted that examples of model ordinances are available on the Bucks County Connects Data Centers page: https://connects.buckscounty.gov/data-centers. The discussion continued regarding data center development and municipalities updating their ordinances in anticipation of future data center proposals.

- **ACT 247 REVIEWS**
  The reviews of July 1, 2026, were emailed to the board for their review prior to the meeting; there was a motion made to approve these reviews by Mr. Tosti and seconded by Mr. Tokmajian.

  There were no comments on the reviews.

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

- **NEW BUSINESS**
  There was no new business.

- **ADJOURNMENT**
  Upon the motion of Mr. Tosti, seconded by Mr. Nyman, Mr. Donovan adjourned the meeting at 2:14 PM.

Submitted by:
Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **Staffing** – Our new transportation planner, Jasmin Sung, is scheduled to start on August 10, 2026. We look forward to her joining the staff. We are interviewing for the Senior Planner Sustainability position and hope to have the position filled by next month.

- **Yardley Borough Comprehensive Plan Internal Meeting** – I attended an internal workshop for the Yardley Borough Planning Commission and borough committees as the borough 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 borough concerns and aspirations.

- **Hazard Mitigation Plan** – We have resubmitted the plan to FEMA for final approval and gave notice to our municipal partners requesting that they adopt the plan pending FEMA approval. We will then contact municipalities with the go-ahead to proceed with adoption by resolution. This will ensure participating municipalities remain eligible for FEMA hazard mitigation grant programs.

- **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.

- **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
- Quakertown Area Planning Committee

Buckingham Township Comprehensive Plan Update — Staff continued to work with the planning commission to update the township's comprehensive plan.

Langhorne Borough Planning Commission — Staff continued to assist with updating the comprehensive plan. Staff also drafted industrial uses, including a data center use, to add to the borough's zoning ordinance. Staff met with the borough's zoning rewrite committee to discuss the MAP grant award and zoning rewrite project.

New Hope Borough Comprehensive Plan — Staff has received Borough Planning Commission feedback on the initial draft of the comprehensive plan update. Revisions are being incorporated and a complete second draft is expected by mid-August.

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.

Solebury Township Comprehensive Plan — Staff met with the Solebury Township Comprehensive Plan Committee to review the final draft. The committee offered some suggested revisions and voted to send the final draft, with noted revisions, to the township planning commission for their public meeting to begin the review and adoption process.

Staff participated in a nationally broadcast webinar about Levittown, Pennsylvania for the APAOhio webcast series on July 17, 2026.

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:

- 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**
- Maychuk Farm (13 acres) in **Bedminster Township**
- Kinney Farm (49 +/-acres) in **Buckingham Township**
- LaForet Farm (11 acres) in **Milford Township**
- Shelmire Farm (54 acres) in **Milford Township**
- Caccavo #3 Farm (30 acres) in **Nockamixon Township**
- Bello Farm (20.42 acres) in **Plumstead Township**
- Oakey Farm (131 acres) in **Springfield Township**
- Raudenbush Farm (97 acres) in **Tinicum Township**

Review Activity

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

17	Subdivision and Land Development Proposals
5	Sketch Plans
8	Municipal Plans and Ordinances
4	Sewage Facility Planning Modules
2	Traffic Impact Studies

Geographic Information Systems (GIS)

The GIS staff attended the following meetings:

- Springfield Township to assist with GIS data distribution.

Staff is developing a new National Register of Historic Places web experience where users can select a site and learn about its history.

Staff are working to create a new and improved Bucks County Parcel Viewer and Bucks County Proposed Subdivision and Land Development web experience.

Staff continues to work with the Board of Assessment and their vendor, Tyler Technologies, to update our GIS database connection to the new cloud-based BOA CAMA system.

Housing

The housing staff continued work on the Countywide Blighted Property Review Board and the Fair & Attainable Housing study.

Staff participated in a nationally broadcast webinar about Levittown, Pennsylvania for the APAOhio webcast series on July 17, 2026.

Sustainability

The sustainability staff attended the following meetings:

- SEP Infosession
- SEP Vision Group in Norristown
- Solar de-scope with Montgomery County
- Sustainability Champions - quarterly in-person meeting
- PA Solar Center - next steps for Bucks County

Transportation and Trails

The transportation and trails staff attended the following key meetings:

- Doylestown Bike/Hike Committee Meeting
- DVRPC Board Meeting
- DVRPC Futures Group Meeting
- DVRPC Goods Movement Task Force Meeting
- DVRPC RTC Meeting
- Frosty Hollow Pre-proposal Meeting
- Middletown Township TASA Project Kick-off Meeting
- NGT Core Creek Status Meeting
- NGT-1 Status Meeting
- PA/NJ Turnpike DRB Meeting
- Railroad Emerging Technologies Meeting
- SEPTA Bus Route Meeting
- UBRT field Meeting regarding Traill Easement from HOA
- Washington Crossing Bridge Stakeholder Meeting

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

- Trail portfolio development, contract management and project management
- Development of Northpoint Bike/Ped mobility and transit access assessment
- Management of County EV Charging contract and project
- Development of structures inspection contract for Newtown Rail Trail
- Tyburn Road stakeholder coordination
- Development and community outreach regarding NRT-3 trailhead options
- Monitoring and input regarding Washington Crossing Bridge Project
- Monitoring and input regarding TPK-DRB project
- Negotiations with Aqua PA regarding NRT-2 trail easement and TCE's
- Development private trail access FAQ sheet

- Coordination with county officials and SEPTA regarding proposed bus route/service changes
- Service on DVRPC Goods movement Task Force
- Service on DVRPC Congestion Management Committee
- DVRPC SRHPP and TSP contract, resolutions, reporting and budgeting
- Transportation section budget
- Development and coordination for the Pine Run Trail
- Coordination with Heritage Conservancy regarding trail opportunities on the Pleasant Valley Farm Property
- Coordination/negotiations with HOA regarding UBRT trail easements
- Updating of trail project timelines on BCPC website and responding to trail project inquiries
- Development and coordination regarding NRT-2 Maintenance agreement with Northampton Township

Bucks County Planning Commission

Municipal Reviews

August 5, 2026

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Dublin Borough	10-26-1	26-0184	Borough Council	-	Zoning Ordinance Amendment: Data Centers
Falls Township	13-26-WS1	26-0196	Morrisville Municipal Authority	13-51-1-30	Institutional Land Development: Morrisville Municipal Authority Wastewater Treatment Plant
Lower Makefield Township	20-26-2	26-0182	Board of Supervisors	-	Zoning Ordinance Amendment: C-2 District Conditional Uses
Lower Makefield Township	20-26-3	26-0206	Board of Supervisors	-	Zoning Ordinance Amendment: Definition of Structure
Morrisville Borough	24-25-WS1R	26-0195	Morrisville Municipal Authority	24-12-79 and 24-12-79.1	Institutional Land Development: Morrisville Municipal Authority Pump Station
Newtown Township	29-26-SD1	26-0202	Council Rock School District	29-3-25	Institutional Land Development: 20,645 square feet
Solebury Township	41-26-4	26-0199	Board of Supervisors	-	Zoning and SALDO Ordinance Amendment: Lighting Standards
Warrington Township	50-26-3	26-0186	Board of Supervisors	50-24-1.1	Zoning Map Change: Addition to the Corridor Mixed-Use Overlay District

BCPC Celebrating 75 Years
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PLANNING COMMISSION:
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Thomas J. Jennings, *Secretary*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

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MEMORANDUM

To: Dublin Borough Council
Dublin Borough Planning Commission

From: Bucks County Planning Commission

Date: August 5, 2026

Subject: BCPC #10-26-1
Proposal to Amend the Zoning Ordinance—Data Centers
Applicant: Borough Council
Date Received: June 26, 2026
Hearing date: July 27, 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 August 5, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by adding Use E8 Data Center and Data Center Accessory Use and definitions for the terms related to the new use. The use will be permitted by conditional use in the IND Industrial and TC-1 Town Center zoning districts.

Proposed Zoning:

Amend Section 27-202 to include definitions for Data Center, Data Center Accessory Use, Data Center Operator, Sensitive Receptor and Sustainable Yield.

Amend Section 27-505 to add use standards for E8 Data Center and Data Center Accessory Use as follows:

- Minimum lot area: 4 acres
- Maximum building height for a data center shall be 45 feet, plus up to 15 additional feet for roof-mounted equipment
- Minimum setback from adjoining property lines and road rights-of-way: 100 feet
- Landscape buffer of 25 feet in width with plantings required
- Equipment screening is required for equipment within 100 feet of a public roadway, residential zoning district, or the lot line of any sensitive receptor

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

- The data center use shall meet the noise and vibration standards of Section 27-603 of the zoning ordinance
- Water supply requirements
  - Feasibility study and pre-construction well testing
  - Post-construction monitoring and reporting on groundwater resources
  - The data center shall not cause adverse impacts to the groundwater
  - Data center owners must provide property owners with public water if facility adversely impacts well users

Add Appendix K Delaware River Basin Surface Water Withdrawal Standards.

Amend Attachment 2 Table of Use Regulations to add E8 Data Center and Data Center Accessory Use as a conditional use in the IND Industrial and TC-1 Town Center zoning districts.

Amend the district regulations in Section 27-406.4. to add E8 Data Center and Data Center Accessory Use as a conditional use in the IND Industrial District.

Amend the district regulations in Section 27-407.4. to add E8 Data Center and Data Center Accessory Use as a conditional use in the TC-1 Town Center District.

COMMENTS

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

1. **Data center ordinance resources**—The Bucks County Planning Commission has developed a data center resource page on its BCPC Connects[1] website that includes recently adopted data center ordinances from municipalities throughout Bucks County, as well as guidance and reference materials other reputable sources. We recommend consulting these resources during the development of the borough's data center regulations to identify best practices, compare regulatory approaches, and ensure the ordinance reflects current industry standards and emerging issues.

2. **District purposes**—The amendment would permit E8 Data Center and Data Center Accessory Use within the TC-1 Town Center District. The zoning ordinance states the purpose of this district is to promote a mix of residential and nonresidential uses, conversion of residences to low-impact nonresidential uses, adaptive reuse of existing structures and sites, appropriate infill development, and a visual style compatible with the character of the borough.

   The proposed use is not consistent with the intent of the TC-1 Town Center District, which is primarily focused on residential development and uses that serve borough residents, such as retail and office uses. Data centers typically occupy large land areas and operate with limited interaction with the surrounding community, making them incompatible with the character and objectives of the TC-1 Town Center District.

3. **Site capacity requirements**—The data center use is permitted in the IND Industrial and TC-1 Town Center districts both of which have different impervious surface and building coverage requirements. We recommend that the borough determine which requirements are appropriate for the data center use and ensure those standards are applied equivalently.

[1] https://connects.buckscounty.gov/data-centers

4. **On-site energy generation systems**—The definition of Data Center Accessory Use includes a requirement that the use shall not include energy generation systems used to supply power to the data center during normal operations. We recommend that this provision also be placed in the use regulations to ensure its application.

5. **Water supply**—Data centers often use water to cool electronic equipment. To protect the borough's water supply we recommend that the borough consider revising the proposed ordinance to require cooling technologies that require less water. Alternatives may include the use of graywater or reclaimed wastewater, geothermal cooling systems, or closed-loop liquid immersion cooling systems which will minimize impacts upon water resources.

6. **Use requirements**

   a. **Height requirements**—The use standards in Section 27-505.E.(E8)(2) permit a maximum height of 45 feet with an additional 15 feet for roof-mounted equipment. We recommend that the maximum height be 45 feet including roof-mounted equipment. This approach is consistent with recently adopted zoning ordinances, which establish an overall maximum height rather than allowing additional height for mechanical equipment. An overall height limit helps ensure that buildings remain compatible with the scale and character of surrounding development, minimizes the visual prominence of rooftop equipment, and supports the district's purpose of maintaining a visual style that is consistent with the established character of the borough. Given Dublin Borough's predominantly low-rise development pattern, permitting structures up to 60 feet in height would be out of character with the surrounding built environment.

   b. **Noise study**—The current noise standards rely on nuisance provisions that can only be enforced after a data center has been constructed and is in operation. We recommend revising the amendment to require a noise study as part of the land development application. At a minimum, the ordinance should require both a preliminary sound study demonstrating compliance with the applicable noise standards based on the proposed design and equipment, and an as-built post-construction sound study verifying that the completed facility complies with the approved noise limits. Requiring both studies provides an opportunity to identify and address potential noise impacts during the review process while ensuring compliance once the facility becomes operational.

   c. **Noise level**—The existing noise standard in the IND Industrial District permits a maximum sound level of 75 decibels. Given the continuous operation of data centers and the potential for noise generated by cooling equipment, generators, and other mechanical systems, we recommend establishing a more restrictive maximum noise level. For example, Chester and Montgomery County's Data Center Ordinance Guide[2] recommends a sound level of 50 decibels at the property line from 7 PM to 7 AM and 60 decibels from 7 AM to 7 PM. This would better protect adjacent properties from prolonged noise impacts while still allowing reasonable industrial operations.

      We also recommend including an exception that allows the noise limit to be temporarily exceeded during utility power outages or other emergency conditions when backup generators are operating, provided that the exceedance is limited to the duration of the emergency and normal operations resume once utility power is restored.

[2] https://www.chescoplanning.org/UandI/DataCenters/pdf/DataCenterOrdinanceGuide.pdf

d. **Utility service availability**—The amendment does not address a requirement for public facilities and electric power. We recommend that the amendment be revised to include a requirement for a "will serve letter" from each provided of electricity, water and sanitary sewer services along with a written assessment from a certified professional in the applicable field the there is sufficient capacity to serve the proposed use as was well as projected need for future municipal growth.

e. **Delaware River Basin Commission (DRBC) review**—The amendment requires review of data center use of nonpublic water by the DRBC. Dublin Borough is within a groundwater protected area and projects that use 10,000 gallons per day over a 30-day period must be reviewed by the agency. Dublin Borough requires public water for new development and that existing wells may not be expanded. The proposed amendment contains extensive standards for wells which may not be necessary. We recommend that the borough contact the DRBC to determine if there are preemption issues and if the water supply standards in the proposed amendment are necessary.

f. **Architectural design guidelines**—Large-scale data centers may have significant visual impacts that differ from other traditional industrial buildings. Therefore, we recommend that architectural design guidelines be added to the regulations for Use E8 Data Center and Data Center Accessory Use. 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 de-emphasize 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.

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

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

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

We would appreciate being notified of 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
26-0184

cc: Scott MacNair, Esq., Clemons Reiss MacNair & Kushto, Borough Solicitor (via email)
Colleen Pursell, Borough Manager (via email)
Erik Garton, PE, Gilmore & Associates, Borough Engineer (via email)

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BCPC Bucks County Planning Commission
Celebrating 75 Years

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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Michael A. Roedig
Executive Director

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MEMORANDUM

To: Falls Township Board of Supervisors
Falls Township Planning Commission

From: Bucks County Planning Commission

Date: August 5, 2026

Subject: BCPC #13-26-WS1
Preliminary Plan of Land Development for Morrisville Municipal Authority Wastewater Treatment Plant
TMP #13-51-1-30
Applicant: Morrisville Municipal Authority
Owner: Same
Plan Dated: June 26, 2026
Date Received: July 7, 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 August 5, 2026.

GENERAL INFORMATION

Proposal: Construct a new wastewater treatment plant with associated buildings and structures on a 54.36-acre parcel. The plan proposes multiple buildings, tanks, and basins related to the treatment of wastewater. The proposed treatment plant is located on a portion of the former USX site.

Location: Along the southeastern side of Sinter Road, south of the intersection of Sinter Road and Sorrells Boulevard in the Keystone Trade Center. The site is adjacent to Sessa Circle and borders the Delaware River which is located to the south of the site.

Zoning: The MPM Manufacturing Processing and Manufacturing District permits a variety of light and heavy industrial uses on a minimum tract of 50 acres with at least 5 acres for each principal building. The minimum lot width is 100 feet, the minimum lot depth is 200 feet, and the maximum building coverage is 40 percent. A maximum impervious surface ratio of 80 percent is permitted for parcels greater than 8 acres in this district.

Present Use: Industrial

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

COMMENTS

1. **Requested waivers**

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

   Section 191-12
   from requiring the submission of a separate preliminary plan; the application indicates the development is for one lot, public streets and phasing are not proposed, and the submitted plans show all information as required for both preliminary and final plans

   Section 191-52.1.B.(3)(b)[2]
   from the steep slope protection requirement that no more than 15 percent of slopes 25 percent or greater may be disturbed; the application indicates approximately 17 percent of these slopes will be impacted due to the limited remaining developable area for the new plant

   Section 191-52.1.B.(4)(b)[2]
   from the woodland protection requirement that no more than 50 percent of woodlands which are not located in environmentally sensitive areas may be disturbed; the application indicates that approximately 78 percent of these woodlands will be impacted due to the limited remaining developable area

   Section 191-52.1.B.(8)(a)
   from the wetland margin protection requirement that no more than 20 percent of wetland margins which extend 100 feet from a wetland boundary may be disturbed; the application indicates that approximately 38 percent of the wetland margins will be impacted due to the limited remaining developable area

   The final plan should note all granted waivers.

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

   Section 187-13.B.(2)
   from the requirement to utilize reinforced concrete pipe (RCP) throughout the development; the application indicates that RCP is proposed for the basin outfall pipe per PaDEP requirements and all other stormwater conveyance pipes will be smooth-lined corrugated plastic pipe (SLCPP) designed with a 100-year lifespan

   Section 187-13.C.(3)
   from the requirement of matching pipe crowns when there is a change in pipe size; the application indicates not all pipe crowns were able to be matched due to existing elevations, sensitive resources, and the location of the proposed stormwater facility and where pipe crowns were not matched, a 2-inch drop was provided

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

2. **Floodplain**—Sheet 5 indicates that 4.3877 acres of the site are located within the 100-year floodplain and General Note 9 on Sheet 2 indicates that the project site is located within the 100-year floodplain based on the FEMA Flood Insurance Rate Map (#42017C0488J, dated March 16, 2015). A notation in the Natural Features Calculations chart indicates that joint permit approval is required for floodplain and wetland disturbance.

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

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

   Flooding, which is included in the category of Flood, Flash Flood, and Ice Jams, is rated as the highest risk factor among all potential and human-made disasters. Falls Township was given a greater than normal jurisdictional risk for this type of natural disaster occurring, due to its adjacency to the Delaware River.

3. **Landscaping**—Section 191-48.A. of the SALDO requires street trees along the sides of all streets where suitable street trees do not exist. Section 191-37.G.(4) requires that one tree for every six parking spaces in a single row be planted in a parking area. The Landscape and Lighting Plan (Sheet 11) shows only proposed landscape plugs in an infiltration basin. The plan should be revised to comply with the cited ordinance requirements.

4. **Tree protection**—Sheet 5 shows the proposed removal of a majority of woodlands on the site to accommodate proposed construction. The plan should be revised to show the tree protection area in accordance with Section 191-78.D.(18) of the SALDO.

5. **Truck circulation**—We recommend that turning templates for the largest vehicles anticipated to access the driveway (i.e., delivery trucks, emergency service vehicles) be shown on the plan.

6. **Refuse collection**—Section 191-51.H. of the SALDO requires screened outdoor collection stations for trash removal when there is no indoor collection. The plan should indicate compliance with this requirement.

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

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

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

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
26-0196

cc: Morrisville Municipal Authority (via email)
Corey Adam, PE, Project Manager, Herbert, Rowland & Grubic, Inc. (via email)
D. Reichel, Herbert, Rowland & Grubic, Inc. (via email)
Josh Fox, Herbert, Rowland & Grubic, Inc. (via email)
Joseph G. Jones, PE, CFM, Jones Engineering Associates, Township Engineer (via email)
John Shepherd, Falls Township Manager (via email)
Diane Beri, Falls Township Planning & Zoning, Administrative Assistant (via email)
Rose Molle, Falls Township Executive Assistant (via email)
Michael Clarke, Esq., Clarke Gallagher Barbiero Amuso & Glassman Law, Falls Township Solicitor (via email)

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E-mail: planningcommission@buckscounty.org

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Michael A. Roedig
Executive Director

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MEMORANDUM

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

From: Bucks County Planning Commission

Date: August 5, 2026

Subject: BCPC #20-26-2
Proposal to Amend the Zoning Ordinance—C-2 District Conditional Uses
Applicant: Board of Supervisors
Date Received: June 23, 2026
Hearing Date: August 5, 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 August 5, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to allow for lawful use not otherwise permitted as a conditional use in the C-2 Commercial Highway Services District.

Proposed Zoning Provisions:

Amend Section 200-42.C. of the zoning ordinance to add a new subsection (2) to permit lawful use not otherwise permitted as a conditional use in the C-2 District. A lawful use not otherwise permitted must comply with the lot, area, dimensional, and design criteria for the C-2 District, and buffer area requirements established as part of conditional use approval. The applicant for a lawful use not otherwise permitted must submit an Environmental Impact Statement and demonstrate compliance with all state and federal agency regulations.

COMMENT

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

Uses by District table—Attachment 1 of the zoning ordinance contains the Uses by District table. The table indicates that lawful use not permitted is permitted in the C-3 District as a conditional use. We

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

recommend Attachment 1 be revised to indicate that lawful use not permitted is also permitted in the C-2 District as a conditional use.

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

LR:emh
26-0182

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

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

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MEMORANDUM

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

From: Bucks County Planning Commission

Date: August 5, 2026

Subject: BCPC #20-26-3
Proposal to Amend the Zoning Ordinance—Definition of Structure
Applicant: Board of Supervisors
Date Received: July 22, 2026
Hearing Date: September 16, 2026

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on August 5, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to delete a duplicate definition of structure.

Proposed Zoning Provision:

> Amend Section 200-7 of the zoning ordinance to delete the definition of structure that reads as, "Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land."

COMMENT

We recommend that the board of supervisors adopt the proposal as submitted, since it appears to be consistent with the requirements of the Pennsylvania Municipalities 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.

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

LR:emh
26-0206

cc: Maureen Carlton, Esq., Curtin and Heefner LLP, Township Solicitor (via email)
Sarah Steers, Curtin and Heefner LLP, Assistant Township Solicitor (via email)
Tyler Erb, Herbert, Rowland, and Grubic, Inc., Township Engineer (via email)
David W. Kratzer, Jr., Township Manager (via email)
Katie McVan, Executive Assistant to the Township Manager (via email)
James Majewski, PE, PP, CFM, Township Director of Planning and Zoning (via email)
Daniel McLoone, Township Planner (via email)

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MEMORANDUM

To: Morrisville Borough Council
Morrisville Borough Planning Commission

From: Bucks County Planning Commission

Date: August 5, 2026

Subject: BCPC #24-25-WS1R
Preliminary Plan of Land Development for Morrisville Municipal Authority Pump Station
TMPs #24-12-79 and 24-12-79.1
Applicant: Morrisville Municipal Authority
Owner: Same
Plan Dated: June 26, 2026
Date Received: July 7, 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 August 5, 2026.

GENERAL INFORMATION

Proposal: Reconfigure two adjacent parcels by conveying approximately 18,407 square feet from TMP #24-12-79 (Track #2) to TMP #24-12-79.1 (Track #3) to create a 1.1388-acre lot (Lot 1), and by combining the remainder of TMP #24-12-79 (Tract #3) with TMP #24-12-79 (Track #1) to create a 1.9245-acre lot (Lot 2). Construct a pump station with generators, odor control facility, dumpster storage, and a transformer gravel area on Lot 1. A stormwater easement consisting of 3,313 square feet is shown on Lot 1. A stormwater management facility (rain garden) is proposed within a 20,827-square-foot stormwater easement on Lot 2. The facility will be served by public water and sewer.

Location: The eastern terminus of Delaware Avenue.

Zoning: The R-4 Residential District permits residential and institutional uses on lots of a minimum of 15,000 square feet. Lot 1 and a portion of Lot 2 are within the R-4 Residential District. Use F6 Municipal Utilities is not a permitted use in the R-4 District.

The CS-1 Community Service District permits Use F6 Municipal Utilities by right with no dimensional requirements. A portion of Lot 2 is within the CS-1 Community Service District.

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

Present Use: Vacant

COMMENTS

We reviewed a sketch plan submission for this site in July of 2025 (BCPC #24-25-WS1, dated July 2, 2025). Although several comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

1. **Proposed use**—The pumping station is located on Lot 1 which is zoned R-4 Residential District. Per Section 465-13.B. and Table 465-17 of the zoning ordinance, Use F6 Municipal Utilities is not permitted in the R-4 District.

2. **Natural resource protection standards**—The Natural Features Calculations on Sheet 5 indicate proposed disturbance of forests and steep slopes (8 to 15 percent, 15 to 25 percent, and more than 25 percent) on the site exceeds the maximum allowed disturbance ratios for those features outlined in Section 465-15.J. of the zoning ordinance. Plan notations on Sheets 1 and 5 reference zoning amendments to Sections 465-15.J.(3)(C) and 465-15.J.(3)(D) related to the protection requirements for forests and steep slopes but does not indicate adoption of the referenced amendments or that relief to the existing protection requirements have been granted. The plan should be revised to meet the resource protection requirements listed in the zoning ordinance.

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

   Section 390-13.C.
   from submitting a separate preliminary plan; the application indicates the development is for two lots, no phasing is proposed, and all information needed for preliminary and final plans are shown on the submitted plan

   Section 390-23.D.
   from constructing Delaware Avenue to public street standards with sidewalks; the application indicates that the proposed 24-foot-wide cartway is adequate for fire and garbage trucks which will access the pump station, that there are no proposed improvements to the east of the pump station that would require a larger cartway width and sidewalks on both sides, and that Delaware Avenue has been designed to accommodate a future 36-foot-wide cartway, if necessary

   Section 390-61.C.(9)
   from showing existing buildings, impervious surfaces, sanitary sewers, easements, and other significant features within 100 feet of the site; the application states that all existing features on the site and key features off-site are shown

   The final plan should note all granted waivers.

4. **Improvements to unopened street ("paper street")**—Regarding the requested waiver from constructing Delaware Avenue to public street standards, we note that the plan proposes a 24-foot-wide paved cartway within the right-of-way of an unopened portion of Delaware Avenue. The proposed paved road extends along the frontage of Lot 1 and will provide access to the pump station on Lot 1. Where the proposed paving improvements end, a stone surface providing access to the existing gravel area on Lot 2 is shown. We recommend the borough determine if this layout is acceptable.

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Also, a decision should be made on the status of the remaining unopened portion of Delaware Avenue. If Morrisville intends to vacate the unopened street right-of-way, we recommend that state regulations regarding street vacations and openings, including the Municipalities Planning Code, be followed, and utility companies that may have easements within the area of the paper street be contacted.

5. **Front yard setback**—The area identified for generators encroaches slightly within the 25-foot front yard setback required by Table 465-18 of the zoning ordinance.

6. **Buffer yards**—Section 465-17.F.(6) of the zoning ordinance requires a buffer yard meeting the requirements of Section 465-15.M. As this site borders homes and a residential neighborhood, we recommend that sufficient screening be provided.

7. **Impacts on the adjacent residential neighborhood**—We strongly recommend consideration be given to how all potential impacts to adjacent residences from the development can be mitigated or eliminated. Concerns with lighting, noise, truck traffic, and ensuring adequate screening should all be carefully considered given the potential impacts to residences to the north and west of the site.

8. **Sidewalks**—The application includes a waiver request from constructing Delaware Avenue to public street standards with sidewalks. We note that sidewalks exist along both sides of Delaware Avenue and Riverview Avenue and recommend that a sidewalk be provided on the subject site and adjacent parcel to the southwest to connect the existing sidewalks along both roadways.

9. **Landscape plan**

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

    b. **Plant schedule**—The Plant Schedule on Sheet 11 misidentifies the common and botanical names for all listed trees. For instance, the botanical name for London planetree is listed as *Ilex opaca,* rather than the correct botanical name, *Platanus x acerifolia*. The plan should be revised to correct information in this chart.

10. **Tree protection**—The plan should identify the tree protection zone and proposed location of tree protection fencing along all proposed tree lines in accordance with the requirements of Section 390-24 of the SALDO.

11. **Floodplain**—The site is located within the 100-year floodplain of the Delaware River. Borough officials should ensure that the facility is designed to meet the floodproofing requirements of Section 465-15.N.(6)(c) of the zoning ordinance and Chapter 195 Floodplain Management in the codified ordinance.

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

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

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

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
26-0195

cc: John J. Warenda, Jr., Executive Director, Morrisville Municipal Authority (via email)
Corey Adam, PE, Project Manager, Herbert, Rowland & Grubic, Inc. (via email)
Randall Flager, Esq. Flager & Associates, P.C., Borough Solicitor (via email)
Jacob Rigg, PE, Gilmore & Associates, Inc., Borough Engineer (via email)
James Dillon, Borough Manager (via email)
Michael T. Italia, Barry Isett & Associates, Borough Zoning Officer (via email)

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Executive Director

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MEMORANDUM

To: Newtown Township Board of Supervisors
Newtown Township Planning Commission

From: Bucks County Planning Commission

Date: August 5, 2026

Subject: BCPC #29-26-SD1
Preliminary Plan of Land Development for Newtown Elementary School Addition and Renovation
TMP #29-3-25
Applicant: Council Rock School District
Owner: Same
Plan Dated: July 10, 2026
Date Received: July 14, 2026

In accordance with the provisions of Sections 305 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on August 5, 2026.

GENERAL INFORMATION

Proposal: Construct additions totaling 4,567 square feet to an existing elementary school located on a 34.47-acre lot. The building additions will accommodate administrative offices and a mechanical room. Also, two modular classroom buildings, each containing approximately 8,039 square feet, are proposed along the western side of the building. Renovations to the remainder of the building, site access, and parking and vehicular circulation are also proposed. Public water and sewer facilities serve the existing school.

Location: Along the eastern corner of the intersection of Wrights Road and Durham Road (Route 413).

Zoning: The EIR Educational, Institutional and Recreational District permits Use C-2 School by conditional use. A minimum lot area of 25 acres plus 1 acre for every 100 full-time students is required. The maximum permitted impervious surface ratio is 35 percent and the maximum permitted building height is 35 feet.

Present Use: Institutional-Elementary school campus

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

COMMENTS

1. **Maximum permitted height**—Section 700-A.3.B. of the zoning ordinance permits a maximum building height of 35 feet in the EIR District. The Zoning Data chart on Sheet 1 indicates a proposed height of greater than 35 feet (proposed height is not indicated).

2. **Site circulation**—Proposed changes to vehicular circulation on the site include a new vehicular access on Wrights Road that extends to the driveway that runs along the front of the school. The new access drive is 15 feet wide for a majority of its length, indicating it is intended to accommodate one-way traffic. For clarity and to facilitate review of the proposed circulation changes, we recommend that the plan provide roadway markings and clear signage to indicate the intended vehicular routes for buses, employees, parents, and visitors on the site.

3. **Existing trees**

   a. **Tree removal**—Section 903.B.6.c. of the zoning ordinance states that no tree larger than 10 inches measured at a point 4 feet above grade shall be removed unless a zoning permit is obtained. Sheet 4 identifies trees meeting this size requirement that are proposed to be removed. Compliance with this ordinance requirement should be verified.

   b. **Tree protection**—Per Section 22-402.4.M.(5) of the subdivision and land development ordinance (SALDO), the tree protection zone shall be shown for existing trees intended to remain on the site. Tree protection should be provided to the standards of Section 22-529.2.C. of the SALDO and Sections 274.1. and 903.B.6.a. and b. of the zoning ordinance.

4. **Plan information**—The Zoning Data chart indicates that a minimum lot area of 10 acres is required. However, for Use C-2 School in the EIR District, Section 803.C-2.1. of the zoning ordinance requires a minimum lot area of 25 acres, plus 1 additional acre for every 100 students. We recommend that the plan indicate the correct zoning regulation.

5. **Landscape plan**

   a. **Landscape architect**—Section 22-529.1.C. of the SALDO requires that plans for proposed planting be prepared by a registered landscape architect. The plan should indicate compliance with this requirement.

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

   c. **Screening around dumpsters**—Section 22-534.10. of the SALDO requires outdoor refuse collection stations to be screened from view and landscaped. We recommend the plan be revised to provide the required landscaping around the collection station.

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

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

LMW:emh
26-0202

cc: Council Rock School District (via email)
Terry DeGroot, PE, Terraform Engineering, LLC (via email)
Leanna Colubriale, PE, Remington & Vernick Engineers, Township Engineer (via email)
Michele Fountain, PE, ARRO Consulting, Township Planner (via email)
Micah S. Lewis, Township Manager (via email)
Katherine McGovern, Assistant Township Manager (via email)
Kristie Kaznicki, Township Administrative Assistant (via email)
Michael T. Italia, Barry Isett & Associates, Zoning Officer (via email)

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Executive Director

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MEMORANDUM

To: Solebury Township Board of Supervisors
Solebury Township Planning Commission

From: Bucks County Planning Commission

Date: August 5, 2026

Subject: BCPC #41-26-4
Proposal to Amend the Zoning Ordinance and Subdivision and Land Development Ordinance—Lighting Standards
Applicant: Board of Supervisors
Date Received: July 8, 2026
Hearing Date: August 18, 2026

In accordance with the provisions of Section 304, 505, and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on August 5, 2026.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance (Chapter 22) and the zoning ordinance (Chapter 27) to revise lighting standard regulations.

Proposed Subdivision and Land Development Ordinance Provisions:

Amend Section 22-404 to require lighting plans to comply with Section 27-2513 of the zoning ordinance and be included in all preliminary plan applications.

Add Sections 22.526.2. and 22-526.3. to include additional provisions for streetlights, including meeting the IESNA “full cutoff” criteria.

Proposed Zoning Ordinance Provisions:

Replace Section 27-2305 to include additional provisions for the design and layout of off-street loading facilities. The proposed provisions include requiring adequate lighting for all parking and loading areas, driveways, and spaces between buildings and requiring light fixtures to be directed in a way to prevent glare into public streets and neighboring properties.

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

Amend various sections of the ordinance to ensure compliance with new lighting standards proposed in this amendment.

Replace Section 27-2513 with newly added lighting standards. The updated section includes the following provisions:

- Definitions for terms such as Direct Light, Fully Shielded Lights, Temporary Lighting, Maintained Footcandle Level, Full Cutoff, Glare, and Light Trespass
- Illumination level criteria established in accordance with the current recommended practices of the *Illuminating Engineering Society of North America (IESNA) Lighting Handbook*
- Lighting fixture design standards for various types of light fixtures
- Measures to control nuisance and disabling glare
- Installation, maintenance, and alteration
- Provisions for temporary outdoor lighting
- Provisions for preliminary and final lighting plan submissions
- Post-installation inspection and compliance monitoring

COMMENT

The proposed ordinance amends four chapters of the township code of ordinances: Chapter 10 Health and Safety, Chapter 22 Parks and Recreation, Chapter 22 Subdivision and Land Development (SALDO), and chapter 27 Zoning. Our review comments are limited to the proposed SALDO and zoning amendments (Chapters 22 and 27) in accordance with Sections 505 and 609 of the Pennsylvania Municipalities Planning Code.

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

Editorial—Various sections of the proposal reference incorrect ordinance section numbers. The township should verify that all proposed amendments correspond to the correct sections of the ordinance prior to adoption.

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

DM:emh
26-0199

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

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Tom Tosti

Michael A. Roedig
Executive Director

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MEMORANDUM

To: Warrington Township Board of Supervisors
Warrington Township Planning Commission

From: Bucks County Planning Commission

Date: August 5, 2026

Subject: BCPC #50-26-3
Proposal for Zoning Map Change—Addition to the Corridor Mixed-Use Overlay District
TMP #50-24-1.1
Owner: Valley Ridge Group, LLC
Applicant: Board of Supervisors
Date Received: June 29, 2026
Hearing Date: August 11, 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 August 5, 2026.

GENERAL INFORMATION

Proposed Action: Add TMP #50-24-1.1 to the Corridor Mixed-Use (CMU) Overlay District.

Location and Size of Tract: The 1.38-acre site is located at the northwest corner of the intersection of Easton Road and Oakfield Road.

Proposed Zoning Provisions: The CMU Corridor Mixed-Use Overlay District along Easton Road permits a variety of uses including live-work units, traditional townhouses, professional, business, medical, and veterinary offices, restaurants, fast-food restaurants, retail, and other similar uses on sites of 2.5 acres or more. A density of six dwelling units per acre is permitted, with a possible increase to nine dwelling units per acre if mixed-use bonus provisions apply. The maximum building coverage and impervious surface ratio for most permitted uses are 35 and 70 percent, respectively. A maximum impervious surface ratio of 80 percent is permitted for live-work units and traditional townhouses. Twenty percent of the site area is required for public open space. The overlay district includes standards for setbacks, façade and streetscape design, and public amenities.

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

Existing Zoning Provisions: The BZ Business Zone District permits a variety of uses including live-work units, professional, business, medical, and veterinary offices, restaurants, fast-food restaurants, retail, shopping centers, and other similar uses by right on lots of 20,000 square feet or more. The maximum permitted density in this district ranges from six dwelling units per acre for live-work units to eight dwelling units per acre for combined office/commercial multifamily buildings. The maximum building coverage and impervious surface ratio for most permitted uses are 35 and 70 percent, respectively. A maximum impervious surface ratio of 80 percent is permitted for live-work units, and 75 percent for library or museum uses.

COMMENTS

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

1. **Comprehensive plan**—The *Warrington Township Comprehensive Plan* (2018) designates the site as Corridor Residential/Office and encourages infill development along the Easton Road corridor during the next decade. The comprehensive plan indicates that a significant amount of commercial development exists along Easton Road (PA 611) and Street Road (PA 132), and notes some vacancies, possibly indicating a saturation of retail uses in this area. While the existing BZ District and the CMU Overlay District both allow a variety of nonresidential uses, the overlay also permits the Traditional townhouse residential use. Including the site within the CMU Overlay District would permit a residential land use on the site, which would be consistent with the comprehensive plan.

   We note that the site was rezoned from CR/O to BZ in the most recent zoning ordinance update; however, the comprehensive plan still classifies the site as CR/O Corridor Residential Office. The purpose of the CR/O District, as noted in the previous zoning ordinance and current comprehensive plan, is to provide areas for professional office and/or multifamily development.

2. **Compatibility with surrounding zoning and land use**—Parcels to the east, on the other side of Easton Road, are within the CMU Overlay District, with underlying zoning districts of BZ Business Zone and CBD Central Business District. The BZ Business Zone district is located north and south of the site and the R-2 Medium-Density Residential District borders the site to the west. Surrounding land uses include utility to the north, commercial to the south, vacant land to the east, and single-family detached dwellings on lots of approximately 1 acre to the west. A shopping center is located to the southeast (Shops at Valley Square) on land zoned CBD Central Business District, which permits a variety of commercial uses and mixed-use developments on varying lot sizes.

   The CMU Overlay District permits similar uses to the BZ District but also permits Traditional townhouse development. The intensity of development permitted between the underlying and overlay districts differs, as the required minimum site area in the CMU Overlay District is 2.5 acres, which is larger than the required minimum lot area of 20,000 square feet in the underlying BZ District. Also, Traditional townhouses are permitted with a maximum density of six dwelling units per acre compared to the maximum permitted density of eight dwelling units per acre for the Combined office/commercial multifamily building use.

3. **Minimum required site area**—The required minimum site area for developments in the CMU Overlay district is 2.5 acres. We note that the subject parcel is only 1.38 acres. The subject site does not meet the minimum site area required under the overlay.

Summary—The proposal to add the site to the CMU Overlay District is consistent with the future land use designation of Corridor Residential/Office as noted in the current comprehensive plan. While both the BZ and CMU Overlay districts permit similar uses, the overlay includes a residential development option by permitting the Traditional townhouse use. Surrounding zoning and land use reflect primarily retail and service districts and uses along the Route 611 corridor to the north and south of the site. Medium-density residential zoning with existing single-family detached residences border the site to the west. If the issue of the minimum site area required in the CMU Overlay is resolved for the subject parcel, the site would be compatible with surrounding zoning and land use. We note that buffer requirements to help mitigate potential impacts on the adjacent residences to the west will apply to the subject site for any permitted development.

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
26-0186

cc: Jeffrey P. Garton, Esq, Begley Carlin and Mandio, LLP, Township Solicitor (via email)
Bonnie Rossmann, Begley Carlin and Mandio, LLP (via email)
Angela P. Benner, Township Manager (via email)
Karen Fetterolf, Township Planning Director (via email)
Amanda Fuller, PE, Gilmore & Associates, Township Engineer (via email)
Jacob Rigg, PE, Gilmore & Associates, Township Engineer (via email)

UNOFFICIAL

PERTINENT INFORMATION

Site Characteristics, Natural Features: The site is primarily wooded and slopes to the south.

Existing Land Use: Vacant

Surrounding Land Use:

North: Utility
East: Vacant
South: Commercial
West: Single-family residential

Surrounding Zoning:

North: BZ Business Zone, R-2 Medium Density Residential
East: BZ Business Zone, CMU Corridor Mixed-Use Overlay
South: BZ Business Zone
West: R-2 Medium Density Residential

Municipal Comprehensive Plan: The *Warrington Township Comprehensive Plan* 2018 designates the site as Corridor Office Residential.

UNOFFICIAL

Bucks County Planning Commission

Subdivision and Land Development Reviews

June 20, 2026 to July 24, 2026

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bedminster Township	11276-A	26-0162	1-11-28-1	The Piper Group	S	26 Multifamily units; Clubhouse: 5,175 square feet; Accessory structures: 2,640 square feet
Bensalem Township	9260-C	26-0172	2-61-288	Holy Ghost Preparatory School	P	Institutional Land Development: 3,600 square feet
Bensalem Township	13211	26-0188	2-1-18-24	G7B II, LLC	P	Commercial Renovation: 4,567 square feet
Bristol Township	12448-A	26-0173	5-70-15	Hartel Properties, LLC	P	Industrial Land Development: 858 square feet
Bristol Township	13200	26-0156	5-27-102-1	Crystal Bristol PA, LLC	P	Industrial Land Development: 395,250 square feet
Bristol Township	13202	26-0159	5-12-307, -308	Womack RE Holdings, LLC	P	Industrial Land Development: 6,000 square feet
Doylestown Township	13197	26-0144	9-9-88	Doylestown Country Club	F	2 Single-family lots
Hulmeville Borough	13199	26-0157	16-4-1, 16-2-14, 16-1-86, and 16-3-204	Superior Holdings	P	77 Single-family lots
Lower Makefield Township	7748-B	26-0140	20-34-8	Federation Housing, Inc.	S	58 Multifamily units
Lower Makefield Township	13201	26-0158	20-21-1	Matte Black LLC	S	Mixed-Use Development: Commercial Land Development: 1,288 square feet; 1 Multifamily unit
Middletown Township	6277-C	26-0071	22-47-11	Federal Realty OP LP	P	Commercial Land Development: 1,680 square feet
Milford Township	10037-B	26-0179	23-15-36, -37, -39	D. R. Horton	RP	106 Single-family lots

Newtown Township	11280-A	26-0149	29-3-24-2	Apple Montessori Schools	S	Commercial conversion: 9,888 square feet
Northampton Township	13213	26-0190	31-35-7-3	Hand Real Estate Partnership, LLC	P	2 Single-family lots
Plumstead Township	12370-A	24-0735	34-11-109 and 34-11-109-2	John and Donna Arcidiacono	P	10 Single-family lots
Plumstead Township	12719-B	26-0175	34-4-2-2	Hey Dude Partners LLC	P	Industrial Land Development: 15,000 square feet
Richland Township	13208	26-0176	36-35-8	Timothy Snyder	P	4 Single-family lots
Sellersville Borough	7370-B	26-0135	39-3-292, 39-4-7, 39-4-8, 39-4-10	Sellersville Acquisitions, LLC	RP	23 Single-family attached lots, 1 Commercial Lot
Tullytown Borough	13204	26-0153	46-6-27-3-1	Stephanie Jones	P	Commercial Land Development: 6,080 square feet
Upper Southampton Township	12609-A	26-0178	48-13-6	Mega Tax Pro Solutions Corporation	S	Commercial Land Development: 1,333 square feet
Warrington Township	13206	26-0167	50-10-106-1	BOCHASANWASI SHREE AKSHAR PURUSHOTTAM SWAMINARAYAN SANSTHA (BAPS)	P	Institutional Land Development: 11,520 square feet
West Rockhill Township	13209	26-0183	52-14-9, 52-14-9-2, 52-9-203	Select Properties, Inc.	P	Lot Line Adjustments

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: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 8, 2026

Subject: BCPC #11276-A
Sketch Plan of Land Development for The Farm at Elephant and Oak
TMP #1-11-28-1
Applicant: The Piper Group
Owner: 316 Elephant Land LLC
Plan Dated: June 2, 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: Construct four multifamily buildings, two garages consisting of 1,320 square feet each, a 5,175-square-foot activity center, and a playground on a 9.84-acre site. The multifamily buildings will contain a total of 26 dwelling units. The site will be served by public water and sewer.

Location: West of the intersection of Twin Oaks Drive and Elephant Road.

Zoning: The R-3 Residential District permits Use B3 Performance Standard Subdivision by right with a minimum site area of 5 acres and a maximum density of three dwelling units per acre. This use permits a maximum impervious surface ratio of 22 percent for the site and requires a minimum open space ratio of 50 percent.

Present Use: Agriculture

COMMENTS

We reviewed a preliminary plan submission for ten single-family detached dwellings on this site in November of 2006 (BCPC #11276, dated November 8, 2006). The current submission is a new proposal to construct 26 apartment units on the site. We offer the following comments for the proposed sketch plan submission:

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

1. **Surveys**—The sketch plan indicates the soil survey was conducted in 2002 and the field survey was conducted in 2006. We recommend the township consider requiring newer surveys to ensure the most accurate information is being used to understand the current site conditions and inform the plan.

2. **Parking**

   a. **Number of parking spaces**—The sketch plan indicates that 95 parking spaces are proposed when only 52 are required. We question if this much parking is needed to meet the needs of the proposed uses. The sketch plan indicates seven parking spaces are shown adjacent to the activity center. If the activity center is just for residents of the community, we recommend these spaces be removed.

   b. **Buffer**—The sketch plan indicates the 12 parking spaces adjacent to TMP #1-11-28 are located in the buffer. These spaces should be removed from the buffer per Section 603.(2).d. of the zoning ordinance, or eliminated altogether.

   c. **Design**—The sketch plan indicates the development will be designed to look like a farmstead. We recommend the applicant consider putting the parking spaces in the rear of the farmstead and carriage house buildings. Parking in the rear would add to the farmstead aesthetic. It would also increase vehicular and pedestrian safety in the interior of the site. All proposed parking spaces are perpendicular which increases vehicular conflict points.

3. **Dumpster**—The sketch plan indicates the dumpster will be located adjacent to the recreation field. This location is not convenient for the residents in the farmstead and carriage buildings. We recommend the dumpster be centrally located or that sidewalks be provided for residents in the farmstead and carriage buildings to walk to the dumpster.

4. **Pedestrian facilities**

   a. **Village green**—The sketch plan indicates three village green areas will be provided. The sketch plan, zoning ordinance, and subdivision and land development ordinance do not define village green. The applicant should indicate what the purpose of the village green is. We recommend the village green areas be centralized with community amenities typically associated with traditional, village-style development.

   b. **Trail connection**—The rear of the site contains a trail that connects to the township building to the north and other pedestrian trails to the south that lead to Dublin Borough. We recommend the applicant provide a path on the site that connects the dwelling units to this trail.

   c. **Pedestrian trail**—Map 6 in the *Bedminster Township Open Space Plan* (March 2009) and Map 14 in the *Bedminster Township Comprehensive Plan* (June 2008) show a proposed pedestrian/bike trail route along this portion of Elephant Road. We recommend the applicant work with the township to provide a pedestrian trail along Elephant Road. Also, we have recently reviewed a subdivision plan for TMP #1-11-91 across Elephant Road (BCPC #12581-A, dated November 14, 2024). We recommend the applicant consider coordinating with the property owner of TMP #1-11-91 to provide cohesive pedestrian facilities.

5. **Site access**

   a. **Sight distance**—Due to the horizontal curve in Elephant Road to the east of the site, we recommend that future plan submissions include information confirming that there is sufficient sight distance where the proposed driveway is shown to intersect Elephant Road.

   b. **Access width**—To facilitate the safe and efficient operation of access points to state and township roads from both local roads and driveways, a minimum curb-to-curb width of 28 feet should be considered at the initial portion of the access. This will allow two vehicles to enter and exit simultaneously without significant conflict and would be consistent with PennDOT's access management policies, as well as broader traffic industry design standards.

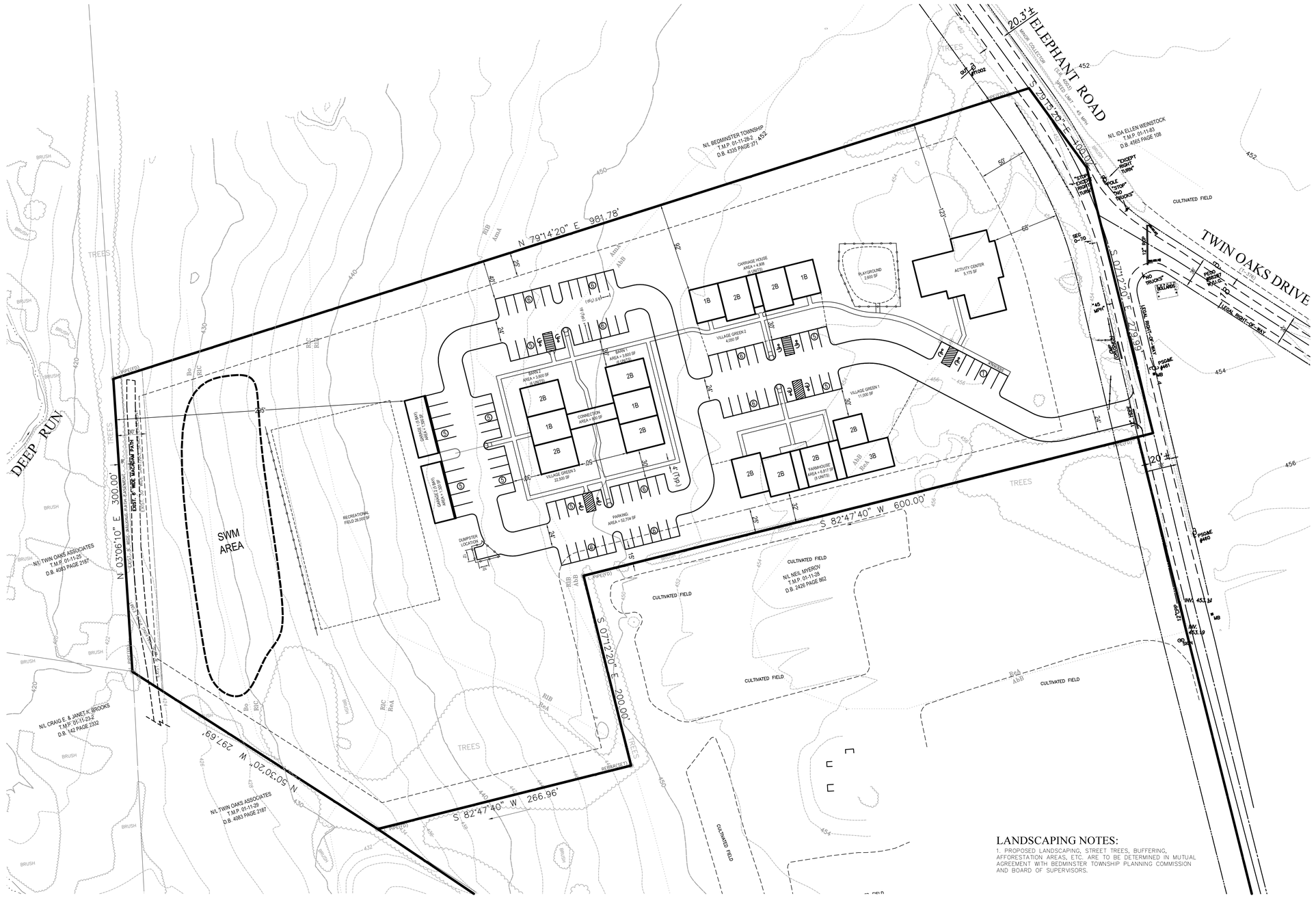
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning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

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

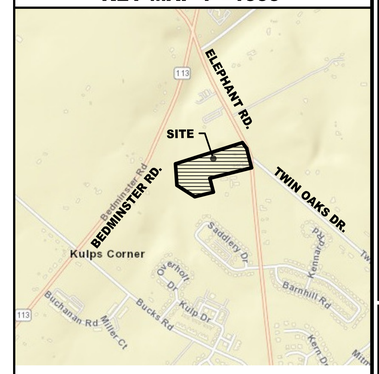
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LR:emh
26-0162

cc: Elise Sigety, The Piper Group (via email)
Horizon Engineering
Curtis Genner, PE, Wynn Associates, Inc., Township Engineer (via email)
Richard H. Schilling, Township Manager (via email)
Patricia S. McVaugh, Township Administrative Assistant (via email)



KEY MAP 1"=1000'



OWNER OF RECORD

T.M.P. #01–11–28–1
D.B. 1282 PG. 2178
316 ELEPHANT LAND LLC.
103 RANDTS MILL RD
PO BOX 320
PIPERSVILLE, PA 18947
SITE ADDRESS:
316 ELEPHANT ROAD
PERKASIE, PA 18944

DEVELOPER

THE PIPER ROUP, INC.
103 RANDTS MILL RD
PO BOX 320
PIPERSVILLE, PA 18947
215–766–2900

SITE STATISTICS

GROSS TRACT AREA
428,547 S.F.
9.8381 ACRES

ZONING - R-3 RESIDENTIAL

PROPOSED USE – B3(X)– PERFORMANCE STANDARD SUBDIVISION

APARTMENT–BULK & YARD REQUIREMENTS:

REQUIRED	PROPOSED
MIN. SITE AREA – 5 ACRE	9.2735 AC.
MIN. STREET FRONTAGE – 100 FT.	373.6 FT.
MIN. LOT AREA PER DU – 1BR 1750 S.F. / LOT	6*1,750 = 10,500 SF
MIN. LOT AREA PER DU – 2BR 2000 S.F. / LOT	19*2,000 = 38,000 SF
MIN. LOT AREA PER DU – 3BR 2250 S.F. / LOT	1*2,250 = 2,250 SF
MAX. IMPERVIOUS SURFACE RATIO (ON LOT) – 50%	21.8% (2.019 AC.)
MAX. IMPERVIOUS SURFACE RATIO (SITE) – 22%	21.8% (2.019 AC.)
MAX. BUILDING COVERAGE (RATIO TO LOT AREA) – 50%	6.8% (0.633 AC.)
MIN. BUILDING SETBACK	
STREET – 50 FT.	68 FT.
PARKING AREA – 30 FT.	30 FT.
PEDESTRIAN WALKWAY – 5 FT.	5 FT.
MAX. NUMBER OF UNITS PER BUILDING – 16:	8 UNITS
MIN. BUILDING SPACING – 50 FT.	> 50'
MAX. BUILDING HEIGHT – 35 FT.	< 35'

PARKING REQUIREMENTS:
3 BR OR LESS – 2 SPACES
26 UNITS 3 BR OR LESS X 2 SPACES = 52 SPACES REQUIRED
95 SPACES PROVIDED

SITE CAPACITY CALCULATIONS

A. BASE SITE AREA
TOTAL SITE AREA(GROSS) – 9.8381 ACRES
LESS ROW, EASEMENTS, OR LAND WHICH IS NOT CONTIGUOUS, ETC. – 0.5646 ACRES
BASE SITE AREA = 9.2735 ACRES

B. LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION LAND

RESOURCE	OPEN SPACE RATIO	ACRES OF LAND IN RESOURCES	RESOURCE PROTECTION LAND(ACRES X OPEN SPACE RATIO)
WATERCOURSE	1.00	0	0
FLOODPLAIN	1.00	0	0
FLOOD PLAIN SOILS	1.00	.5479	.5479
WETLANDS	1.00	0	0
LAKES & PONDS	1.00	0	0
RIPARIAN BUFFER	1.00	0	0
NATURAL RESOURCES WITH TOTAL PROTECTION			0.5479 ACRES
WETLANDS MARGINS	0.80	0	0
LAKE SHORE AREAS	0.70	0	0
STEEP SLOPE(BASED ON SOILS): 15 TO 25%	0.70	0	0
25%+	0.85	0	0
WOODLANDS* – ENVIRON. SENSITIVE	0.80	0	0
WOODLANDS* – OTHER	0.50	0.6794	0.3347
NATURAL RESOURCES WITH PARTIAL PROTECTION			0.3347 ACRES
	PROTECTED SITE AREA		0.8826 ACRES

*DEFINITION OF WOODLAND - One-quarter (.25) acre or more of wooded land where the largest trees measure at least six (6) inches in diameter at breast height (dbh) or four-and-one-half (4.5) feet from the ground. The woodland shall be measured from the dripline of the outer trees. Woodlands are also a grove of trees forming one (1) canopy where ten (10) or more trees measure at least ten (10) inches diameter at breast height (dbh).

CALCULATION OF NET BUILDABLE SITE AREA

BASE SITE AREA	9.2735 AC.
SUBTRACT NATURAL RESOURCES WITH TOTAL PROTECTION	0.5479 AC.
EQUALS NET BUILDABLE SITE AREA	8.7256 AC.

CALCULATION OF MINIMUM REQUIRED OPEN SPACE

BASE SITE AREA	9.2735 AC.
MULTIPLY BY MINIMUM OPEN SPACE RATIO	50%
EQUALS MINIMUM OPEN SPACE	4.6368 AC.

CALCULATION OF REQUIRED RECREATION LAND

BASE SITE AREA	9.2735 AC.
SUBTRACT PROTECTED SITE AREA	0.8826 AC.
EQUALS	8.3909 AC.
MULTIPLY BY 0.2	X 0.20
EQUALS RECREATION LAND	1.6782 AC.

DETERMINATION OF BUILDABLE AREA

BASE SITE AREA	9.2735 AC.
SUBTRACT PROTECTED AREA OR MINIMUM OPEN AREA	4.6368 AC.
EQUALS BUILDABLE AREA	4.6367 AC.

DETERMINE MAXIMUM NUMBER OF LOTS

NET BUILDABLE SITE AREA	8.7256AC.
MULTIPLY BY DENSITY FACTOR	3.0 D.U./AC.
EQUALS MAXIMUM NUMBER OF LOTS	26

DETERMINE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE FOR SITE

BASE SITE AREA	9.2735 AC.
MULTIPLY BY MAXIMUM SITE IMPERVIOUS SURFACE RATIO	22% (20% "EXISTING")
EQUALS MAXIMUM SITE IMPERVIOUS SURFACE	2.0402 AC.(1.8547 "EXISTING")

SITE CAPACITY SUMMARY

BASE SITE AREA	9.2735 AC.
NET BUILDABLE SITE AREA	9.2735 AC.
REQUIRED OPEN SPACE	4.6368 AC.
RECREATION LAND	1.6782 AC.
BUILDABLE AREA	4.6367 AC.
MAXIMUM NUMBER OF LOTS	26
MAXIMUM SITE IMPERVIOUS SURFACE	2.0402 AC.(1.8547 "EXISTING")

RECREATION SUMMARY

REQUIREMENTS	
PLAYGROUND	
100 SF X 26 DWELLING UNITS	2,600 SF
RECREATIONAL FIELDS	
1,000 SF X 26 DWELLING UNITS	26,000 SF.
VILLAGE GREEN	
600 SF X 25 DWELLING UNITS	
500 SF X 1 DWELLING UNIT	15,600 SF.
PROVIDED	
PLAYGROUND	2,600 SF
RECREATIONAL FIELDS	26,000 SF
VILLAGE GREEN	37,550 SF
OPTIONAL FACILITIES	
MULTI–FAMILY DWELLING	
47 BEDROOMS X 1 POINT PER BEDROOM	47 POINTS REQUIRED
COMMUNITY CENTER	
1,000 SF/UNIT X 5 UNITS X 70 POINTS/UNIT	350 POINTS PROPOSED

NOTES:

1. INFORMATION CONTAINED WITHIN THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY IRICK EBERHARDT & MIENTUS, INC. DURING MAY 2006.
2. THIS BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. VERTICAL DATUM BASED ON NGVD 1929.
4. TOPOGRAPHICAL INFORMATION BASED ON AERIAL PHOTOGRAPHY FLOWN BY NOR EAST MAPPING, INC. KYLERSTOWN, PA FLOWN ON MARCH 30, 2006.

LANDSCAPING NOTES:

1. PROPOSED LANDSCAPING, STREET TREES, BUFFERING, AFFORESTATION AREAS, ETC. ARE TO BE DETERMINED IN MUTUAL AGREEMENT WITH BEDMINSTER TOWNSHIP PLANNING COMMISSION AND BOARD OF SUPERVISORS.

SOIL LIMITATIONS

SOURCE: BUCKS COUNTY SOIL SURVEY, 2002

SOIL	RESERVOIR AREA	EMBANKMENTS	HOME BUILDING	STREETS/PARKING LOTS	LAWNS/LANDSCAPING
AbB ABBOTTSTOWN SILT LOAM 3–8% SLOPES; MODERATELY ERODED	FEATURES GENERALLY FAVORABLE	ERODIBLE	SEVERE; SEASONAL HIGH WATER TABLE	MODERATE; SEASONAL HIGH WATER TABLE; FAIR SOURCE FOR FILL MATERIAL	MODERATE; HIGH WATER TABLE; POOR FOR WINTER GRADING
AmA AMWELL SILT LOAM 0–3% SLOPES; MODERATELY ERODED	SEASONAL HIGH WATER TABLE	POOR STABILITY; ERODIBLE	SEVERE; HIGH WATER TABLE	SEVERE; HIGH WATER TABLE; POOR SOURCE FOR FILL MATERIAL	SEVERE; HIGH WATER TABLE; POOR FOR WINTER GRADING; FAIR SOURCE FOR TOPSOIL
Bo BOWMANSVILLE–KNAUERS SILT LOAM 0–3% SLOPES; MODERATELY ERODED	PERVIOUS SUBSTRATUM, SEASONAL HIGH WATER TABLE	ERODIBLE	SEVERE; HIGH WATER TABLE	SEVERE; HIGH WATER TABLE; FLOODING; FAIR SOURCE FOR FILL MATERIAL	SEVERE; HIGH WATER TABLE; POOR FOR WINTER GRADING
ReA READINGTON SILT LOAM 0–3% SLOPES; MODERATELY ERODED	PERVIOUS BEDROCK AT 1.5–2.5'	FAIR STABILITY LIMITED QUANTITY	MODERATE; BEDROCK AT 1.5–2.5'; HIGH WATER TABLE	MODERATE; BEDROCK AT 1.5–2.5'; HIGH WATER TABLES; FAIR SOURCE FOR FILL MATERIAL	MODERATE; BEDROCK AT 1.5–2.5', POOR FOR WINTER GRADING; POOR SOURCE FOR TOPSOIL
RIB REAVILLE CHANNERY SILT LOAM 3–8% SLOPES; MODERATELY ERODED	PERVIOUS BEDROCK AT 1.5–2.5'	FAIR STABILITY LIMITED QUANTITY	MODERATE; BEDROCK AT 1.5–2.5', HIGH WATER TABLE	MODERATE; BEDROCK AT 1.5–2.5', HIGH WATER TABLE; FAIR SOURCE FOR FILL MATERIAL	MODERATE; BEDROCK AT 1.5–2.5', POOR FOR WINTER GRADING
RIC REAVILLE CHANNERY SILT LOAM 8–15% SLOPES; MODERATELY ERODED	PERVIOUS BEDROCK AT 1.5–2.5'	FAIR STABILITY LIMITED QUANTITY	MODERATE; BEDROCK AT 1.5–2.5', HIGH WATER TABLE	MODERATE; BEDROCK AT 1.5–2.5', HIGH WATER TABLE; FAIR SOURCE FOR FILL MATERIAL	MODERATE; BEDROCK AT 1.5–2.5', POOR FOR WINTER GRADING

RESLUTIONS:
1. EXISTING SOILS SHALL NOT BE USED FOR FILL MATERIAL.
2. OTHER SOILS SHALL BE USED FOR FILL MATERIAL IN DRIVEWAYS, FILL AROUND HOUSES. MATERIAL SHALL BE ALLOWED TO DRY PRIOR TO COMPACTION AND /OR DRY MATERIAL SHALL BE ADDED IF IT IS TO WET TO WORK. ADD CLAY MATERIAL AS NEEDED TO AID IN COMPACTION.
3. FOOTING DRAINS AND/OR SUMP PUMPS SHALL BE PROVIDED IN ALL UNITS. THE DRAINS SHALL DAYLIGHT TO A DEFINED SWALE.
4. LIMIT GRADING AND EARTHMOVING DURING WINTER MONTHS AS MUCH AS POSSIBLE.
5. ANY PONDED WATER MUST BE PUMPED THROUGH A SEDIMENT REMOVAL FACILITY SUCH AS A DIRT BAG.

ACT 287 NOTIFICATION

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 DIAL 8-1-1 BEFORE YOU DIG!

THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996, ACT 199 OF 2005 AND ACT 121 OF 2008)

SITE SERIAL NO. 1287254 & 1287267

LOCATIONS OF 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 UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996, ACT 199 OF 2005 AND ACT 121 OF 2008, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM BY DIALING **811** NO LESS THAN 3, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

Note: These plans are not to be used for construction unless the plan contains a red stamp indicating "issued for construction" by Horizon Engineering Associates, LLC. Horizon Engineering Associates, LLC shall assume no liability for construction performed from plans not containing this stamp.

0 15 30 45 60

DATE
REVISIONS
NO.

Horizon ENGINEERING
Civil Engineers | Land Surveyors | Landscape Architects
428 Main Street – Pennsburg, PA 18073 – Phone 267.923.8673 – Fax 267.923.8679
www.horizonengineers.com

FEASIBILITY SKETCH PLAN

THE FARM AT ELEPHANT & OAK

PREPARED FOR
THE PIPER GROUP

SITE SITUATE IN
BEDMINSTER TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER	DPM
DRAWING FILE NAME	Sht_XFPL
PLAN ORIGINATION DATE	06/02/2026
PLAN SCALE	1"=50'
PROJECT NUMBER	3055
SHEET NUMBER	01 OF 01

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: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 15, 2026

Subject: BCPC #9260-C
Preliminary Plan of Land Development for Holy Ghost Preparatory School – Tennis Courts
TMP #2-61-288
Applicant: Holy Ghost Preparatory School
Owner: Congregation Holy Ghost & Immaculate Heart of Mary
Plan Dated: June 3, 2026
Date Received: June 15, 2026

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

GENERAL INFORMATION

Proposal: To construct a 3,600-square-foot maintenance building, new tennis courts, and pedestrian walkways. An existing 3,200-square-foot maintenance building, a portion of an existing parking area, and a basketball court will be removed. The proposed development also includes grading and the installation of new stormwater management facilities. The site is served by public water and sewer facilities.

Location: Southern side of Bristol Pike, east of its intersection with Clovernook Avenue. Interstate 95 borders the site to the southeast.

Zoning: The IN Institutional District permits educational or academic institutions on a minimum lot size of 4 acres and a minimum lot width of 300 feet. The permitted maximum building coverage and impervious surface coverage are 30 and 40 percent, respectively.

Present Use: Institutional—Private school

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

COMMENTS

We reviewed a preliminary plan submission for this site in November of 2022 (BCPC #9260-B, dated November 17, 2022). Although several of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval.

1. **Tree protection**—Section 201-106.(c)(12)a. of the subdivision and land development ordinance (SALDO) requires that a tree protection zone (TPZ) be constructed around any tree that is to be retained. The plan shows removal of a number of trees to accommodate the construction of the proposed facilities. The limit of disturbance line is shown extending beyond the edge of the existing trees to remain on the site. A tree protection fence detail is shown on Sheet C5.5. However, the location of the required protection fencing is not shown on the plan. The plan should indicate the required tree protection zone (TPZ) and fence along all proposed tree lines in accordance with the ordinance requirements.

2. **Lighting plan**—Section 201.43(2)e. of the SALDO states the township engineer shall make recommendations concerning approval or disapproval of the application based upon considerations as may be appropriate to the specific plan under review, including lighting plans. The plan shows tall light fixtures around the proposed tennis courts which may be distracting to neighboring residential uses. We recommend that consideration be given to potential lighting impacts on the surrounding neighborhood.

3. **Transportation comments**

    a. **Driveway width**—Proposed driveway access to Bristol Pike is 24 feet wide. We recommend a minimum curb-to-curb width of 28 feet at this access to facilitate the safe and efficient operation of access points to state and township roads from both local roads and low, medium, and high-volume driveways. This will allow two vehicles to enter and exit simultaneously without significant conflict and would be consistent with PennDOT's access management policies, as well as broader traffic industry design standards.

    b. **Turning templates**—We recommend that the plan include turning templates for the largest vehicles anticipated to access the driveway (i.e., buses, emergency service vehicles).

    c. **Traffic control**—We recommend that a stop sign and stop bar be provided on the egress side of the proposed driveway where it intersects with Bristol Pike.

    d. **Driveway intersection**—The driveway to be reconstructed is shown with a slight curve. We recommend the driveway be aligned as close as possible to 90 degrees with Bristol Pike.

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

    f. **Pervious pavement**—We recommend that the applicant consider using pervious pavement in the parking areas to lower the amount of proposed impervious surface.

4. **Public transportation**—The site is serviced by the Southeastern Pennsylvania Transportation Authority (SEPTA). We recommend the applicant work with SEPTA to install a bus stop toward the

western side of the campus to accommodate students, staff, and visitors arriving by public transportation.

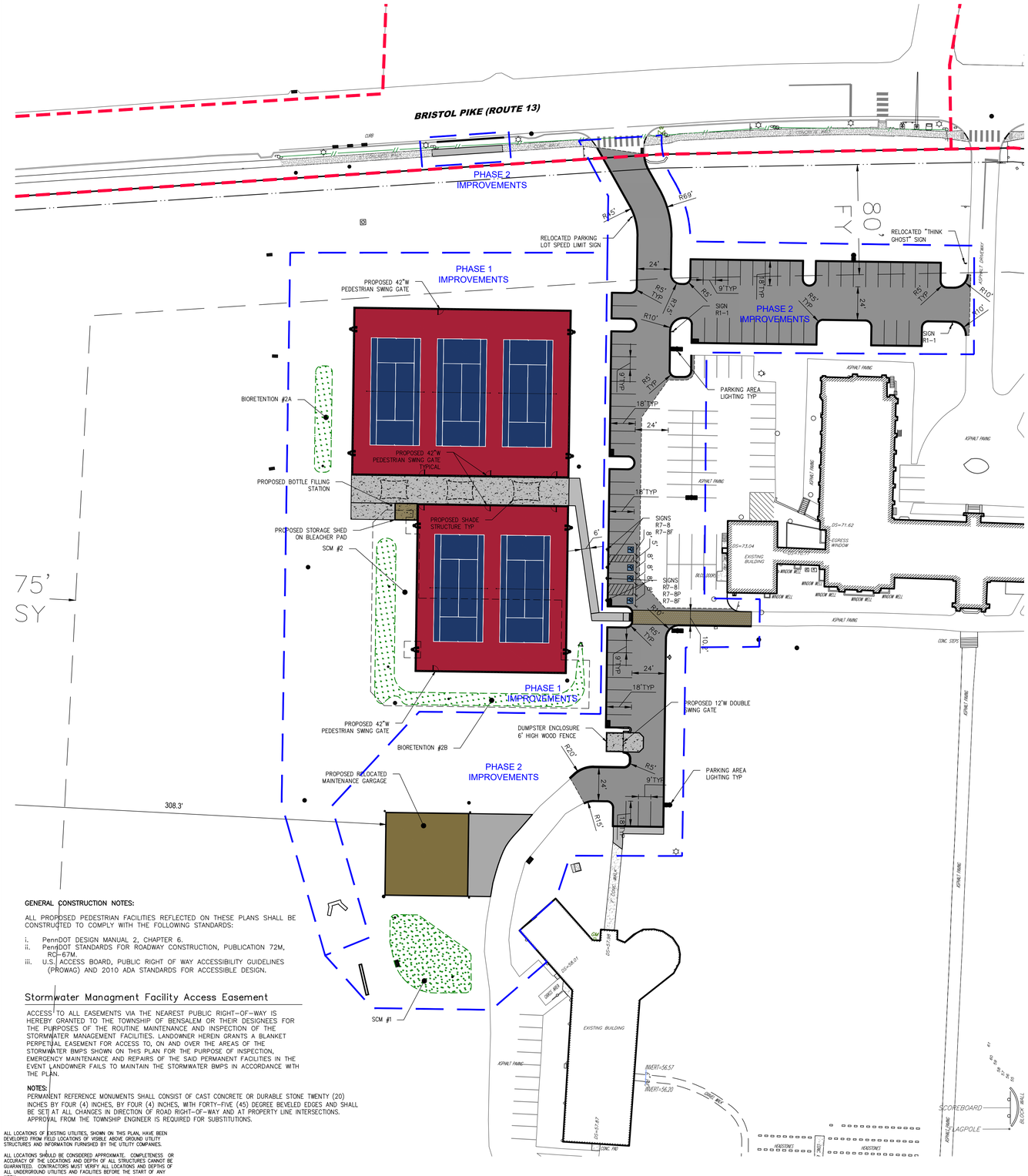
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 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
26-0172

cc: Michael Jacobs, Holy Ghost Preparatory School (via email)
Michel Bowker, Tarkett Sports Design (via email)
Phil Wursta, PE, WK2, Township Engineer (via email)
Nicole Khan, PE, WK2, Senior Township Engineer (via email)
John Chaykowski, Township Manager (via email)
Ken Farrall, Township Director of Building and Planning/Zoning Officer (via email)
Loretta Alston, Township Department of Building and Planning (via email)
Jennifer Dougherty, AICP, Manager, Real Estate Planning and Development, SEPTA (via email)



GENERAL CONSTRUCTION NOTES:

ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING STANDARDS:

i. PennDOT DESIGN MANUAL 2, CHAPTER 6.
ii. PennDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72M, RC-67M.
iii. U.S. ACCESS BOARD, PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

Stormwater Managment Facility Access Easement

ACCESS TO ALL EASEMENTS VIA THE NEAREST PUBLIC RIGHT-OF-WAY IS HEREBY GRANTED TO THE TOWNSHIP OF BENSALEM OR THEIR DESIGNEES FOR THE PURPOSES OF THE ROUTINE MAINTENANCE AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES. LANDOWNER HEREIN GRANTS A BLANKET PERPETUAL EASEMENT FOR ACCESS TO, ON AND OVER THE AREAS OF THE STORMWATER BMPS SHOWN ON THIS PLAN FOR THE PURPOSE OF INSPECTION, EMERGENCY MAINTENANCE AND REPAIRS OF THE SAID PERMANENT FACILITIES IN THE EVENT LANDOWNER FAILS TO MAINTAIN THE STORMWATER BMPS IN ACCORDANCE WITH THE PLAN.

NOTES:
PERMANENT REFERENCE MONUMENTS SHALL CONSIST OF CAST CONCRETE OR DURABLE STONE TWENTY (20) INCHES BY FOUR (4) INCHES, BY FOUR (4) INCHES, WITH FORTY-FIVE (45) DEGREE BEVELED EDGES AND SHALL BE SET AT ALL CHANGES IN DIRECTION OF ROAD RIGHT-OF-WAY AND AT PROPERTY LINE INTERSECTIONS. APPROVAL FROM THE TOWNSHIP ENGINEER IS REQUIRED FOR SUBSTITUTIONS.

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

GENERAL NOTES:

1. OWNER:
CONGREGATION HOLY GHOST & IMMACULATE HEART OF MARY
2429 BRISTOL PIKE
BENSALEM, PA 19020

2. APPLICANT:
HOLY GHOST PREPARATORY SCHOOL
2429 BRISTOL PIKE
BENSALEM, PA 19020

3. SITE INFORMATION
2429 BRISTOL PIKE
BENSALEM, PA 19020

4. THE INTENT OF THIS PLAN SET IS TO DEPICT THE DEMOLITION OF CERTAIN FEATURES WITHIN THE PROJECT AREA, THE CONSTRUCTION OF NEW LIGHTED TENNIS COURTS, PEDESTRIAN WALKWAYS, PARKING AREAS, AND THE ASSOCIATED GRADING AND STORMWATER MANAGEMENT IMPROVEMENTS.

5. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.

6. PA. ONE CALL NUMBER FOR THIS SITE IS 20222421583.

7. THE NOTED SURVEY PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.

8. IN ACCORDANCE WITH FEMA PANEL NUMBER 42017C0504K EFFECTIVE DATE 03/21/2017, THIS PREMISES IS LOCATED IN THE FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).

9. THIS SITE IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER.

10. SOIL DATA RETRIEVED VIA THE WEB SOIL SURVEY PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AVAILABLE ONLINE AT http://websoilsurvey.nrcs.usda.gov/.

11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.

12. NO WETLANDS ARE LOCATED WITHIN THE PROPOSED PROJECT AREA.

13. ACCESS TO ALL EASEMENTS VIA THE NEAREST PUBLIC RIGHT-OF-WAY IS HEREBY GRANTED TO THE TOWNSHIP OF BENSALEM OR THEIR DESIGNEES FOR THE PURPOSES OF THE ROUTINE MAINTENANCE AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES.

RECORD OWNER:

REPUTED OWNER: CONGRTN HOLY GHOST &, IMMACULATE HEART OF MARY
2429 BRISTOL PIKE
BENSALEM, PA 19020
SITE ADDRESS: 2429 BRISTOL PIKE
BENSALEM, PA 19020
SOURCE OF TITLE: BEING THE SAME PREMISES WHICH PHILLIP GREENBERG, DONNA GREENBERG, PATRICK J. GILLEN AND SUSAN C. GILLEN, BY DEED DATED AUGUST 9, 2018 AND RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS OF MONTGOMERY COUNTY IN DEED BOOK 6102, PAGE 1429, GRANTED AND CONVEYED UNTO PATRICK J. GILLEN AND SUSAN C. GILLEN
PARCEL ID: 02-061-288
AREA OF PARCEL TO TITLE LINE: 45.106 ACRES (1,964,799 S.F.)

NOTES:

1. THE LOCATION OF ALL UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, STRUCTURES OR HOUSE CONNECTIONS. BEFORE ANY EXCAVATION IS TO COMMENCE, ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO THEIR LOCATIONS, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES (PENNSYLVANIA ONE CALL, INC.) (800-242-1776 OR DIAL 8-1-1)
2. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD (APRIL 2022) BY WILKINSON & ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF FIELD SURVEY. THE PURPOSE OF THIS SURVEY IS TO SHOW RECORD TITLE AND FIELD EVIDENCE, AND THEIR MOST PROBABLE RELATIONSHIP, BASED UPON THE LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. IT IS FOR THE JUDICIARY TO DETERMINE THE ACTUAL EXTENT AND LOCATION OF TITLE, RIGHTS AND INTEREST OF THE SURVEYED PREMISES.
4. SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH. SEEK LEGAL ADVICE REGARDING THE DISCREPANCIES SHOWN ON THIS SURVEY. DISCREPANCIES ARE GAPS, OVERLAPS, ENCROACHMENTS AND DIFFERENCES BETWEEN THE WRITTEN RECORD AND FIELD EVIDENCE.
5. SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
6. THIS PARCEL MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, EITHER WRITTEN OR IMPLIED.
7. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATIONS OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR CONTAMINATION AFFECTING THIS SURVEY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR CONTAMINATION IS SHOWN.
8. NO EASEMENT WAS PROVIDED FOR OVERHEAD OR UNDERGROUND UTILITIES AS LOCATED IN THE FIELD UNLESS SHOWN.
9. THE BASIS OF THE BEARINGS OF THIS SURVEY ARE PER THE RECORDING INFORMATION ABOVE.
10. ALL LOCATIONS OF UNDERGROUND AND ABOVE GROUND UTILITIES DEPICTED ON THE PLAN ARE APPROXIMATE.
11. FIELD MEASURED INVERT ELEVATIONS WERE NOT ATTAINABLE FOR THE STRUCTURES SHOWN ON THE PLAN THAT DO NOT CONTAIN INVERT INFORMATION.

ZONING REQUIREMENTS

Zoning Data: 2429 Bristol Pike, Bensalem Township, Bucks County, Pennsylvania
Zone: IN – Institutional District

	REQUIRED (PER TWP.)	EXISTING	PROVIDED
	IN – INSTITUTIONAL DISTRICT		
Lot Area:	4 Acres (174,240 SF)	43.116 Acres	43.116 Acres
Lot Width:	300' Min.	1,985'	1,985'
Min. Yard Setbacks:			
Front:	80'	152'	152'
Side:	75'	243'	308.3'
Rear:	100'	355'	355'
Max. Bldg Height	50' Max.	Less Than 50'	Less Than 50'
Max. Bldg. Coverage	30%	3.2%	3.3%
Max. Impervious Coverage	40%	17.3%	18.9%
Min. Unpaved Area	20% Min.	78.9%	77.3%

NOTE: IMPERVIOUS COVERAGE DOES NOT INCLUDE 71,581-SF OF THE PERMEABLE SYNTHETIC TURF SPORTS FIELD BUT IT IS SUBTRACTED FROM THE UNPAVED AREA

I, _____, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN MUST BE APPROVED BY THE TOWNSHIP AND THAT A REVISED E&S PLAN MAY BE REQUIRED TO BE SUBMITTED TO THE CONSERVATION DISTRICT. IT IS ALSO ACKNOWLEDGED THAT THE STORMWATER BMP's ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED UNLESS APPROVED BY THE TOWNSHIP.

_____

I, MICHAEL J. BOWKER, P.E., HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE OR PLAN.

_____
MICHAEL J. BOWKER, P.E. DATE

ZONING DISTRICT IN:(INSTITUTIONAL DISTRICTS)

LOT SIZE	174,240 SF MIN (4 ACRES)
LOT WIDTH	300' MIN
FRONT YARD	80' MIN
SIDE YARD	75' MIN
REAR YARD	100' MIN
LOT COVERAGE	40% MAX
BUILDING COVERAGE	30% MAX
BUILDING HEIGHT	50' MAX

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF THE BENSALEM TOWNSHIP, LATEST EDITION.

REFERENCE PLANS:
1. BOUNDARY, TOPOGRAPHY AND EXISTING FEATURES LOCATIONS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY", PREPARED BY WILKINSON & ASSOCIATES, INC., DATED 08/22/2022. PROJECT # 2022-168
2. UPDATED TOPOGRAPHY AND EXISTING FEATURES TAKEN FROM A SURVEY PROVIDED BY WILKINSON & ASSOCIATES, INC., DATED 03/18/2022. FILE NAME HGPAsBuilt.dwg

TAX PARCEL NUMBER:
02061288

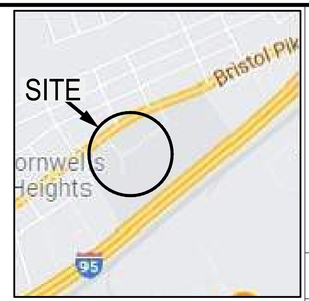
BLOCK AND UNIT NUMBER:
BLOCK 061 UNIT 288

SOURCE OF DEED:
BOOK 0276 PAGE 0080

TOTAL LOT AREA:
GROSS LOT AREA = 1,964,799 SF (45.106 ACRES)
NET LOT AREA = 1,878,140 SF (43.116 ACRES)
(CLEAR OF ROAD RIGHT-OF-WAYS)

PARKING TABLE:

EXISTING PARKING	STANDARD	HANDICAP ACCESSIBLE	TOTAL
EAST LOT	142	5	147
NORTH LOT	6		6
WEST LOT	51		51
SOUTH LOT	15		15
TOTAL EXISTING	214	5	219
PARKING SPACES REMOVED			
WEST LOT	15		15
SOUTH LOT	5		5
PARKING SPACES ADDED			
WEST LOT	59	4	63
SOUTH LOT	4		4
TOTAL PROPOSED	257	9	266



LOCATION MAP
SCALE: 1" = 1,000'

LAND DEVELOPMENT NO. _____

FILE NO. TPD# BSTO.00023

TAX PARCEL NO. 02-061-288

OWNER:
I HEREBY CERTIFY THAT CONGREGATION HOLY GHOST & THE IMMACULATE HEART IS THE OWNER OF THESE LANDS, AND THAT IT HEREBY ADOPTS THIS PLAN AND DESIRES THIS PLAN TO BE RECORDED.

_____
BY:
TITLE:

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

ON THIS, THE _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE _____ OF CONGRTN HOLY GHOST & THE IMMACULATE HEART, AND HE/SHE AS SUCH _____, BEING AUTHORIZED TO DO SO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF.

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

_____
NOTARY PUBLIC

_____
(MY COMMISSION EXPIRES)

PROJECT ENGINEER:
I HEREBY CERTIFY THAT THIS PLAN HAD BEEN MADE UNDER MY IMMEDIATE SUPERVISION, THAT THE MONUMENTS SHOWN EXIST OR SHALL BE LOCATED AND THAT ALL GEODETIC AND DIMENSIONAL DETAILS ARE CORRECT AND THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

_____
DATE PROFESSIONAL ENGINEER

TOWNSHIP ENGINEER:
THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER ON THIS _____ DAY OF _____, 20__.

_____
DATE TOWNSHIP ENGINEER

BENSALEM TOWNSHIP
THIS PLAN WAS APPROVED BY THE BENSALEM TOWNSHIP COUNCIL AT A PUBLIC MEETING HELD ON THE 27th DAY OF FEBRUARY, 2023.

_____
DATE CHAIR

_____
DATE TOWNSHIP SECRETARY

RECORDER OF DEEDS
RECORDED IN THE OFFICE OF THE RECORD OR DEEDS OF BUCKS COUNTY AT DOYLESTOWN, PENNSYLVANIA AS

INSTRUMENT NO. _____

ON _____, 2023

BCPC No. 9260-B

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

SHEET 1 OF 1 FOR RECORDING

Serial Number: 20222421583

CALL BEFORE YOU DIG!
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER ITS ON PRIVATE OR PUBLIC LAND.
Pennsylvania One Call System, Inc.
1-800-242-1776

TarkettSPORTS CONSTRUCTION

NO.	DATE	REVISION

TarkettSPORTS DESIGN
1000 CONSHOHOCKEN ROAD
SUITE 100
CONSHOHOCKEN, PA 19428-1002

MICHAEL J. BOWKER — ENGINEER — PA044174

PROJECT:
HOLY GHOST PREPARATORY SCHOOL
TENNIS COURTS
2429 BRISTOL PIKE, BENSALEM, PA 19020
BENSALEM TOWNSHIP, BUCKS COUNTY, PA

APPLICANT:
HOLY GHOST PREPARATORY SCHOOL
2429 BRISTOL PIKE
BENSALEM, PA 19020

SHEET TITLE
IMPROVEMENT CONSTRUCTION PLAN

DATE: 06-03-2026
SCALE: AS SHOWN
DRAWN: -
CHECKED:
PROJECT NO.

THE INFORMATION ON THIS SHEET IS COPYRIGHTED. CONFIDENTIAL MATERIAL WHICH IS PROVIDED TO THE OWNER AND OTHERS AS INSTRUMENTS OF SERVICE. IT SHALL NOT BE COPIED OR PROVIDED TO ANY UNAUTHORIZED PARTIES WITHOUT WRITTEN PERMISSION. SUPPLIED IS SUBJECT TO CHANGE AT THE DISCRETION OF THE ARCHITECT AT ANY TIME AND IS RECIPIENT TO REQUEST PERIODIC UPDATES.

SHEET NO. 2 OF 32 DWG. NO.: 25066-IP

C0.1

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: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 24, 2026

Subject: BCPC #13211
Preliminary Plan of Land Development for 3625 Horizon Boulevard
TMP #2-1-18-24
Applicant: G7B II, LLC
Owner: Paramount Row, LLC & Allen Brown Row, LLC
Plan Dated: March 3, 2026
Last Revised: June 9, 2026
Date Received: June 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: Renovate an existing 4,567-square-foot building into a restaurant with drive-through lanes (7 Brew Coffee). The building, located on a 1.14-acre parcel, formerly housed a bank with drive-through service. The site is served by public water and sewer facilities.

Zoning: The PCD Planned Commerce Park District permits retail sales and commercial services on lots of 1 acre or greater. The maximum permitted impervious surface and building coverage are 50 percent and 35 percent, respectively.

Location: Southeast side of Horizon Boulevard, approximately 150 feet southwest of its intersection with Rockhill Drive.

Present Use: Commercial (former bank)

COMMENTS

1. **Parking spaces**—Parking calculations on Sheet 4 indicate that seven spaces are required. However, based on a gross leasable area of 4,567 square feet, approximately 23 parking spaces are required.

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

The plan indicates that 49 parking spaces are provided on the site. We recommend that the applicant justify the need for the excess parking spaces, and if applicable, consider reducing the number to prevent the oversupply of parking and reduce the site impervious surface coverage.

2. **Drive-through design**

   a. **Drive-through stacking space**—Sheet C-301 shows the intended vehicle stacking space for the drive-through lanes. We recommend that the drive-through queues be analyzed to determine if there is enough stacking space without spilling back into the adjacent parking lot and driveway for the commercial center.

   b. **Location of parking spaces**—The plan shows 20 perpendicular parking spaces next to the drive-through lanes in the northern portion of the site. This design raises a concern over the possibility of conflicts between vehicles maneuvering into and out of parking spaces and vehicles entering the drive-through lanes. Further, it is not clear how customers or employees will access these parking spaces if the drive-through queues are full.

   c. **Bypass/escape lane**—The plan does not identify bypass/escape lanes along the proposed drive-throughs. Consideration should be given to providing an option for motorists to exit the drive-through lane in the event of an emergency. We recommend that township officials require bypass/escape lanes that will allow motorists to exit the drive-through lane, if necessary.

3. **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 existing building and drive-through lanes are less than 7 feet apart. The plan should be revised to show a planting strip around the whole building in compliance with this SALDO requirement.

4. **Street trees**—Section 201-106.(c)(2) of the SALDO requires that street trees be planted at intervals of no more than 20 feet or at a greater interval as determined by the Shade Tree Commission, dependent upon species selected, or an equivalent number shall be planted in an informal arrangement. The plan shows several trees in front of the existing building at an irregular interval but does not show any proposed street trees.

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

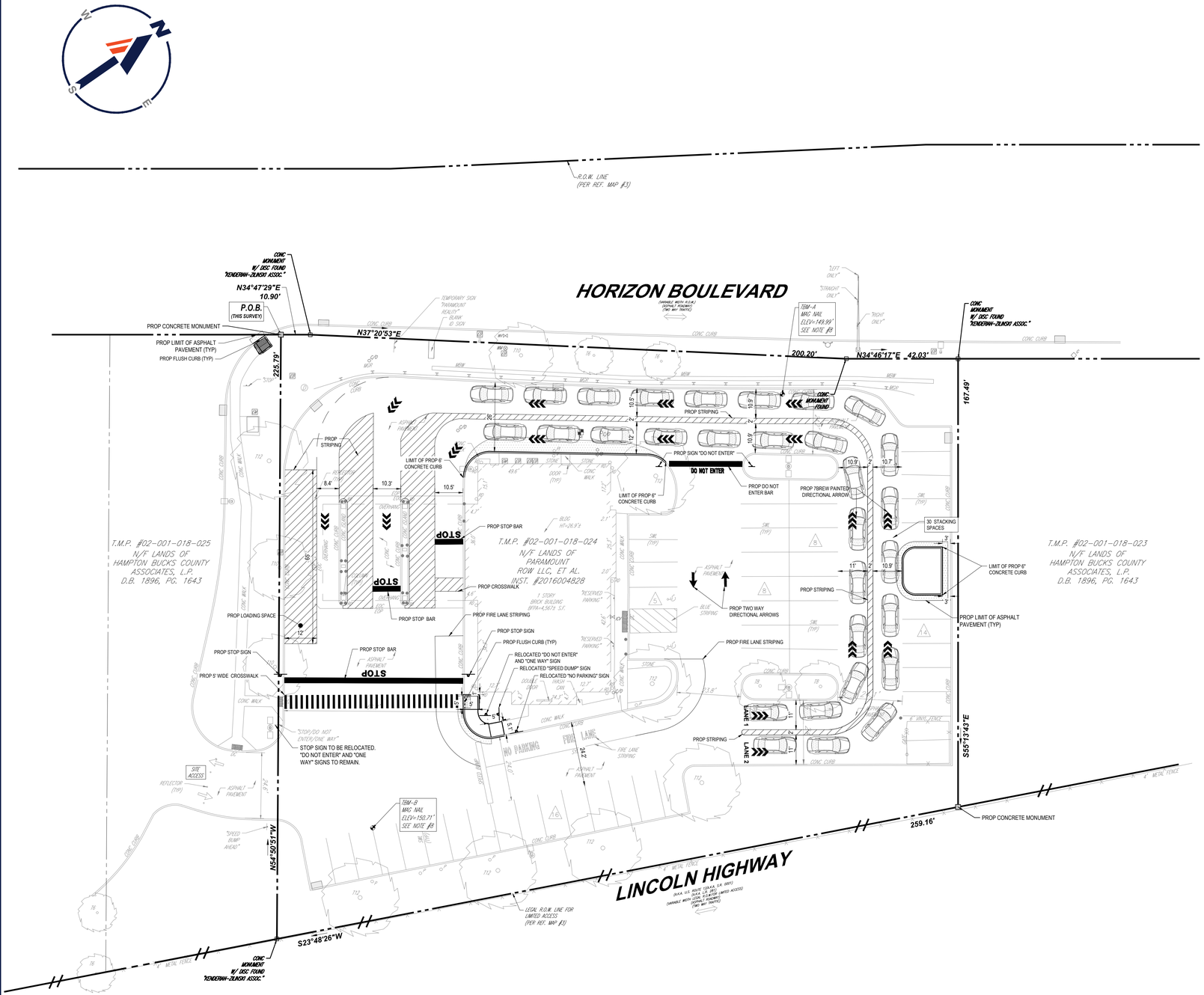
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 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
26-0188

cc: Shunori Ramanathan, G7B II, LLC (via email)
Nick Louis, PE, Bohler Engineering (via email)
Maddie Hillis, Bohler Engineering (via email)
Heidi Mejia, Bohler Engineering (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)





LOCATION MAP

SCALE: 1" = 2,000'
SOURCE: GOOGLE MAPS

ZONING TABLE

ZONE: PCD - PLANNED COMMERCE PARK DISTRICT
EXISTING USE: BANK
PROPOSED USE: DRIVE-THRU RESTAURANT

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 232-464	20 AC TRACT OF 20.0 AC MINIMUM	1.14 AC (ENC)	NO CHANGE
MIN LOT WIDTH		400.0' MINIMUM	253.1' (ENC)	NO CHANGE
MAX LOT COVERAGE (BUILDING)		35.0%	9.2%	NO CHANGE
FRONT YARD		75.0' (SINGLE STORY STRUCTURES)	43.1' (ENC)	NO CHANGE
SIDE YARD		75.0' MINIMUM	69.3' (ENC)	NO CHANGE
REAR YARD		100.0' MINIMUM	64.7' (ENC)	NO CHANGE
MAX PERMITTED HEIGHT		6 STORIES	1 STORY, 26.9'	NO CHANGE
MAX IMPERVIOUS AREA	§ 232-471	50.0%	76.5% (ENC)	76.5%
			KEY =	ENC (EXISTING NON-CONFORMITY)

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	REQUIRED	PROPOSED
PLANNED COMMERCIAL DISTRICT	§ 232-471	5 SPACES PER 1,000 SF OF GROSS LEASABLE AREA	7	49

ALL ON SITE SIGNING IS TO BE REPLACED TO BE IN ACCORDANCE WITH LATEST STANDARDS

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

20 10 5 0 20
SCALE: 1" = 20'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE DISCLOSED, USED FOR ANY PURPOSE, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	06/09/26	PER TOWNSHIP REVIEW COMMENTS	MH / NL

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN 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 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PAONECALL.ORG
SERIAL # 20260261108

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAC250237.00-1A
DRAWN BY: MH/ACS
CHECKED BY: MK
DATE: 3/3/2026
CAD I.D.: P-CIVIL-LDVP

PROJECT:

SITE IMPROVEMENT PLANS

FOR

PROPOSED SITE IMPROVEMENTS

3625 HORIZON BLVD
BUCKS COUNTY
TREVOSE, PA 19053

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

I, MATTHEW JOHN KEARSE, HEREBY CERTIFY THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, LICENSE NO. PE092688

MATTHEW JOHN KEARSE
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 1 -

Jun 29, 2026
P:\PA\2025\PAC250237.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-LDVP-PAC250237.00-1A-----LAYOUT: C-301 SITE
MH

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: July 17, 2026

Subject: BCPC #12448-A
Preliminary Plan of Land Development for American Breadcrumb Company
TMP #5-70-15
Applicant: Hartel Properties, LLC
Owner: Same
Plan Dated: March 24, 2026
Last Revised: June 12, 2026
Date Received: June 15, 2026

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

GENERAL INFORMATION

Proposal: Construct an 858-square-foot loading and equipment shed adjoining an existing 24,558-square-foot manufacturing building on a 2.20-acre site. Public water and sewer facilities serve the site.

Location: Along the southwest side of Hartel Street, opposite Curtis Avenue.

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

The plan indicates an existing nonconformity on the site related to impervious surface coverage.

Present Use: Manufacturing

COMMENTS

We previously reviewed a preliminary plan of land development for this site in September of 2019 (BCPC #12448, dated September 16, 2019). This submission reflects a new addition proposed to the existing building on the site.

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

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

   Section 177-14.E.
   from requiring separate submissions for a preliminary plan and a final plan

   Section 177-35.A. & 177-41.K.
   from confining all internal parking lots, separator islands, and aisles with curbing

   Section 177-40.F.
   from meeting radii requirements

   Section 177-41.F.
   from locating parking areas a minimum of 15 feet from a building

   Section 177-41.L.
   from providing striping of all parking spaces to indicate the locations and dimensions of such spaces

   Section 177-41.M.
   from providing 5-foot radii for currently paved areas

   Section 177-41.Q.
   from providing parking lot plantings

   Section 177-41.S.
   from constructing all automobile parking areas in accordance with design standards

   Section 177-42
   from providing additional lighting on the property

   Sections 177-43.A. & 177-66.A.
   from providing sidewalks along one side of all abutting street and both sides of other streets within the land development

   Sections 177-45.A. & 177-67.A.
   from providing curbs on one side of all abutting streets and both sides of other streets within the land development

   Section 177-51.A.(1)(a)
   from providing street trees

   Section 177-51.A.(1)(c)
   from planting street trees at specified maximum intervals

   Section 177-51.A.(1)(f)
   from planting street trees within a temporary 10-foot-wide landscaping easement

   Section 177-55.L.(1)(a)
   from providing loading berths measuring a minimum of 14 feet in width and 55 feet in length with 15 feet of vertical clearance

   Sections 177-91.A.(1) & 177-92.A.(1)
   from providing plan scales of 1-inch equals 50 feet or 1-inch equals 100 feet

Sections 177-91.C.(3) & 177-92.C.(3)
from indicating the location, names, and widths of streets, the location and name of railroads, the location of sanitary sewers, storm drains, water mains, culverts, petroleum or petroleum product lines, gas lines, electric and telephone lines, fire hydrants, and all other utilities or significant man-made features on or within 200 feet of any part of the tract

Sections 177-91.C.(6) & 177-92.C.(6)
from indicating contours at 2- to 5-foot intervals with sufficient details to show the course, structure, and capacity of all drainage facilities, and the method of drainage of the adjacent or contiguous properties

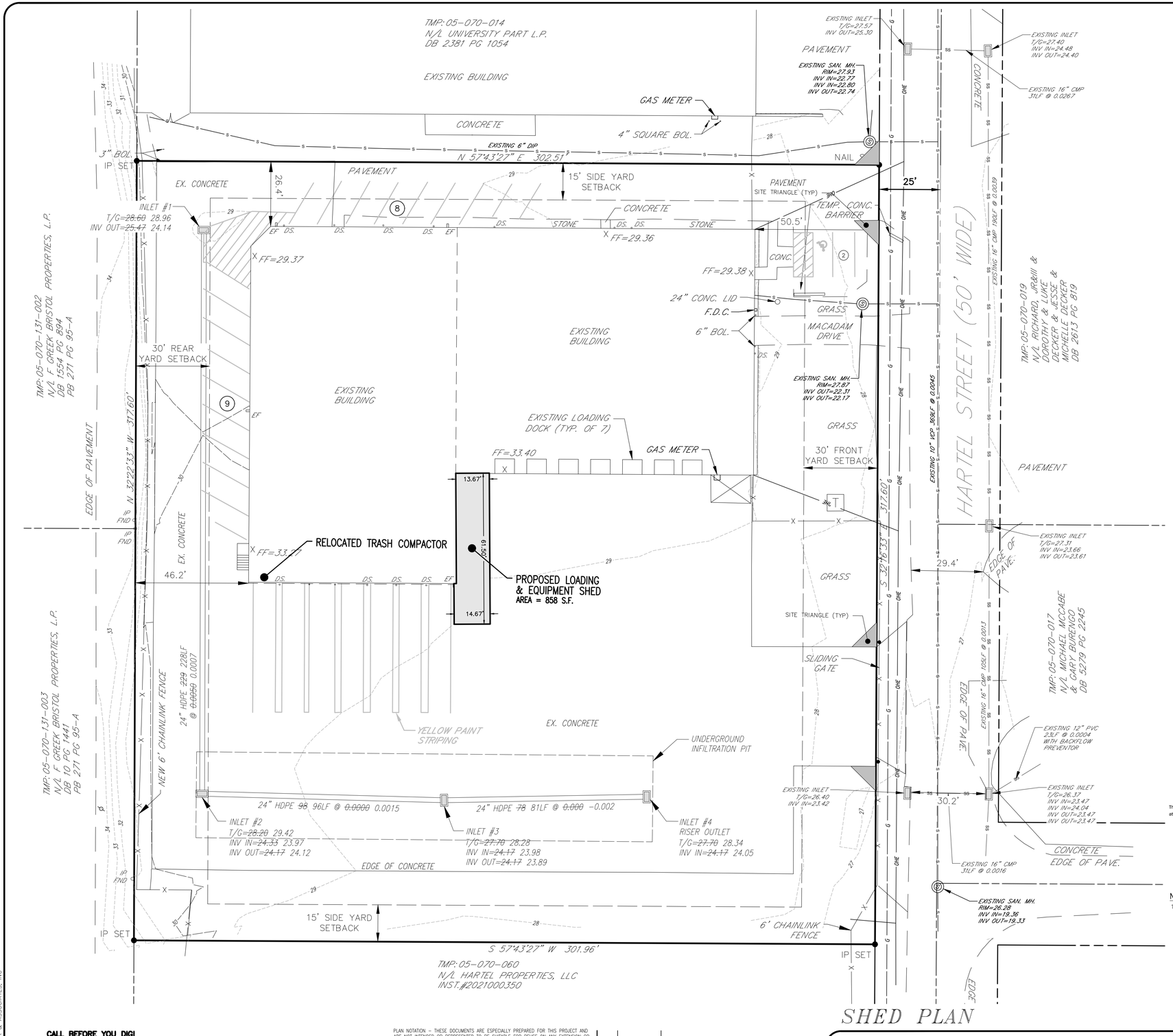
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 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
26-0173

cc: Hartel Properties, LLC
Wayne Kiefer, PE, R.L. Showalter & Associates (via email)
Gwen Simek, Office Manager, R.L. Showalter & Associates (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
John Shaltens, EIT, Gilmore & Associates, Inc., Township Engineer (via email)
Randee J. Mazur, Township Manager (via email)
Dawn Ragan, Township Department of Building, Planning & Development (via email)
Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)



SITE DATA

TMP# 05-070-015
2051 HARTEL ST.
LEVITTOWN, PA 19057
BRISTOL TOWNSHIP
INSTRUMENT #2020011081

OWNER/APPLICANT

HARTEL PROPERTIES LLC
1425 HAVERFORD ST
LEVITTOWN, PA 19057

ZONING DATA

ZONING DISTRICT: M-1 LIGHT MANUFACTURING
USE: F1 MANUFACTURING

ZONING DATA

	REQUIRED	EXISTING	PROPOSED
LOT AREA (SF)	10,000	95,989	95,989
MIN. LOT WIDTH (FT)	100	317.6	317.6
SETBACKS (FT)			
FRONT YARD	30	50.5	50.5
SIDE YARD	15	26.4	26.4
REAR YARD	30	46.2	46.2
MAX. BLDG. HEIGHT (FT)	80	33.5	33.5
MAX. BLDG. COV.	35%	25.6%	26.5%
MAX. IMPERV. COV.	65%	79.9%	79.9%

IMPERVIOUS COVER

	AS-BUILT IMP. (SF)	REMOVED (SF)	TO REMAIN (SF)	PROPOSED IMP. (SF)	POST DEV. IMP. (SF)
Building	24,558		24,558	858	25,416
Macadam	6,557		6,557		6,557
Concrete	45,000	858	44,142		44,142
Gravel	628		628		628
TOTAL IMPERVIOUS AREA:	76,743	858	75,885	858	76,743
BUILDING COV.	25.6%				26.5%
IMPERVIOUS COV.	79.9%				79.9%

PARKING

	1 Space per X SF	Floor Area	Spaces Required	Spaces Provided
F1	2,000	25,416	13	13

LOADING

	1 Space per X SF	Floor Area	Spaces Required	Spaces Provided
WHOLESALE AND OTHER USES	2,000	2,000	1	
	8000	8000	1	
	10000	15,416	2	
TOTAL		25,416	4	13

EXISTING NON-CONFORMITY – MAX. IMPERVIOUS COV.

The following waivers as granted and contained on the Land Development Plans recorded on February 20, 2020 as Instrument Number 2020011076 were granted by the Council of Bristol Township on May 20, 2026 at a public meeting.

177-14.E.: The presentation of a preliminary plan and a final plan shall each be considered a separate submission and the maximum ninety-day review period may be required for each such plan.

177-41.K.: All internal parking lots, separator islands, and aisles shall be confined with curbing.

177-41.L.: All parking spaces shall be striped to indicate the locations and dimensions of the parking spaces.

177-41.Q.: Street trees shall be provided at the rate of not less than two trees for every 10 parking spaces, which shall be in addition to any other requirements for buffering or landscaping.

177-41.S.: The construction of all automobile parking areas shall be in accordance with design standards.

177-43.A.: As required in 177-35A of this chapter, sidewalks shall be provided on one side of all abutting streets (boundary streets) and both sides of other streets within the subdivision or land development.

177-45.A.: As required in 177-35A of this chapter, curbs shall be provided on one side of all abutting streets (boundary streets) and along both sides of all proposed and existing streets.

177-51.A.(1).(a).: Within any land development or subdivision, street trees shall be planted along both sides of all streets where suitable existing street trees or natural wooded areas do not exist.

177-51.A.(1).(c).: Street trees shall be planted at the following maximum intervals depending on the size of the trees as listed in 177-51.A.(2) or an equivalent number of trees may be planted in an informal arrangement acceptable to the Bristol Township shade tree commission.

177-51.A.(1).(f).: Street trees shall be planted five feet behind and parallel to the future right-of-way line. a temporary ten-foot-wide landscaping easement shall be incorporated into the plan to accommodate the planting of the trees. the easement shall be measured from the future right-of-way line.

177-55.L.(1).(a).: Each loading berth shall be at least 14 feet in width and 55 feet in length and have at least 15 feet of vertical clearance.

177-66.A.: Sidewalks shall be constructed on one side of all abutting streets (boundary streets) and both sides of other streets within the subdivision or land development as provided under 177-35 of this chapter, unless in the opinion of the council, with the advice of the planning commission, they are unnecessary for public safety and convenience.

177-67.A.: Curbs shall be provided along both sides of all proposed or existing streets as provided under 177-35 of this chapter, unless in the opinion of council, with the advice of the township engineer, they are necessary.

177-91.A.(1). & 177-92.A.(1).: The plan shall be drawn at a scale of one inch equals 50 feet or one inch equals 100 feet, and shall be a clear and legible print.

177-91.C.(3). & 177-92.C.(3).: The location, names, and widths of streets, the location and name of railroads, the location of sanitary sewers, storm drains, water mains, culverts, petroleum or petroleum product lines, gas lines, electric and telephone lines, fire hydrants, and all other utilities or significant man-made features on or within 200 feet of any part of the tract.

177-91.C.(6). & 177-92.C.(6).: Appropriate contours at two- to five-foot intervals with sufficient details to show the course, structure, and capacity of all drainage facilities, and the method of drainage of the adjacent or contiguous properties.

The following additional waivers were granted by the Council of Bristol Township on May 20, 2026 at a public meeting.

177-35.A: To not require the cartway and right-of-way improvements for this Section of the Ordinance.

177-40.F: To not require the radii requirements.

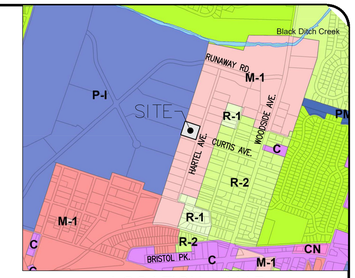
177-41.F: To permit parking areas within 15 foot of a building.

177-41.M: To not require the 5-foot radii for currently paved areas.

177-42: To not require additional lighting on the property.

NOTES:

1. NO EARTH DISTURBANCE IS PROPOSED OUTSIDE SHED CONSTRUCTION AND CONCRETE REPAIR/REPLACEMENT.



LOCATION MAP
SCALE: 1"=800'

LEGEND

- BOUNDARY LINE
- ADJ. BOUNDARY LINE
- SETBACK LINE
- 344 EXISTING CONTOUR MINR
- 340 EXISTING CONTOUR MAJR
- EXISTING STORM SEWER
- S EXISTING SANITARY SEWER
- SL EXISTING SANITARY LATERAL
- W EXISTING WATER MAIN
- WS EXISTING WATER SERVICE
- G EXISTING GAS MAIN
- OHE EXISTING OVERHEAD ELECTRIC

OWNER'S CERTIFICATION OF INTENT

TO ALL WHOM THESE PRESENTS COME, WE, _____, SEND GREETINGS. KNOW YE THAT WE HAVE LAID OUT UPON OUR LANDS, SITUATE IN THE TOWNSHIP OF BRISTOL, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, INTENDED TO BE FORTHWITH RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 2026.

NAME(S) OF OWNER(S)
BY:

_____
PROPERTY OWNER (DATE)

ON THE _____ DAY OF _____ 20 _____,
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, PERSONALLY APPEARED _____
WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND WHO ACKNOWLEDGED THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED LAND, 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 _____

BOROUGH COUNCIL

APPROVED BY THE COUNCIL OF THE TOWNSHIP OF BRISTOL

THIS _____DAY OF _____, 2026.

_____
PRESIDENT, BOROUGH COUNCIL

_____
SECRETARY, BOROUGH COUNCIL

TOWNSHIP ENGINEER'S REVIEW

REVIEWED BY THE BOROUGH ENGINEER THIS _____DAY OF _____, 2026.

_____
SIGNATURE

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

PROFESSIONAL ENGINEER CERTIFICATION

I, Wayne Kiefer, PE-053680-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

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

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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 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 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 AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEYS' 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.

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ALL RIGHTS RESERVED.

NO.	DATE	COMMENT
1	6/12/2026	PER CONDITIONS OF APPROVAL

REVISIONS

CONSTRUCTION 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

SCALE:	1" = 20'
DATE:	3/24/2026
JOB NO.:	2026-010
DRAWN BY:	LAZ
CHECKED BY:	WK

SITUATE: BRISTOL TOWNSHIP
BUCKS COUNTY, PA
PREPARED FOR:
AMERICAN BREADCRUMB COMPANY
1425 HANFORD ST.
LEVITTOWN, PA 19057

SHEET 1 OF 2

Plotted: 06/15/26 – 10:51 AM, By: wkiefer
File: F:\DWG\2026\2026-010 – American Breadcrumb – Bristol Twp\ENGINEERING\2026-10_PLAN.dwg-01-CONSTRUCTION

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: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 9, 2026

Subject: BCPC #13200
Preliminary Plan of Land Development for Crystal Bristol PA, LLC
TMP #5-27-102-1
Applicant: Crystal Bristol PA, LLC
Owner: Bristol Township School District
Plan Dated: May 29, 2026
Date Received: June 9, 2026

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

GENERAL INFORMATION

Proposal: Construct two manufacturing buildings on a 31.74-acre site. Proposed Building A consists of 186,150 square feet and will have 104 parking spaces and 23 loading spaces. Proposed Building B consists of 209,100 square feet and will have 108 parking spaces and 19 loading spaces. Driveway access to the site is from Route 413 (Veterans Highway), with an emergency access to Snowden Avenue proposed. A total of 59 shared (trailer) storage spaces is shown along the access drive to the rear of the buildings. The former school building on the site will be removed. Public water and sewer facilities serve the site.

Location: Along the western side of Route 413, opposite Winder Drive. The site also has access to Rockview Drive to the north, Eleanor Drive to the west, and Snowden Avenue to the south.

Zoning: The R-1 Residence District permits a variety of uses related to medium-intensity suburban residential development. District requirements include a minimum lot area of 10,000 square feet, a minimum lot width of 75 feet, maximum permitted building area and impervious surface ratios of 20 and 30 percent, respectively, and a maximum permitted height of 35 feet. Manufacturing and warehouse uses are not permitted in the R-1 District.

The R-2 Residence District permits a variety of uses related to medium- to high-density residential development. District requirements include a minimum lot area of 6,500 square feet, a minimum lot width of 60 feet, maximum permitted building area and impervious surface ratios of 25 and 35

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

percent, respectively, and a maximum permitted height of 35 feet. Manufacturing and warehouse uses are not permitted in the R-2 District.

The C Commercial District permits a variety of commercial uses related to the creation and continuation of retail, service, and office development in appropriate areas. District requirements include a minimum lot area of 5,000 square feet, a minimum lot width of 50 feet, maximum building area and impervious surface ratios of 35 and 70 percent, respectively, and a maximum permitted height of 50 feet provided that for each foot of height above 35 feet, the buffer yard shall be increased by 1 foot. Manufacturing and warehouse uses are not permitted in the C District.

The site is also located within the TC Town Center (Overlay) District that runs along the Route 413 corridor. Warehousing and manufacturing uses are not permitted in the TC Overlay District.

Present Use: Former middle school

COMMENTS

We note that the existing zoning districts on the site do not permit manufacturing or warehouse uses. The proposed land development, as shown on the preliminary plan submission, would not be permitted based on the existing zoning.

General Note 8 indicates that proposed zoning for the site is to be determined by a text/map amendment. General Note 9 indicates the proposed manufacturing use would be a permitted use by text amendment and Note 10 provides a Schedule of Zoning Requirements with a reference to a text amendment. Our office has received neither a rezoning for the site nor a proposed amendment that would allow the development, as submitted. As such, this review memorandum is for the proposed land development on the site as it is currently zoned and does not provide a review of or recommendations on the potential future rezoning or zoning ordinance text amendment.

If this issue is resolved, we offer the following comments for the township council's consideration:

1. **Area and dimensional requirements**—As noted in the zoning information above, the proposed manufacturing use is not permitted in the existing zoning districts. Additionally, the proposal would not meet permitted maximums for building area ratio, impervious surface area ratio, and height based on existing zoning.

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

3. **Impacts on adjacent residential neighborhoods**—Section 177-55.F. of the subdivision and land development ordinance (SALDO) requires that adjacent residential areas shall be protected from potential nuisance of proposed nonresidential developments, in accordance with relevant zoning ordinance requirements. The proposed industrial development, consisting of a manufacturing use with a potential height of up to 60 feet, is adjacent to a residential neighborhood on three sides of the site.

   We strongly recommend consideration be given to how all potential impacts to adjacent residences from the development can be mitigated or eliminated. Concerns with stormwater, lighting, truck traffic, and ensuring adequate screening should all be carefully considered given the potential height

of the structure, potential lighting impacts, the location of building loading areas and trailer storage areas, and truck access drives bordering the residential uses to the north, west, and south.

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

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

   Data centers can have profound impacts on area water resources, electrical grids, and local noise pollution, if not properly regulated. Within Bucks County, several municipalities have adopted data center ordinances. These ordinances contain provisions for screening, regulation of noise and nuisances, limits on operating temperature, provisions for electrical and fire safety, and bonding for end-of-operations. The Bucks County Planning Commission maintains a website that provides an overview of data centers and adopted data center ordinances[1]. We recommend the township amend its ordinance to include a data center use to ensure they are properly located and regulated.

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

5. **Transportation issues**

   a. **Turning movements at access points**—Sheets 34 through 36 provide vehicle circulation plans; however, not all turning movements are shown. The plan should indicate all turning movements, including left-in movements for the largest truck intended to access the site. The turning templates for this size vehicle should clearly show that the driveway, as designed, will work without possible conflicts between entering and exiting vehicles.

      Further, we recommend that the plan indicate what turning movements will be permitted at each existing/proposed driveway and for the internal circulation design. Appropriate pavement markings and signs to support this design should be provided.

   b. **Access from adjoining property**—The adjoining property to the north along Route 413 (TMP #5-27-14) has access to the subject site's driveway via an approximately 150-foot-wide shared driveway connection. The wide driveway increases the opportunity of possible conflicts between vehicles exiting the adjacent site's driveway and vehicles entering the subject site. To improve access management in this location we recommend a narrower connection be located further from Route 413.

[1] https://connects.buckscounty.gov/data-centers

c. **Level of service (LOS)**—The transportation impact study indicates that the proposed driveway will have an overall LOS of D and a LOS of E for one of the movements. We recommend that the applicant coordinate with PennDOT and the township to determine possible remedies that would improve the operation of the proposed access and to address any significant LOS drops at the study area intersections.

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

e. **Permeable pavement**—We recommend the applicant consider using pervious pavement on the site to lower the amount of proposed impervious coverage.

6. **Parking**

a. **Number of parking spaces**—Section 205-120.A.(52) of the zoning ordinance requires one off-street parking space per 2,000 square feet of gross floor area of manufacturing use. The plan proposes 212 parking spaces for the site, which is 13 spaces more than required. If it is determined that not all 13 spaces are necessary for the intended business, we recommend the applicant consider providing fewer spaces. Reducing the impervious surface on a site lowers construction and maintenance costs and reduces stormwater runoff.

b. **Parking distance from buildings**—Section 177-41.F. of the SALDO requires that no less than 15 feet of open space shall be provided between the curbline of any uncovered parking area and the outside wall of the nearest building except for parking areas associated with single-family dwelling units. Parking spaces are shown 10 feet from the front of the buildings. The plan should be revised to meet this ordinance requirement.

c. **Overnight parking**—The plan indicates 59 storage parking spaces on the west side of the site. Stronger regulation of driver hours of service has created a demand for overnight tractor-trailer parking as drivers now have to take required breaks after their eleventh hour of service. The applicant should consider providing overnight parking spaces and driver amenities at the site to accommodate the growing need for overnight tractor-trailer parking.

7. **Landscaping**

a. **Parking lot landscaping**—The landscape compliance chart bases the required planting calculation for automobile parking facilities on a total of 104 spaces. That considers only parking for Building A. Building B will have 108 separate parking spaces; however, those spaces are not included in the landscape compliance calculations.

b. **Trailer parking**— We recommend trees and landscaping be planted along the northern side of the 19 trailer parking spaces shown north of the proposed building. This would provide better biodiversity and heat island reduction on the site.

c. **Stormwater basin plantings**—We recommend that the basins be planted with wetland-tolerant shrubs and trees as well as the seed mixes. This will help provide some needed tree cover and help with bio-uptake in the basins. It is recommended to follow the Pennsylvania Department of Conservation and Natural Resources (PaDCNR) native garden templates.[2]

[2] https://www.dcnr.pa.gov/Conservation/WildPlants/LandscapingwithNativePlants/NativeGardenTemplates/Pages/default.aspx

8. **Building design guidelines for development within the TC District**—Section 205-51 of the zoning ordinance contains building design guidelines for future development within the Town Center (Overlay) District. We strongly encourage that any future land development on the site follow the suggested guidelines so that future development along the Route 413 corridor is consistent with that envisioned by the township when council created the Town Center (Overlay) District.

9. **Sustainable energy**—Given the size and nature of the project, we recommend that the applicant consider the use of alternative forms of energy generation and conservation for this project. This could include solar-ready roofs, solar panels, electric vehicle charging equipment, geothermal systems, or buildings that meet a certified energy efficiency standard. 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.[3] 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[4] that provides examples of various incentives that could be included to encourage the use and incorporation of alternative energy systems at the beginning stages of a nonresidential development proposal. We recommend the township consider adopting the model, or relevant portions, to address the growing demand for alternative energy generation and conservation techniques.

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

    Including EV-ready equipment in the construction stage saves money as it eliminates the need to retrofit a site for later installation of vehicle charging stations. EV-ready equipment includes service panels, junction boxes, conduit, wiring, and other components necessary to make a particular location able to accommodate EV charging stations in the future. The Bucks County Planning Commission recently completed the *EV Charging Station Model Ordinance*[5] which provides model zoning ordinance standards for EV charging stations. The model is a follow-up to the *EV Charging Station Best Practices and Standards*[6] which provides guidelines and standards for EV charging stations.

11. **Fire lanes**—Section 177-55.M. of the SALDO requires that for nonresidential development, fire lanes be established, as required by the Bureau of Fire Prevention, pursuant to the provisions of the Fire Prevention Code. The plan does not show fire lanes.

---

[3] https://www.pacpacecounties.org/wp-content/uploads/sites/5/2020/10/PA-C_PACE-Program-Guidelines-Final-20210914_Bucks.pdf

[4] https://www.buckscounty.gov/DocumentCenter/View/3811/Model-Sustainable-and-Renewable-Energy-Ordinance-pdf

[5] https://www.buckscounty.gov/DocumentCenter/View/16508/Electric-Vehicle-Charging-Station-Use-Model-Ordinance---December-2023#:~:text=This%20model%20ordinance%20provides%20definitions,locations%2C%20aesthetics%2C%20and%20effectiveness.

[6] https://buckscounty.gov/DocumentCenter/View/12835/EV-Charging-Stations-Best-Practices-and-Standards--March-2023

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

This review will be included in the Bucks County Planning Commission board materials for the August 5, 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
26-0156

cc: Crystal Bristol PA, LLC (via email)
Justin Geonnotti, PE, Dynamic Engineering Consultants, PC (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)
Jennifer Dougherty, AICP, Manager, Real Estate Planning and Development, SEPTA (via email)

SEE SHEET 3 OF 50 FOR SITE PLAN NOTES

ROCKVIEW DR. (50' ROW WIDTH PER MR2)
WYNFIELD AVE. (50' ROW WIDTH PER MR2)
WYNDALE AVE. (50' ROW WIDTH PER MR2)
WOODBINE AVE. (50' ROW WIDTH PER MR2)
ELEANER DR (50' ROW WIDTH PER MR3) (F.K.A. OAK AVENUE PER MR5)
SNOWDEN AVENUE (40' ROW WIDTH PER MR4)
VETERANS HIGHWAY (U.S. ROUTE 13) (100' ROW WIDTH PER PENNDOT)

R-1 ZONE
R-2 ZONE
C ZONE

PROP. NEW ZONING DISTRICT BOUNDARY
50' RESIDENTIAL BUFFER
50' SIDE YARD SETBACK
50' REAR YARD SETBACK

PROPOSED MANUFACTURING BUILDING 'A'
186,150 SF
(104 PARKING SPACES)
(17 LOADING SPACES)
(59 SHARED STORAGE SPACES)

PROPOSED MANUFACTURING BUILDING 'B'
209,100 SF
(108 PARKING SPACES)
(19 LOADING SPACES)
(59 SHARED STORAGE SPACES)

PROPOSED OFFICE

05-027-102-001
N/F BRISTOL TWP. SCHOOL DISTRICT
DB. 267, PG. 829
CALCULATED AREA 1,382,427 SF, 31.736 AC.

PROP. INFILTRATION BASIN #1
PROP. INFILTRATION BASIN #2
PROP. INFILTRATION BASIN #3

PROP. WALL MOUNTED LIGHT (TYP.)
PROP. TRANSFORMER BY PECO (TYP.)

SHEET 'A'
SHEET 'B'

SAN. C/O

442.2'
510.0'
233.5'
383.5'
306.0'
410.0'
50.0'
15.0'
716.4'
182.4'
182.5'
55.6'
35.0'

N
W
E
S

PAVEMENT LEGEND

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE (8")
- PROPOSED 6" CONCRETE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MILL & OVERLAY PAVEMENT

GRAPHIC SCALE
-60 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT.

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

DRAWN BY: ES | CHKD BY: MTM | CHKD BY: JMS | CHKD BY: —

PROJECT: CRYSTAL BRISTOL PA, LLC
PROPOSED INDUSTRIAL DEVELOPMENT
PARCEL NO. 05-027-102-001
1000 VETERANS HIGHWAY (SR 413)
BRISTOL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

REV.	DATE	COMMENTS	BY

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JUSTIN A. GEONNOTTI
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 080629

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 085394

TITLE:
OVERALL SITE PLAN

SCALE: (V) 1" =60' (H)
DATE: 05/29/2026
PROJECT No: 2686-24-03581

SHEET No: 7 OF 50
Rev. #: 0

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Plotted: 05/29/26 — 12:26 PM, By: ishenp — Product Ver: 25.1
File: \Docs\cad\acadlayout\proj\2686 proj design build industrial proj\24-03581 bristol pa\Dwg\4 Land Dev Plans\02686240358150.dwg, ---> 07 OVERALL SITE PLAN

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

MEMORANDUM

To: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 2, 2026

Subject: BCPC #13202
Preliminary Plan of Land Development for 815 Patterson Avenue
TMPs #5-12-307, -308
Applicant: Womack RE Holdings, LLC
Equitable Owner: Womack RE Holdings, LLC
Record Owner: Croydon Fire Company No. 1
Plan Dated: May 29, 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: Consolidate two parcels to create a 43,222-square-foot lot, on which the construction of a 6,000-square-foot vehicle garage is proposed. The site contains an existing banquet hall and gravel parking area. Public water and sewer facilities serve the site.

Location: Along the southern side of State Road, with frontage along Patterson Avenue and Washington Avenue.

Zoning: The MS Municipal Services District permits uses such as community center, municipal services, emergency services, and public park/public recreational facility on a minimum lot area of 10,000 square feet with a minimum lot width of 100 feet. The maximum permitted building area and impervious surface ratio are 35 and 65 percent, respectively.

Information submitted with the plan indicates the Bristol Township Zoning Hearing Board granted variances from the following requirements of the zoning ordinance:

Section 205-71.E.(1)
to allow the proposed structure to be placed within the front yard setback, along Patterson Avenue, at a distance equal to the existing structure

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

Sections 205-71.E.(6) & 205-109.C.(3)
to allow a structure to be placed within the required buffer along Patterson Avenue

Section 205-70
to allow the servicing and upfitting of municipal and emergency vehicles (automotive repair)

Section 205-120.(36)(D18)
to allow a reduction in the number of required off-street parking spaces for the automotive repair use

The plan notes existing nonconformities on the site pertaining to impervious surface ratio, minimum required front yard along Patterson Avenue, and the minimum required side, rear, and buffer yards.

Present Use: Banquet hall

COMMENTS

1. **Requested waivers**

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

   Section 177-35.B.
   from providing additional street rights-of-way, sidewalks, and curbs; the application indicates that PennDOT is planning to improve State Road with curbing and additional right-of-way is not needed to accomplish the improvements, and increasing the rights-of-way to meet ordinance standards for all abutting streets would reduce approximately 20 percent of the total lot area

   Section 177-41.K.
   from meeting the requirements for internal parking lot curbing and islands; the application indicates that the extended use of the lot as an automotive repair facility will focus on municipal service vehicles, including irregularly sized fire trucks, ambulances, etc.

   Section 177-41.M.
   from meeting the required minimum radius of curvature for parking lot curbing; the application indicates that curbing is not proposed as part of the project

   Section 177-43.A.
   from requiring the construction of sidewalks along frontage streets; the application indicates that sidewalks are not part of PennDOT's planned State Road improvements and many of the surrounding residential lots do not have adequate front yard setback connections to provide sidewalk connections

   Section 177-45.A.
   from requiring the construction of curbing along frontage streets; the application indicates that PennDOT intends to construct curbing along State Road and the applicant's opinion is that curbing along Patterson and Washington Avenues would not support the existing flow path and storm sewer infrastructure of these streets

   Section 177-55.L.
   from requiring off-street loading facilities; the application indicates that off-street loading facilities are not required for the proposed use and customary truck deliveries are not anticipated

Sections 177-91.C.(3) & 177-92.C.(3)
to allow for aerial imagery to be used to depict detailed topographic and physical improvements within the limit of disturbance and the general surrounding area of the property; the application indicates this is due to the limited scale and nature of the project

Section 177-51.B.
to allow a reduction in the amount of required planting material within the proposed buffer areas; the application indicates the requirements cannot be met without excessive overcrowding of plantings and obstruction of clear sight triangles

Section 177-51.B.11.
to modify and substitute plant materials from the approved plant materials list; the application indicates the landscape plan, prepared by a registered landscape architect, shall be referenced regarding proposed plantings in lieu of the approved listing

The final plan should note all granted waivers.

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

Sections 174-16 & 174-17
to allow for reduced infiltration volume requirements with the intent to manage the 1-inch rainfall storm event for water quality purposes, and to omit the requirements for peak flow reduction as the project proposes a net decrease in impervious coverage

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. **Required buffer plantings**—As noted above, the applicant is requesting a waiver from Section 177-51.B. of the SALDO to allow a reduction in the amount of plant material within the buffer yards. This site, on which a repair garage is proposed, is surrounded by residential land uses. The plan identifies the required Class C 30-foot-wide buffer along the eastern, southern, and western property boundaries; however, minimal buffer plantings are proposed. While the existing and proposed buildings are within portions of the buffer yard, leaving little room for plantings, it appears that additional buffer plantings could be provided along Washington Avenue and the southern property boundary with TMP #5-12-309-1.

   Further, Section 205-109.C.(6) of the zoning ordinance requires a dense, visual screen where commercial or industrial uses border residential uses. Plant material shall be at least 4 feet high when planted and of such species as will ultimately produce a screen at least 8 feet high. However, the proposed English laurel shrubs along the southern and southeastern lot lines are 36 inches, or only 3 feet, in height. Due to the adjacency of existing residences, we strongly recommend that adequate buffering and screening be assured to help negate possible impacts to neighboring properties.

3. **Sidewalks**—We recommend the township council not waive the requirement for sidewalks, as the township bike map proposes sidewalk connections along this portion of State Road.

4. **Refuse collection screening**—Section 177-55.K.(2) of the SALDO requires outdoor collection stations to be screened from view and landscaped. The plan does not show the required landscaping around the proposed dumpster.

5. **Fire lanes**—Section 177-55.M. of the SALDO requires that for nonresidential development, fire lanes be established, as required by the Bureau of Fire Prevention, pursuant to the provisions of the Fire Prevention Code. The plan does not show fire lanes.

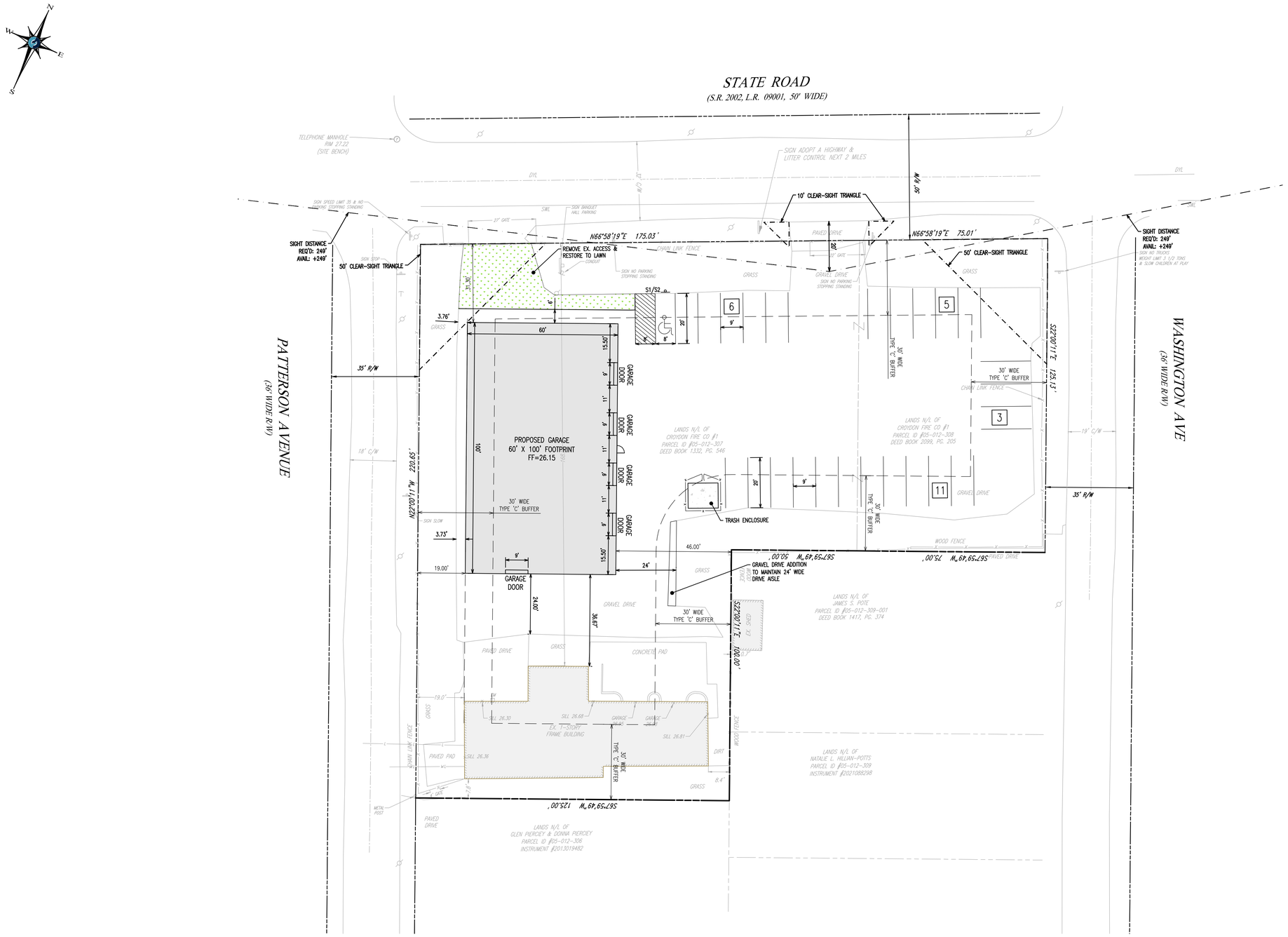
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 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
26-0159

cc: Brandon Womack, Womack RE Holdings, LLC (via email)
Nathan Rees, EIT, Howell Engineering (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
John Shaltens, EIT, Gilmore & Associates, Inc., Township Engineer (via email)
Randee J. Mazur, Township Manager (via email)
Dawn Ragan, Township Department of Building, Planning & Development (via email)
Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)



ZONING DATA TABULATION

BRISTOL TOWNSHIP
MS – MUNICIPAL SERVICES DISTRICT

PROPOSED USE (VARIANCE REQUIRED):
(36) AUTOMOTIVE REPAIR (018)

SEC. 205-71. AREA & DIMENSIONAL REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF.	43,222 SF.	43,222 SF.
MIN. LOT WIDTH			
-PATTERSON AVENUE	100 FT.	220 FT.	220 FT.
-STATE ROAD	100 FT.	250 FT.	250 FT.
-WASHINGTON AVENUE	100 FT.	125 FT.	125 FT.
MAX. BUILDING AREA	35 %	7.19 %	21.07 %
MAX. IMPERVIOUS SURFACE RATIO	65 %	72.41 % (*)	70.56 % (*)
MIN. FRONT YARD			
-PATTERSON AVE. (SEE NOTE 1)	30 FT.	19 FT. (*)	19 FT. (*)
-STATE ROAD	30 FT.	168 FT.	31 FT.
-WASHINGTON AVE.	30 FT.	N/A	159 FT.
MIN. SIDE YARD (EACH)	15 FT.	8 FT. (*)	8 FT. (*)
MIN. REAR YARD	30 FT.	8 FT. (*)	8 FT. (*)
MIN. BUFFER YARD (PER 205-109)	30 FT.	2 FT. (*)	2 FT. (*)
MAX. BUILDING HEIGHT	80 FT.	<80 FT.	<80 FT.

(*) DENOTES EXISTING NON-CONFORMITIES.

NOTE 1:
PROPOSED STRUCTURE TO BE PLACED IN LINE WITH THE EXISTING BUILDING ALONG PATTERSON AVENUE WHICH IS CURRENTLY AN EXISTING NON-CONFORMITY.

LOADING TABULATION

SECTION 205-122.A

THE ESTABLISHMENT AND ENLARGEMENT OF THE PROPOSED USE DOES NOT ANTICIPATE CUSTOMARILY RECEIVING OR DISTRIBUTING GOODS OR MATERIALS BY TRUCK AS PART OF THE OPERATIONS, THEREFORE, AN OFF-STREET LOADING SPACE IS NOT REQUIRED.

PARKING TABULATION

SECTION 205-120.A

(36) AUTOMOTIVE REPAIR:
REQUIRED: 1 PARKING SPACE PER 100 SQFT. OF GROSS FLOOR AREA
1 PARKING SPACE PER EMPLOYEE
9,107 S.F. (GFA) = 91 SPACES REQUIRED
5 EMPLOYEES = 5 SPACES REQUIRED
96 TOTAL SPACES REQUIRED
PROVIDED: 25 TOTAL SPACES

SITE CAPACITY CALCULATIONS:

SECTION 205-107

A. BASE SITE AREA = 0.99 ACRE
B. LAND RESTRICTIONS NO LAND IN RESOURCES
C. NET BUILDABLE SITE AREA = 0.99 ACRE
D. NUMBER OF DWELLING UNITS N/A
E. IMPERVIOUS SURFACES = 0.644 ACRE (65%)
F. SUMMARY
NET BUILDABLE SITE AREA = 0.88 ACRE
MAXIMUM IMPERVIOUS SURFACES 0.644 ACRE

IMPERVIOUS TABULATION (ZONING)	
EXISTING	
BUILDING	3,107 S.F.
PAVED AREA	1,593 S.F.
GRAVEL AREA	25,457 S.F.
CONCRETE PAD	1,137 S.F.
TOTAL EXISTING=	31,294 S.F.
TO BE REMOVED	
PAVED AREA	438 S.F.
GRAVEL AREA	6729 S.F.
TOTAL TO BE REMOVED=	7,167 S.F.
PROPOSED	
GARAGE	6000 S.F.
GRAVEL AREA	251 S.F.
CONC. PAD	120 S.F.
TOTAL IMPERVIOUS PROPOSED=	6,371 S.F.
TOTAL IMPERVIOUS COVERAGE=	30,498 S.F.
NET DECREASE IMPERVIOUS COVERAGE	796 S.F.

LAND DEVELOPMENT PLAN

SCALE: 1" = 20'

20 0 10 20 40
GRAPHIC SCALE
1 inch = 20 feet

LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. REBAR
- PROP. REBAR
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- 242 EXISTING CONTOUR
- 242 PROPOSED CONTOUR
- X 123.00 EXISTING SPOT ELEV.
- X 123.00 NEW SPOT ELEV.
- GeB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES
- (TBR) TO BE REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- G.V. PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- EX. PERC TEST
- EX. TEST PIT

SIGN LEGEND

- S1 HANDICAP PARKING SIGN (R7-8)
- S2 HANDICAP PARKING SIGN – VAN ACCESSIBLE (R7-8P)
- S3 STOP SIGN – 24" X 24" (R1-1)

NOTE: LATERAL AND VERTICAL PLACEMENT OF SIGNS IS TO BE AS REQUIRED BY PADOT STANDARD TC-7702B OR UNIFORM FEDERAL ACCESSIBILITY STANDARDS SECTION 4.30

PAVEMENT LEGEND

PROPOSED LAWN AREA

HOWELL ENGINEERING
Local Knowhow. Engineered.
Civil Engineering | Land Planning | Environmental
1250 Wrights Lane, West Chester, PA 19380
Phone: (610) 918-9002 Fax: (610) 918-9003

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER DAVID W. GIBBONS PE070444

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
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PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN

CLIENT: WOMACK RE HOLDINGS, LLC
PROJECT: 815 PATTERSON AVENUE
LOCATION: 815 PATTERSON AVENUE
BRISTOL TOWNSHIP, BUCKS COUNTY

DATE:	05/29/2026
SCALE:	1"=20'
DRAWN BY:	NAR
CHECKED BY:	DWG
PROJECT NO.:	5208
CAD FILE:	02 LAND DEVELOPMENT PLAN.dwg
PLOTTED:	05/29/2026
DRAWING NO.:	C01.1
SHEET	02 OF 13

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E-mail: planningcommission@buckscounty.org

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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 24, 2026

Subject: BCPC #13197
Final Plan of Subdivision for Doylestown Country Club
TMP #9-9-88
Applicant: Doylestown County Club
Owner: Same
Plan Dated: April 17, 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 21.95-acre parcel into two lots. The grading plan depicts a single-family dwelling and associated improvements on proposed Lot 1 (5.02 acres), while proposed Lot 2 consists of the remaining acreage (16.93 acres) and contains no proposed improvements. While the applicant indicates that proposed Lot 2 is to be merged with adjacent parcel(s), the final lot configuration is not provided in the plan set. Public water and individual on-lot sewage disposal systems are proposed to serve the site.

Location: Along the southwest side of East Road, approximately 350 feet northwest of its intersection with US Route 202.

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.

The Airport Zoning Overlay District permits single-family detached dwellings, provided the structures, lighting, and landscaping do not endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

Present Use: Recreation (golf course)

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

COMMENTS

1. **Proposed improvements and lot configuration**

   a. **Lot 1**—While no improvements are depicted on the record plan for proposed Lot 1, the grading plan identifies a proposed single-family dwelling and associated improvements. The applicant should clarify whether development of proposed Lot 1 is part of the current application. If so, the plan set should be revised to consistently depict the proposed improvements and provide all information necessary for review.

   b. **Lot 2**—The plan indicates that, following subdivision, proposed Lot 2 is intended to be consolidated with adjacent lands of the Doylestown Country Club. However, the plan does not depict the proposed consolidation or identify the resulting parcel configuration. The applicant should clarify whether the lot consolidation is part of the proposed action. If so, we recommend that the township determine the appropriate course for effectuating the consolidation, including whether it should be incorporated into the current application or pursued through a separate subdivision and land development application. If the consolidation is proposed as part of the current application, the plan should be revised to depict the ultimate lot configuration and provide all information necessary for review of the consolidated parcel.

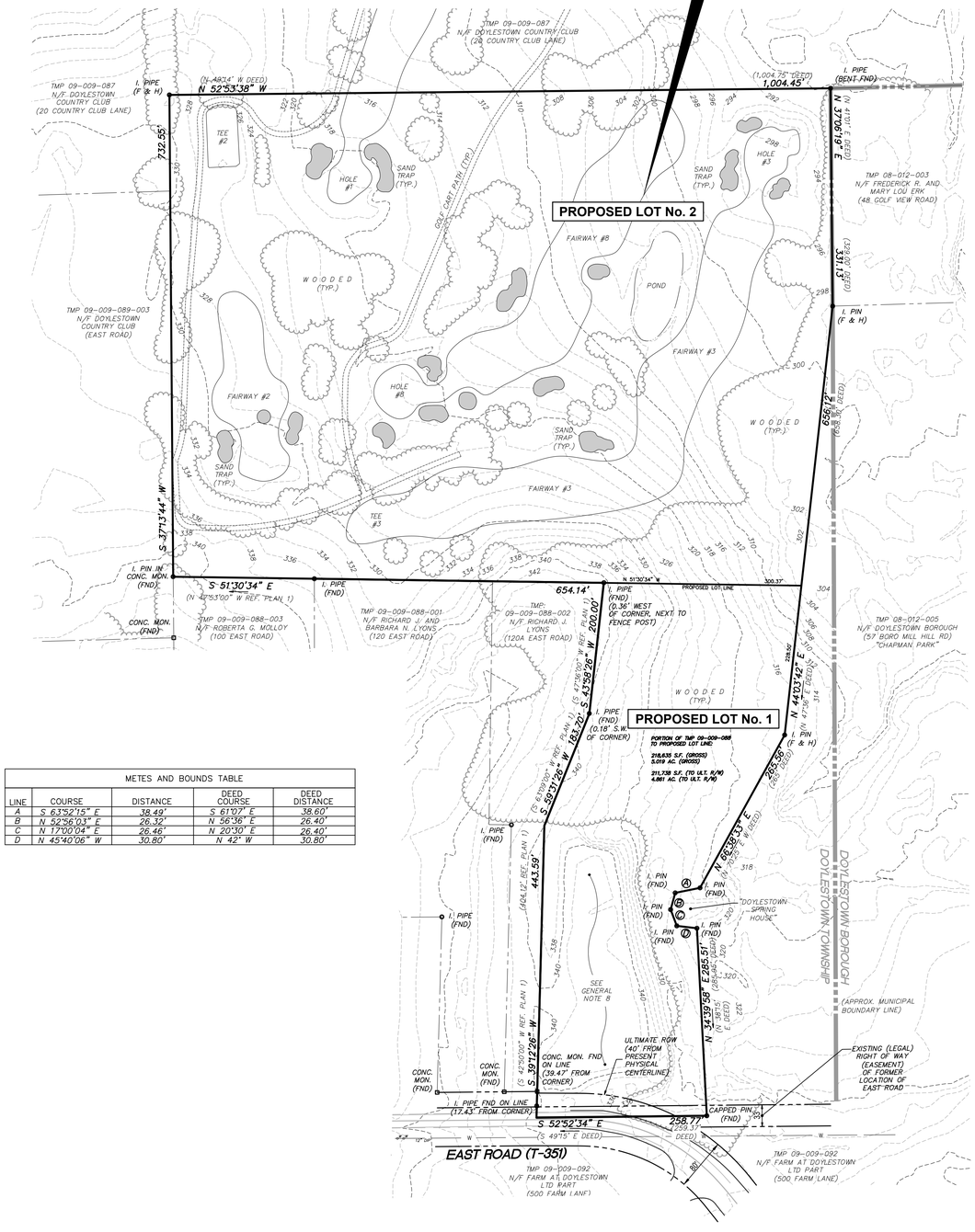
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 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:tmr
26-0144

cc: Samuel D. Costanzo, PE, Van Cleef Engineering Associates, Inc. (via email)
Jeff Brown, PE, Van Cleef Engineering Associates, Inc. (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie J. Mason, Township Manager (via email)
Jordan Meserole, Doylestown Country Club (via email)
Thomas Mezzei, Doylestown Country Club (via email)
Tim Pubins, Doylestown Country Club (via email)



METES AND BOUNDS TABLE				
LINE	COURSE	DISTANCE	DEED COURSE	DEED DISTANCE
A	S 63°52'15" E	38.49'	S 61°07' E	38.60'
B	N 52°56'03" E	26.32'	N 56°36' E	26.40'
C	N 17°00'04" E	26.46'	N 20°30' E	26.40'
D	N 45°40'06" W	30.80'	N 42° W	30.80'

GENERAL NOTES:

1. THIS MAP REPRESENTS A BOUNDARY SURVEY COMPLETED BY VCEA IN MAY 2025. THE REPRESENTATION OF THE BOUNDARIES REPRESENTED HEREON IS BASED ON PA STATE PLANE COORDINATE SYSTEM (NAD 83). THE COURSES AND DISTANCES SHOWN IN (PARENTHESES) ARE DERIVED FROM THE DEED/PLAN OF RECORD AS INDICATED.

2. THE CONTOURS WERE DERIVED FROM A BARE-EARTH DIGITAL ELEVATION MODEL CONSTRUCTED FROM PAMAP LIDAR (LIGHT DETECTION AND RANGING) ELEVATION POINTS, PREPARED BY PAMAP PROGRAM, PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY, PUBLISHED JUNE 30, 2010.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE FOR ALL THE SUBJECT PROPERTIES WAS OBTAINED FROM FILE NUMBER: PA-2987, PREPARED BY PRINCIPAL ABSTRACT AND SETTLEMENT SERVICES, LLC, AGENT TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE AT DATE AND TIME OF RECORDING.

EXCEPTIONS FROM SCHEDULE B.2 (PARTIAL):

10.) RESTRICTIONS AFFECTING TITLE AS IN DEED BOOK 779 PAGE 216. **[DOES NOT AFFECT SUBJECT PARCEL]**

11.) TITLE TO THAT PORTION OF THE PREMISES WITHIN THE BED OF EAST ROAD, L.R. 1062 AKA U.S. 202 BY-PASS, PEBBLE HILL ROAD AKA GREEN STREET AND PUBLIC ROADS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.

12.) USE OF 40 FOOT STRIP OF LAND AS IN DEED BOOKS 696 PAGE 399; 731 PAGE 367 AND 775 PAGE 358 AS RELOCATED BY AGREEMENT IN DEED BOOK 775 PAGE 487. **[DOES NOT AFFECT SUBJECT PARCEL]**

13.) RELEASE FOR SANITARY SEWER LINES AS IN DEED BOOKS 1371 PAGE 251 AND 1762 PAGE 86 SALE RELATING THERETO RECORDED IN LAND RECORD BOOK 1012 PAGE 1625. **[DOES NOT AFFECT SUBJECT PARCEL]**

14.) AGREEMENT AS IN DEED BOOK 1709 PAGE 506. **[DOES NOT AFFECT SUBJECT PARCEL]**

15.) USE OF LAND OR ROAD AS IN DEED BOOKS 867 PAGE 317, 874 PAGE 304 AND 1768 PAGE 1077. **[DOES NOT AFFECT SUBJECT PARCEL]**

16.) FLOODING, DRAINING AND DRAINAGE RIGHTS, IF ANY, OF ADJOINING OWNERS OR TENANTS IN ANY STREAMS OR WATER COURSE CROSSING OR IN ANY WAY AFFECTING SAID PREMISES.

17.) SUBJECT TO DECLARATION OF TAKING RECORDED IN DEED BOOKS 1958 PAGE 647 AND 1933 PAGE 636. **[DOES NOT AFFECT SUBJECT PARCEL]**

18.) RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY IN DEED BOOK 1029 PAGE 396 AND LAND RECORD BOOK 54 PAGE 1093. **[DOES NOT AFFECT SUBJECT PARCEL]**

19.) TERMS AND CONDITIONS AS IN DEEDS OF EASEMENT AS IN LAND RECORD BOOKS 1334 PAGE 678 AND 1334 PAGE 686. **[DOES NOT AFFECT SUBJECT PARCEL]**

20.) SANITARY SEWER EASEMENT AGREEMENT AS IN LAND RECORD BOOK 1334 PAGE 670. **[DOES NOT AFFECT SUBJECT PARCEL]**

21.) PERMANENT ACCESS AND UTILITY EASEMENT AGREEMENT AS IN LAND RECORD BOOK 1334 PAGE 663. **[DOES NOT AFFECT SUBJECT PARCEL]**

22.) NOTES, CONDITIONS, SETBACK LINES, EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS AS SHOWN AND SET FORTH IN PLAN BOOK 286 PAGE 42, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, REGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. **[DOES NOT AFFECT SUBJECT PARCEL]**

23.) $800,000.00, DOYLESTOWN COUNTRY CLUB TO PENN COMMUNITY BANK DATED 04/28/2022 AND RECORDED 04/29/2022 IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE IN INSTRUMENT NUMBER 2022028335. FIRST PRIORITY ASSIGNMENT OF LEASES AND RENTS RECORDED 04/29/2022 IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE IN INSTRUMENT NUMBER 2022028336.

24.) $4,500,000.00, DOYLESTOWN COUNTRY CLUB TO PENN COMMUNITY BANK DATED 04/28/2022 AND RECORDED 04/29/2022 IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE IN INSTRUMENT NUMBER 2022028338. SECOND PRIORITY ASSIGNMENT OF LEASES AND RENTS RECORDED 04/29/2022 IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE INSTRUMENT NUMBER 2022028339.

25.) $350,000.00, DOYLESTOWN COUNTRY CLUB TO PENN COMMUNITY BANK DATED 04/28/2022 AND RECORDED 04/29/2022 IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE IN INSTRUMENT NUMBER 2022028340.

26.) SUBJECT TO 2024 COUNTY AND TOWNSHIP REAL ESTATE TAXES.

4. NO CERTIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON OCTOBER 9, 2024 (SERIAL NO. 20242833065).

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

COMPANY: PECO AN EXELON COMPANY C/O USIC
ADDRESS 450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM
PHONE: 484-681-5720

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS 7000 WESTON PKWY
CARY, NC. 27513
CONTACT: VICTOR WOOD
EMAIL: VICTOR.S.WOOD@VERIZON.COM
PHONE: 919-414-2782

COMPANY: DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY
ADDRESS: 425 WELLS ROAD
DOYLESTOWN, PA. 18901
CONTACT: BRENT EATON
EMAIL: BEATON@DOYLESTOWNPA.ORG
PHONE: 215-348-9915 EXT. 5001

COMPANY: DOYLESTOWN TOWNSHIP
ADDRESS: 425 WELLS RD
DOYLESTOWN, PA. 18901
CONTACT: PAUL GARR
EMAIL: PGARR@DOYLESTOWNPA.ORG
PHONE: 215-348-9915

COMPANY: COMCAST
ADDRESS: 1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ. 08034
CONTACT: WYATT PARRISH
EMAIL: WYATT_PARRISH@CABLE.COMCAST.COM
PHONE: 484-368-4391

5. *THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.*

6. *PROPOSED LOT 1 IS DEVOID OF WETLANDS BASED UPON A SITE FIELD STUDY. EVALUATION CONDUCTED BY VALENTINE WILLIAMS CONSULTANTS, LLC ON JANUARY 16, 2026.*

7. *THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 193 OF 532, MAP NUMBER 42017C0193J, EFFECTIVE DATE MARCH 16, 2015.*

8. *APPROXIMATE AREA OF FILL, AS INDICATED BY TOPOGRAPHY, WAS RELOCATED HERE FROM THE GRIBB TRACT (TMP 09-009-032-002) IN 2006 IN ACCORDANCE WITH DOYLESTOWN TOWNSHIP PERMIT NO. 4250 AND NPDES PERMIT NO. PAG2000905033.*

REFERENCE PLAN:

1. PLAN ENTITLED "FINAL PLAN RECORD PLAN LYONS TRACT", SHEET 1 OF 3, PREPARED GILMORE & ASSOCIATES INC., DATED JANUARY 17, 1991, LAST REVISED MARCH 21, 1992, AS RECORDED IN PLAN BOOK 294 PAGE 80.

2. PLAN ENTITLED "BOROUGH HOUSE SUBDIVISION", SHEET 1 OF 2, PREPARED BY GILMORE & ASSOCIATES INC. DATED JANUARY 10, 2019, LAST REVISED APRIL 26, 2019, AS RECORDED AS PLAN INSTRUMENT NO. 2019023038.

3. PLAN ENTITLED "THE FARM LAND DEVELOPMENT PLAN", SHEET 1 OF 15, PREPARED BY SHOWALTER & ASSOCIATES, DATED FEBRUARY 3, 1997, LAST REVISED SEPTEMBER 25, 1997, AS RECORDED IN PLAN BOOK 289 PAGE 81.

4. PLAN ENTITLED "PARTIAL BOUNDARY SURVEY PLAN FOR DOYLESTOWN COUNTRY CLUB", PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES DATED NOVEMBER 13, 2024, LAST REVISED JUNE 18, 2025. (UNRECORDED)

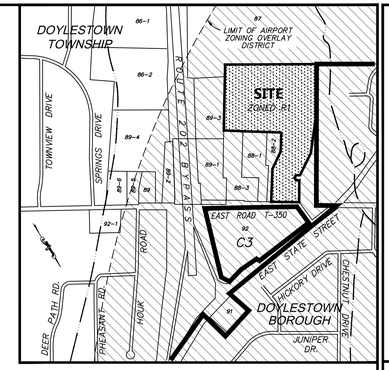
OWNER OF RECORD:

DOYLESTOWN COUNTRY CLUB
SITE ADDRESS:
EAST ROAD
DOYLESTOWN, PA 18901

TMP 09-009-088
DEED BOOK 2071 PAGE 1130

SITE AREA:

21.952 ACRES OR 956,221 SQ. FT. (GROSS)
21.858 ACRES OR 952,117 SQ. FT. (NET TO LEGAL R.O.W.)
21.817 ACRES OR 950,339 SQ. FT. (NET TO ULT. R.O.W.)



LOCATION MAP

SCALE: 1" = 800'

GRAPHIC SCALE
0 400 800 1600
1 INCH = 800 FT

CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

I (WE), _____ HAVE LAID OUT UPON MY (OUR) LAND, SITUATED IN THE TOWNSHIP OF DOYLESTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY (OUR) HAND AND SEAL THIS _____ DAY OF _____ 20_____.

_____
GENERAL MANAGER

_____
SECRETARY

ON THE _____ DAY OF _____ 20_____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ _____ PERSONALLY APPEARED _____ WHO ACKNOWLEDGED (HIMSELF/HERSELF) TO BE THE GENERAL MANAGER OF DOYLESTOWN COUNTRY CLUB, A CORPORATION, AND THAT AS SUCH GENERAL MANAGER, BEING AUTHORIZED TO DO SO, (HE/SHE) EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT (HE/SHE/THEY) DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW. WITNESS MAY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

PLANNING COMMISSION

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

_____ _____
_____

BOARD OF SUPERVISORS

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

_____ _____
_____ _____
_____ _____
_____

TOWNSHIP ENGINEER

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP ENGINEER ON THIS _____ DAY OF _____ 20_____.

_____ _____
DATE

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 _____

_____
REPRESENTATIVE, BUCKS COUNTY PLANNING COMMISSION

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC, IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA AS INSTRUMENT NUMBER _____ ON _____ 20_____.

_____
RECORDER OF DEEDS

PROFESSIONAL ENGINEER/SURVEYOR CERTIFICATION

I, SAMUEL D. COSTANZO, PA PE No. PE-041557-R, 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, THE STORMWATER MANAGEMENT ORDINANCE, AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF DOYLESTOWN TOWNSHIP AS LAST AMENDED.

_____ _____
SAMUEL D. COSTANZO, PE DATE
PA PE No. PE-041557-R

Van Cleef ENGINEERING WITH FOCUS

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

REV	DESCRIPTION	AUTH	DATE

SERIAL NO. 20242833065

Before You Dig Anywhere
811 Know what's below. Call before you dig. PA Law requires 3 working days' notice before you excavate
In... PENNSYLVANIA
STOP! CALL 1-800-242-1776 TOLL FREE
PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE
0 50 100 200
1 INCH = 100 FT

PLAN NOTATION

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

DAVID H. ARTMAN, P.L.S.
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR NUMBER SU-051039-E

Van Cleef ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (215) 345-1876

OVERALL RECORD PLAN

(SHEET 2 OF 2)

FOR

DOYLESTOWN COUNTRY CLUB

DATE:	APRIL 17, 2026
SCALE:	1"=100'
CALC'D BY:	RWC/DHA
DRAWN BY:	RPB3/JK
CHECKED BY:	DHA
JOB NUMBER:	2101DYT

TMP 09-009-088

DOYLESTOWN TOWNSHIP,
BUCKS COUNTY, PENNSYLVANIA

F:\Jobfile\2021\2101DYT\DWG\SHEETS\TMP-09-009-088\02-Overall Record.dwg - mapl8 4/17/2026 3:24:58 PM

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: Hulmeville Borough Council
Hulmeville Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 6, 2026

Subject: BCPC #13199
Preliminary Plan of Subdivision for Superior Holdings, LLC
TMPs #16-4-1, 16-2-14, 16-1-86, and 16-3-204
Applicant: Superior Holdings, LLC
Owner: Same
Plan Dated: May 29, 2026
Date Received: June 3, 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 four parcels to create a 46.03-acre site. Subdivide the site into 77 single-family detached dwelling lots ranging in size from 7,000 to 11,401 square feet. Approximately 25.46 acres of open space are proposed. The existing dwelling, storage barn, and associated structures will be removed. The site will be served by public water and sewer.

Location: East of the intersection of Green Street and Trenton Avenue.

Zoning: The R-3 Residential District permits Use B3 Single-Family Detached Cluster by right on tracts having a gross site area of 5 acres or greater. A maximum net density of 6.2 dwelling units per acre and a maximum impervious surface of 30 percent are permitted. The minimum lot area for individual lots is 7,000 square feet.

Present Use: Agriculture

COMMENTS

1. **Requested waiver**—Sheet 52 of the plan indicates that the applicant is requesting a waiver from the following subdivision and land development ordinance (SALDO) requirement:

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

Section 22-519.2.
to allow the buffer trees to count toward the street tree requirement along Trenton Avenue

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

2. **Water Resources Impact Study**—Section 704.2.A. of the zoning ordinance requires a Water Resources Impact Study for all land developments with 15 or more dwelling units. The study was not submitted for review.

3. **Open space**

   a. **Central community green**—Section 705.4. of the zoning ordinance requires that all residential developments with 25 dwellings or more provide one or more central community greens, with a minimum area of 800 square feet per dwelling unit and with a contiguous area of at least 20,000 feet. Section 707.1. requires plans to designate the use of open space, the type of maintenance to be provided, and a planting schedule. The plans should be revised to identify the community green and provide the required information.

   b. **Pedestrian path**—We recommend the applicant work with the borough to incorporate a pedestrian path into the sidewalk network which connects the sidewalk on Road A, adjacent to Lot 28, to TMP #16-3-52. This parcel is owned by the borough and contains recreation areas and sports fields.

   c. **Easement**—Section 705.5. of the zoning ordinance requires where open space is designated, an open space easement shall be granted to the borough over such open space. The detailed site plan indicates that open space is proposed. The plans should be revised to meet the requirements of Sections 705.3. and 705.5.

   d. **Fencing**—The detailed site plan indicates open space is proposed behind lots 29 through 44. We recommend a fence be provided to assist delineating open space from private property.

4. **Crosswalk**—The record plan indicates that sidewalks will be provided along Trenton Avenue, at either side of the entrance to Road A. We recommend a crosswalk be provided connecting the sidewalk to facilitate safe pedestrian movement across the entrance to the development.

5. **Emergency access**—Sheet 2 indicates that the site frontage along Trenton Avenue contains steep slopes. We recognize the environmental constraints on the site. However, given the number of dwelling units proposed, we recommend the applicant consider providing a secondary, emergency access to the development.

6. **Sight distance**—Due to the vertical and horizontal curvature of Trenton Avenue, we recommend that the plan include information confirming that there is sufficient sight distance where Road A is proposed to intersect Trenton Avenue.

7. **Impervious surface ratio**—The zoning table on the record plan indicates that the required and proposed maximum impervious surface ratio is 30 percent. The impervious coverage table on Sheet 15 indicates that the proposed impervious area is 30.18 percent. The permitted maximum impervious

surface ratio for the single-family detached cluster use in the R-3 District is 30 percent. We recommend the discrepancy between the tables be resolved prior to plan approval.

8. **Stormwater plantings**—The overall landscape plan indicates that the stormwater basins will be seeded. We recommend borough officials consider requiring stormwater basins to be naturalized and contain a variety of native plant material that will assist with stormwater management.

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

10. **Submission requirements**

    a. **Scale**—Section 701.1.A. of the SALDO requires the plan to be drawn at a scale of 1-inch equals 50 feet or 1-inch equals 100 feet. Several plan sheets, including the record plan, are not drawn to an approved scale.

    b. **Existing features**—Section 701.3.B. of the SALDO requires the location, names, and widths of streets, the location of property lines and names of owners, the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be development to be shown.

    c. **Encroachment map**—Section 701.4.G. of the SALDO requires an encroachment map which illustrates all natural features and information about how much natural feature disturbance is proposed.

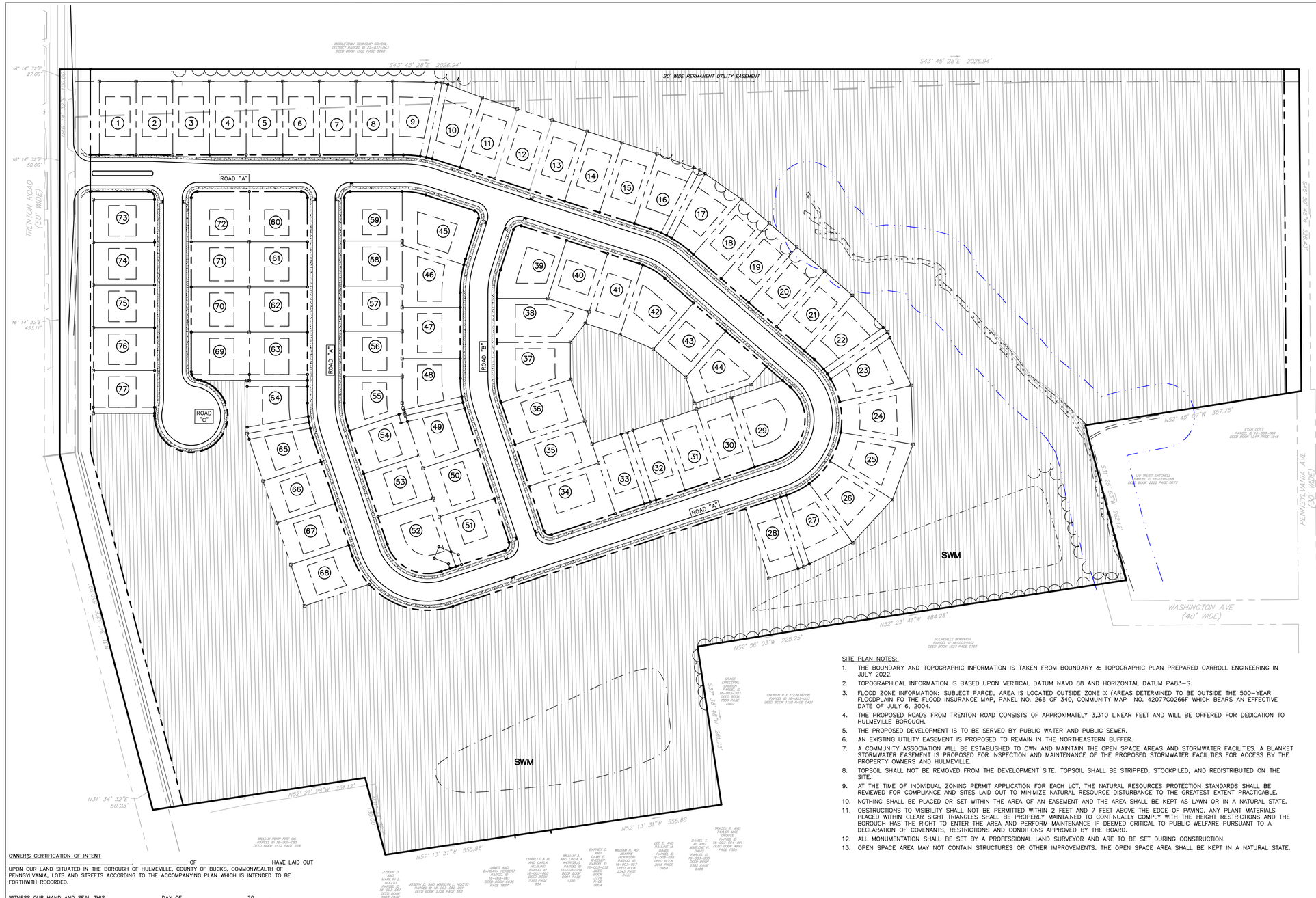
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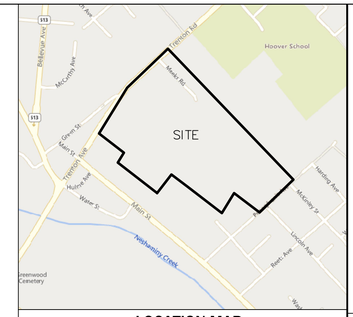
This review will be included in the Bucks County Planning Commission board materials for the August 5, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LR:tmr
26-0157

cc: Superior Holdings, LLC (via email)
Robert Cunningham, PE, Holmes Cunningham Engineering (via email)
Amanda Branco Fuller, PE, Gilmore and Associates, Inc., Hulmeville Borough Engineer (via email)
Bill Wheeler, Hulmeville Borough Manager (via email)
Stephanie Teoli Kuhls, Middletown Township Manager (via email)





LOCATION MAP

REF: BING MAPS SCALE: 1"=800'

LOT AREA AND HOME TYPE		
Lot #	Lot Area (SF)	Home Type
1	7,720	40' X 40' Single
2	7,200	40' X 40' Single
3	7,200	40' X 40' Single
4	7,200	40' X 40' Single
5	7,200	40' X 40' Single
6	7,200	40' X 40' Single
7	7,200	40' X 40' Single
8	7,200	40' X 40' Single
9	8,154	40' X 40' Single
10	7,762	40' X 40' Single
11	7,200	40' X 40' Single
12	7,200	40' X 40' Single
13	7,200	40' X 40' Single
14	7,200	40' X 40' Single
15	7,200	40' X 40' Single
16	7,790	40' X 40' Single
17	8,073	40' X 40' Single
18	7,200	40' X 40' Single
19	7,200	40' X 40' Single
20	7,200	40' X 40' Single
21	7,720	40' X 40' Single
22	8,068	40' X 40' Single
23	8,526	40' X 40' Single
24	8,526	40' X 40' Single
25	8,526	40' X 40' Single
26	8,526	40' X 40' Single
27	8,282	40' X 40' Single
28	7,200	40' X 40' Single
29	11,401	40' X 40' Single
30	7,200	40' X 40' Single
31	7,200	40' X 40' Single
32	7,200	40' X 40' Single
33	7,200	40' X 40' Single
34	10,419	40' X 40' Single
35	8,640	40' X 40' Single
36	8,640	40' X 40' Single
37	9,623	40' X 40' Single
38	9,474	40' X 40' Single
39	9,839	40' X 40' Single
40	7,100	40' X 40' Single
41	7,200	40' X 40' Single
42	8,994	40' X 40' Single
43	7,000	40' X 40' Single
44	8,346	40' X 40' Single
45	10,658	40' X 40' Single
46	8,331	40' X 40' Single
47	7,980	40' X 40' Single
48	7,951	40' X 40' Single
49	8,158	40' X 40' Single
50	7,980	40' X 40' Single
51	8,123	40' X 40' Single
52	10,133	40' X 40' Single
53	7,030	40' X 40' Single
54	7,030	40' X 40' Single
55	7,077	40' X 40' Single
56	7,030	40' X 40' Single
57	7,030	40' X 40' Single
58	7,030	40' X 40' Single
59	7,652	40' X 40' Single
60	7,783	40' X 40' Single
61	7,030	40' X 40' Single
62	7,030	40' X 40' Single
63	7,512	40' X 40' Single
64	7,698	40' X 40' Single
65	7,506	40' X 40' Single
66	7,200	40' X 40' Single
67	7,200	40' X 40' Single
68	7,293	40' X 40' Single
69	7,461	40' X 40' Single
70	7,030	40' X 40' Single
71	7,030	40' X 40' Single
72	7,783	40' X 40' Single
73	7,000	40' X 40' Single
74	7,000	40' X 40' Single
75	7,000	40' X 40' Single
76	7,000	40' X 40' Single
77	7,000	40' X 40' Single

SITE PLAN NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM BOUNDARY & TOPOGRAPHIC PLAN PREPARED CARROLL ENGINEERING IN JULY 2022.
2. TOPOGRAPHICAL INFORMATION IS BASED UPON VERTICAL DATUM NAVD 88 AND HORIZONTAL DATUM PA83–S.
3. FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN FO THE FLOOD INSURANCE MAP, PANEL NO. 266 OF 340, COMMUNITY MAP NO. 42077C0266F WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2004.
4. THE PROPOSED ROADS FROM TRENTON ROAD CONSISTS OF APPROXIMATELY 3,310 LINEAR FEET AND WILL BE OFFERED FOR DEDICATION TO HULMEVILLE BOROUGH.
5. THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
6. AN EXISTING UTILITY EASEMENT IS PROPOSED TO REMAIN IN THE NORTHEASTERN BUFFER.
7. A COMMUNITY ASSOCIATION WILL BE ESTABLISHED TO OWN AND MAINTAIN THE OPEN SPACE AREAS AND STORMWATER FACILITIES. A BLANKET STORMWATER EASEMENT IS PROPOSED FOR INSPECTION AND MAINTENANCE OF THE PROPOSED STORMWATER FACILITIES FOR ACCESS BY THE PROPERTY OWNERS AND HULMEVILLE.
8. TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE. TOPSOIL SHALL BE STRIPPED, STOCKPILED, AND REDISTRIBUTED ON THE SITE.
9. AT THE TIME OF INDIVIDUAL ZONING PERMIT APPLICATION FOR EACH LOT, THE NATURAL RESOURCES PROTECTION STANDARDS SHALL BE REVIEWED FOR COMPLIANCE AND SITES LAID OUT TO MINIMIZE NATURAL RESOURCE DISTURBANCE TO THE GREATEST EXTENT PRACTICABLE.
10. NOTHING SHALL BE PLACED OR SET WITHIN THE AREA OF AN EASEMENT AND THE AREA SHALL BE KEPT AS LAWN OR IN A NATURAL STATE.
11. OBSTRUCTIONS TO VISIBILITY SHALL NOT BE PERMITTED WITHIN 2 FEET AND 7 FEET ABOVE THE EDGE OF PAVING. ANY PLANT MATERIALS PLACED WITHIN CLEAR SIGHT TRIANGLES SHALL BE PROPERLY MAINTAINED TO CONTINUALLY COMPLY WITH THE HEIGHT RESTRICTIONS AND THE BOROUGH HAS THE RIGHT TO ENTER THE AREA AND PERFORM MAINTENANCE IF DEEMED CRITICAL TO PUBLIC WELFARE PURSUANT TO A DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS APPROVED BY THE BOARD.
12. ALL MONUMENTATION SHALL BE SET BY A PROFESSIONAL LAND SURVEYOR AND ARE TO BE SET DURING CONSTRUCTION.
13. OPEN SPACE AREA MAY NOT CONTAIN STRUCTURES OR OTHER IMPROVEMENTS. THE OPEN SPACE AREA SHALL BE KEPT IN A NATURAL STATE.

LEGEND

PROPERTY LINE

R.O.W. LINE

BUILDING SETBACK

PROPOSED MONUMENT

PROPOSED IRON PIN

OPEN SPACE AREA

ZONING TABLE			
Zone: R-3 Residential			
ITEM	**REQUIRED**	**PROPOSED**	**ORDINANCE SECTION**
Use	B3 Single Family Detached Cluster	B3 Single Family Detached Cluster	27-502.2A
R-3 Residential Dirtict Requirements			
Min. Lot Area Single Family Detached	7,000 SF	7,000 SF	27-502.3A
Min. Open Space	10.66 Ac (25%)	55%	27-502.3A
Max. Impervious	30%	30%	27-502.3A
Min. Lot Width Per Dwelling at Building Line	60 FT	60 FT	27-502.3A
Min. Front Yard	30 FT	30 FT	27-502.3A
Min. Side Yard	10 FT	10 FT	27-502.3A
Min. Rear Yard	25 FT	25 FT	27-502.3A
B3 Use Requirements			
Min. Buffer Yard; Perimeter Buffer	20 FT	20 FT	27-406.2C(4)
Min. Off-Street Parking Spaces	2 Spaces Per Unit	2 Spaces Per Unit	27-406.2C(5)

0 80 160 Feet

OWNER'S CERTIFICATION OF INTENT

_____ OF _____ HAVE LAID OUT UPON OUR LAND SITUATED IN THE BOROUGH OF HULMEVILLE, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.

WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____ , 20____.

_____
PRESIDENT

_____
SECRETARY

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____:

ON THE _____ DAY OF _____ , 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____PERSONALLY APPEARED _____, WHO ACKNOWLEDGED TO BE THE _____OF_____, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, _____ EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT _____ DESIRE THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

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

_____
NOTARY PUBLIC
(SEAL)

MY COMMISSION EXPIRES: _____

BOROUGH ENGINEER ACKNOWLEDGEMENT

THIS PLAN HAS BEEN REVIEWED BY THE BOROUGH ENGINEER ON THIS _____ DAY OF _____, 20____.

ENGINEER: _____

PLANNING COMMISSION ACKNOWLEDGEMENT

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

_____
SIGNATURE

APPROVED BY THE HULMEVILLE BOROUGH PLANNING COMMISSION

_____ DATE _____, 20____
CHAIRMAN

_____ DATE _____, 20____
SECRETARY

APPROVED BY THE HULMEVILLE BOROUGH COUNCIL

_____ DATE _____, 20____
PRESIDENT

_____ DATE _____, 20____
SECRETARY

ENGINEER'S CERTIFICATION

ROBERT CUNNINGHAM, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

_____ _____
ROBERT CUNNINGHAM, P.E. DATE
PA PE076424

REGISTERED SURVEYOR CERTIFICATION

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

_____
STEPHEN R. MURPHY, P.L.S.
PENNSYLVANIA LICENSE NO. SU056907

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

REVISIONS		
	Description	Date

CALL BEFORE YOU DIG!!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR MARKOUT AND ADDITIONAL 10 WORKING DAYS IN DESIGN STAGE – STOP & CALL
Pennsylvania One Call Systems, Inc.
1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONFIRM ALL UTILITIES COMPANIES PRIOR TO ANY EXCAVATION.

SUPERIOR HOLDINGS LLC

TP: 16-003-204, 16-004-001, 16-002-014 & 16-001-086
HULMEVILLE BOROUGH, BUCKS COUNTY, PA

RECORD SITE PLAN

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
1559_C1.0 Site.dwg

HCE Job	1559			
Date	05/29/2026	Scale	1"=80'	Designed RC
				Sheet 5 of 58

Drawing No.
C1.0

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 Makefield Township Board of Supervisors
Lower Makefield Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 6, 2026

Subject: BCPC #7748-B
Sketch Plan of Land Development for Federation Housing, Inc.
TMP #20-34-8
Applicant: Federation Housing, Inc.
Owner: Congregation Beth El
Plan Dated: May 5, 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 58 senior living multifamily units on a 15.83-acre site. The multifamily units will be located within a single, three-story structure. The existing synagogue will remain. The site will continue to be served by public water and sewer facilities.

Location: About 300 feet northwest of the intersection of Stony Hill Road and Bluestone Drive.

Zoning: The R-3M Residential Single-Family High-Density Modified District permits place of worship as a special exception. A minimum net lot area of 5 acres and a minimum lot width of 300 feet are required for a place of worship. A maximum impervious surface ratio of 17 percent is permitted. Multifamily dwellings are not a permitted use in the R-3M District.

Present Use: Place of worship

COMMENTS

We reviewed a revised final plan submission for an addition to the existing synagogue on this site in May of 2005 (BCPC #7748-A, dated May 12, 2005). The current sketch is a new proposal to add residential units to the site. We offer the following comments for the proposed sketch plan submission:

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

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

   Section 200-28
   to permit multifamily dwellings where multifamily dwellings would otherwise not be permitted

   Section 200-30
   to permit a building height greater than 35 feet where a maximum height of 35 feet would otherwise be permitted

   Section 200-31
   to permit impervious coverage of 22.7 percent where a maximum of 17 percent would otherwise be permitted

   Section 200-51.B.(5)(c)[2]
   to permit disturbance of 75 percent of Class II steep slopes where a maximum of 30 percent disturbance is otherwise permitted

   Section 200-78.E.(1)(a)
   to permit parking space dimensions to be 9 feet by 18 feet where a minimum of 10 feet by 20 feet would otherwise be required

   Section 200-79
   to permit 202 parking spaces where 282 parking spaces would otherwise be required

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

2. **Impervious surface**

   a. **Pervious pavement**—We note that the applicant is requesting a variance for proposing 5.7 percent more impervious coverage than what is allowed. Article XIIID of the zoning ordinance provides requirements for obtaining impervious surface credit if pervious pavement systems are provided. We recommend the applicant consider using pervious pavement on the site to lower the amount of proposed impervious coverage and potentially avoid needing a variance.

   b. **Fire department access**—The sketch plan shows two fire department access lanes on the north and south sides of the proposed apartment building. We recommend the applicant coordinate with the township fire chief to determine if both access points are necessary. Also, we recommend grass pavers or other pervious material be used for the fire department access lanes.

3. **Walkway and bicycle path**—Map 8, Walkway System, in the *Township of Lower Makefield Comprehensive Master Plan Update* (2019) indicates that a walkway and bicycle path is proposed on this portion of Stony Hill Road. Also, Section 178-47 of the subdivision and land development ordinance (SALDO) requires sidewalks be provided on both sides of all streets. We recommend the applicant work with the township to determine what kind of pedestrian improvements are desired on the Stony Hill Road frontage.

4. **Recreation land**—The sketch plan does not identify any proposed public amenities or recreation land for resident use. Section 178-88 of the SALDO requires all residential land developments to provide recreation land and/or a fee-in-lieu. Given the large number of proposed dwelling units, we

recommend the applicant provide public amenities and recreation land. Also, we recommend incorporating the existing path that connects the interior of the site to Cinnabar Lane as part of the recreation land.

5. **Street access and driveways**—Section 178-44.K. of the SALDO requires that all new residential subdivision or land developments containing 25 dwelling units or more shall have a minimum of two public street entrances from public roads to the residential subdivision or land development. Only one public street entrance to Stony Hill Road is provided.

6. **Internal circulation**—The sketch plan indicates a covered canopy will be provided for picking up and dropping off residents. We recommend the applicant provide a circulation plan with the preliminary plan submission. Such plan should show adequate signage and safe vehicular movements in the interior of the site, particularly regarding the ingress of the canopy drop-off lane.

7. **Setbacks measured from resource protected land**—Section 200-54.C. of the zoning ordinance states that on lots which include lands with resource restrictions, the minimum building setbacks shall be measured from the limit of the resource-protected lands rather than from the lot lines so that the required minimum yard is free from resource-restricted lands. Future plans should indicate compliance with this ordinance requirement.

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

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LR:tmr
26-0140

cc: Federation Housing, Inc.
Justin Geonnotti, PE, Dynamic Engineering Consultants, PC (via email)
Kyle Turner, PE, Herbert, Rowland, and Grubic, Inc., Township Engineer (via email)
David W. Kratzer Jr., Township Manager (via email)
James Majewski, PE, PP, CFM, Township Director of Planning and Zoning (via email)
Daniel McLoone, Township Planner (via email)

GENERAL NOTES:

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

   ALTA/NSPS LAND TITLE SURVEY
   DYNAMIC SURVEY, LLC
   826 NEWTOWN YARDLEY ROAD, SUITE 201
   NEWTOWN, PA 19940
   DATED: FEBRUARY 27, 2026

2. APPLICANT/OWNER: FEDERATION HOUSING, INC.
   8901 ROOSEVELT BOULEVARD
   PHILADELPHIA, PA 19115

3. PARCEL DATA: PARCEL NO. 20-034-008
   TOWNSHIP OF LOWER MAKEFIELD
   BUCKS COUNTY, PA

4. ZONE: ZONE R-3M (RESIDENTIAL SINGLE-FAMILY HIGH DENSITY MODIFIED ZONE)

5. EXISTING USE: PLACE OF WORSHIP **(SPECIAL EXCEPTION - PREVIOUSLY GRANTED)** (§200-28.B(4))

6. PROPOSED USE: PLACE OF WORSHIP **(SPECIAL EXCEPTION - PREVIOUSLY GRANTED)** (§200-28.B(4))

   MULTI-FAMILY DWELLING **(NON-PERMITTED USE)** (§200-28) **(V)**

7. SCHEDULE OF ZONING REQUIREMENTS (§200-29, §200-30, §200-31 & §200-68.A(27))

ZONE REQUIREMENT	R-3M ZONE	EXISTING	PROPOSED
MINIMUM GROSS LOT AREA	N/S	15.83 Ac (689,324 SF)	15.83 Ac (689,324 SF)
MINIMUM NET LOT AREA [1]	5 Ac	14.51 Ac (632,163 SF)	14.51 Ac (632,163 SF)
MINIMUM BASE SITE AREA	N/S	14.45 Ac (629,344 SF)	14.45 Ac (629,344 SF)
MINIMUM NET BUILDABLE SITE AREA	N/S	5.82 Ac (253,665 SF)	5.82 Ac (253,665 SF)
MINIMUM LOT WIDTH @BLDG SETBACK LINE	300 FT	898.5 FT	898.5 FT
MINIMUM FRONT YARD SETBACK (STONY HILL ROAD) [1]	100 FT	118.8 FT	118.8 FT
MINIMUM REAR YARD SETBACK [1]	100 FT	93.0 FT **(E)**	93.0 FT **(E)**
MINIMUM SIDE YARD SETBACK [1]	50 FT	180.1 FT	73.9 FT
MAXIMUM BUILDING HEIGHT	35 FT	> 35 FT **(E)**	> 35 FT **(V)**
MAXIMUM IMPERVIOUS COVERAGE [2]	17%	16.2% (102,544 SF)	22.7% (143,281 SF) **(V)**
MINIMUM OPEN SPACE [3]	25%	> 25.0%	> 25.0%

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

[1] CALCULATED PER 'PLACES OF WORSHIP' REQUIREMENTS
[2] CALCULATED PER 'NET LOT AREA'
[3] NO AREA DESIGNATED AS OPEN SPACE SHALL BE SMALLER THAN 20,000 SQUARE FEET

8. PARKING REQUIREMENTS
   A. EACH PARKING SPACE SHALL BE 10 FEET BY 20 FEET, UNLESS OTHERWISE PERMITTED BY THE BOARD OF SUPERVISORS DURING THE PROCESS OF REVIEWING AND APPROVING A SUBDIVISION OR LAND DEVELOPMENT APPLICATION. (§200-78.E(1)(a)) **(V)**
   B. ACCESSIBLE PARKING SPACE DIMENSIONS SHALL BE PURSUANT TO THE DEPARTMENT OF JUSTICE'S REVISED REGULATIONS FOR TITLES II AND III OF THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA), CALLED THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS AMENDED. (§200-78.E(1)(b))
   C. JOINT USE. TWO OR MORE USES MAY PROVIDE FOR REQUIRED PARKING IN A COMMON PARKING LOT IF THE TOTAL SPACE PROVIDED IS NOT LESS THAN THE SUM OF THE SPACES REQUIRED FOR EACH USE INDIVIDUALLY. HOWEVER, THE NUMBER OF SPACES REQUIRED IN A COMMON PARKING FACILITY MAY BE REDUCED BELOW THIS TOTAL ONLY AS A SPECIAL EXCEPTION UNDER §200-98 (ZONING HEARING BOARD) IF IT CAN BE DEMONSTRATED TO THE ZONING HEARING BOARD THAT THE HOURS OR DAYS OF PEAK PARKING NEEDED FOR THE USES ARE SO DIFFERENT THAT A LOWER TOTAL WILL PROVIDE ADEQUATELY FOR ALL USES SERVED BY THE FACILITY. (§200-78.E(3))
   D. FOR RESIDENTIAL USES, IN RESIDENTIAL DISTRICTS, REQUIRED, OFF-STREET PARKING SPACES MAY BE LOCATED WITHIN THE REQUIRED FRONT YARD, PROVIDED THAT SUCH SPACES ARE PAVED WITH A HARD SURFACE MATERIAL AND NO PORTION OF EACH SPACE SO PROVIDED IS WITHIN FIVE FEET OF THE RIGHT-OF-WAY LINE OR PROPERTY LINE AND NO TRUCKS OR COMMERCIAL VEHICLES ARE PARKED IN SUCH SPACES. (§200-78.H(1))
   E. ALL OTHER RESIDENTIAL USES, INCLUDING MOBILE HOME PARK: 2.5 OFF-STREET PARKING SPACES PER DWELLING UNIT. (§200-79.A(2))
   F. PLACE OF WORSHIP. THE GREATER OF THE FOLLOWING NUMBER OF PARKING SPACES: ONE OFF-STREET PARKING SPACE FOR EACH THREE PERMANENT SEATS WHICH ARE CONTAINED IN ALL AREAS OF THE BUILDING OR BUILDINGS SPECIFICALLY DESIGNED FOR THE GATHERING OF 15 OR MORE PERSONS JOINED FOR RELIGIOUS SERVICES AND/OR SOCIAL PURPOSES, SPECIFICALLY EXCLUDING COMMON AREAS, OFFICES, HALLWAYS, KITCHEN STORAGE AREAS, MECHANICAL ROOMS AND OTHER AREAS WHICH ARE ACCESSORY AND OTHERWISE INCIDENTAL TO THE DESIGNATED SOCIAL AND/OR RELIGIOUS PURPOSES; OR, ONE OFF-STREET PARKING SPACE FOR EACH 40 SQUARE FEET OF NET FLOOR AREA WHICH IS CONTAINED IN ALL AREAS OF THE BUILDING OR BUILDINGS SPECIFICALLY DESIGNED FOR THE GATHERING OF 15 OR MORE PERSONS JOINED FOR RELIGIOUS SERVICES AND/OR SOCIAL PURPOSES, SPECIFICALLY EXCLUDING COMMON AREAS, OFFICES, HALLWAYS, KITCHEN STORAGE AREAS, MECHANICAL ROOMS AND OTHER AREAS WHICH ARE ACCESSORY AND OTHERWISE INCIDENTAL TO THE DESIGNATED SOCIAL AND/OR RELIGIOUS PURPOSE. (§200-79.A(28))
   G. PARKING CALCULATION:

      PROPOSED MULTI-FAMILY DWELLING (ALL OTHER RESIDENTIAL)

      (58 DWELLINGS) * (2.5 PARKING SPACES/1 DWELLING) = 145 SPACES

      EXISTING SYNAGOGUE (PLACE OF WORSHIP)

      (5,471 SF) * (1 PARKING SPACES/40 SF) = 137 SPACES

      = 282 TOTAL SPACES REQUIRED
      = 202 TOTAL SPACES PROPOSED **(V)**

9. BUFFER REQUIREMENTS
   A. BUFFERS SHALL BE PROVIDED WHEREVER A MULTIFAMILY RESIDENTIAL DEVELOPMENT, SINGLE-FAMILY ATTACHED DEVELOPMENT OR A MOBILE HOME PARK ABUTS A SINGLE-FAMILY RESIDENTIAL USE OR DISTRICT. THE BUFFER SHALL BE LOCATED ON THE MULTIFAMILY OR MOBILE HOME PARK PROPERTY. (§200-73.C(2))
   B. BUFFER WIDTH OF 25 FT IS REQUIRED FOR SINGLE-FAMILY/MULTIFAMILY SEPARATION BUFFERS. (§200-73.C(2)(b))
   C. SCREENED PLANTED AREA MINIMUM WIDTH OF 25 FT IS REQUIRED FOR SINGLE-FAMILY/MULTIFAMILY SEPARATION BUFFERS. (§200-73.C(2)(c))

10. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
11. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
12. BASED ON TOPOGRAPHIC SURVEY INFORMATION AND FEMA FLOOD MAPPING, THIS PROPERTY IS IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42017C0453J, WHICH BEARS AN REVISED DATE OF MARCH 3, 2015. BY TELEPHONE YOU CAN CALL THE NATIONAL FLOOD INSURANCE PROGRAM AT (1-800-638-6620) TO LEARN IF THIS COMMUNITY CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
13. AN NPDES PERMIT IS REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
14. DRIVEWAY ACCESS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY THE DEPARTMENT OF TRANSPORTATION AS REQUIRED BY SECTION 410 OF THE ACT OF JUNE 1, 1945 (P.P. 1242 NO. 428) KNOWN AS THE STATE HIGHWAY LAW.
15. A FINAL ON-SITE UTILITY DESIGN HAS NOT BEEN COMPLETED FOR PREPARATION OF THIS PLAN. COMPLETE LAND DEVELOPMENT DRAWINGS AND REVIEW BY THE APPLICABLE UTILITY AUTHORITIES IS STILL REQUIRED.
16. THIS PLAN IS INTENDED FOR ZONING APPROVAL PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION. THIS PLAN MAY BE SUBJECT TO CHANGE UPON PREPARATION OF COMPLETE LAND DEVELOPMENT PLAN DRAWINGS, AND REQUIRED PERMITTING.

VARIANCES REQUESTED:

THE FOLLOWING VARIANCES FROM THE ZONING HEARING BOARD ARE REQUESTED FROM THE LOWER MAKEFIELD TOWNSHIP ZONING ORDINANCE (ZO):

1. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §200-28 TO PERMIT MULTIFAMILY DWELLINGS; WHERES MULTIFAMILY DWELLINGS WOULD OTHERWISE NOT BE PERMITTED.
2. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §200-30 TO PERMIT A BUILDING HEIGHT GREATER THAN 35 FT; WHERES 35 FT WOULD OTHERWISE BE PERMITTED.
3. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §200-31 TO PERMIT IMPERVIOUS COVERAGE OF 22.7%; WHERES 17% WOULD OTHERWISE BE REQUIRED.
4. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §200-31.B(5)(C)(2) TO PERMIT DISTURBANCE OF 75% OF CLASS II STEEP SLOPES (15-25%); WHERES 30% DISTURBANCE WOULD OTHERWISE BE PERMITTED.
5. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §200-78.E(1)(A) TO PERMIT PARKING SPACE DIMENSIONS TO BE 9 FEET X 18 FEET; WHERES 10 FEET X 20 FEET WOULD OTHERWISE BE REQUIRED.
6. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §200-79 TO PERMIT 202 PARKING SPACES; WHERES 282 PARKING SPACES WOULD OTHERWISE BE REQUIRED.


T.M.P. 20-034-008-001
N/F ANTHONY MANNINO
DB. 6894, PG. 1819
T.M.P. 20-060-303
N/F MICHAEL J. ROSSI
DB. 6219, PG. 646
T.M.P. 20-060-302
N/F JOHN J. MULDOWNEY &
LAURA CARBERRY-MULDOWNEY
DB. 1835, PG. 1331
T.M.P. 20-060-301
N/F LEONARD A. MCMULLEN JR.
INST. 2025057510
T.M.P. 20-034-008
N/F CONGREGATION BETH-EL
DB. 752, PG. 741
AREA TO TITLE LINE
689,324 SF, 15.825 AC.
AREA TO ULTIMATE R/W LINE
632,163 SF, 14.512 AC.
T.M.P. 20-063-155
N/F TOWNSHIP OF LOWER MAKEFIELD
DB. 172, PG. 2351
T.M.P. 20-060-127
N/F SEAN J. RADOMSKI
INST. 2018037818
T.M.P. 20-060-128
N/F ELAINE G. SHEPHERD
DB. 2752, PG. 567
T.M.P. 20-060-099
N/F CHRISTOPHER & GLORIA F. MONTEIRO
INST. 2018061593
T.M.P. 20-060-098
N/F DARRYL & MAUREEN BELINSKI
DB. 2554, PG. 721
T.M.P. 20-060-088
N/F THOMAS R. HUGHES JR.
DB. N/A, PG. N/A
T.M.P. 20-060-087
N/F THOMAS SCOTT & LORA KACZOR
DB. 3635, PG. 263
T.M.P. 20-060-086
N/F MATTHEW THORN
INST. 2018048789
T.M.P. 20-060-122
N/F TOWNSHIP OF LOWER MAKEFIELD
DB. 2373, PG. 792
STONY HILL ROAD
(S.R. 2069 - VARIABLE WIDTH PUBLIC R/W)
CINNABAR LN
(50' R/W WIDTH PER PLAN)
202 TOTAL PARKING SPACES
PROP. RELOCATED RESERVED PARKING SIGN
PROP. FULL DEPTH PAVEMENT (TYP.)
PROP. DIRECTIONAL ARROW (TYP.)
PROP. PARKING STRIPING (TYP.)
PROP. CANOPY
PROP. FIRE DEPARTMENT ACCESS
PROPOSED 3-STORY SENIOR LIVING RESIDENCE 58-UNITS
PROP. CONC. SIDEWALK
PROP. ADA PARKING STALLS (TYP.)
PROP. ADA STRIPING
PROP. ADA PARKING SIGN ON BOLLARD (TYP.)
PROP. CONC. CURB (TYP.)
PROP. CURB TRANSITION
PROP. FIRE DEPARTMENT ACCESS
50' WETLAND BUFFER
50' SIDE YARD SETBACK
100' FRONT YARD SETBACK
Delineated Wetlands Line Per PBI. 282, PG. 34
Wetlands Line See General Note #11
Wetlands Line (Typ.) See General Note #11
Wooded Area 7
Wooded Area 9
Stone Wall
Asphalt Drive
Post & Rail Fence
Vinyl Fence
Chain Link Fence
Board on Board Fence
Shed
Firewood Shelter
Sanitary Manhole
Water Manhole
Vault Per MR3
Water Markout Per MR3 (Typ.)
Sanitary Markout Per MR3 (Typ.)
Sanitary Markout Per MR3
Water Markout Per MR3
Reserved Parking President' Sign
Reserved Parking Synagogue Admin Sign
Reserved Parking Education Director Sign
Reserved Parking Rabbi' Sign TO BE RELOCATED
Reserved Parking Sign (Typ.)
2 Story Masonry Building Ht. 47'±
Column (Typ.) Canopy
Brick Planter
Bollard
Brick Path (Typ.)
Belgian Block Curb
Type 'M' Inlet
Type 'C' Inlet
Type 'W' Inlet
Grease Trap
Grease Trap Manhole
Electric Manhole Per MR4 (Typ.)
Yard Spotlight (Typ.)
Conc. Bollard (Typ.)
Edge of Pavement Sanitary Manhole
8" Elec. Utility
Benchmark Top Nut Elev. 190.19 (NAVD 88)
T. PECO Easement Per DB. 1160, PG. 300
Stone Patio
Stop Sign
Edge of Pavement
Stone Retaining Wall
Brick Wall
Concrete Wall
Concrete Block Wall
Dep. Curb (Typ.)
Sanitary Manhole
Water Manhole
Vault
Utility Pole
Guy Wire
Guy Anchor
Light Pole
Sign
Tree
Shrub
Fence
Edge of Pavement
Mon. Find.
Cap Find.
Iron Pin Set
Iron Pipe Found
Concrete Monument Found
Stone Monument Found
Iron Pin Found
Asphalt
Grass
Gravel
Concrete
Brick
Stone
Water
Trees
Shrubs
Fence

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

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: July 8, 2026

Subject: BCPC #13201
Sketch Plan of Land Development for Matte Black, LLC
TMP #20-21-1
Applicant: Matte Black LLC
Owner: Same
Plan Dated: May 29, 2026
Date Received: June 3, 2026

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

GENERAL INFORMATION

Proposal: Construct a 1,288-square-foot restaurant and a parking lot on an 18,007-square-foot lot. An apartment is proposed on the second floor of the restaurant. The existing residential structure with two dwelling units shall remain. The site is served by public water and sewer.

Location: About 100 feet west of the intersection of Langhorne-Yardley Road and Edgewood Road.

Zoning: The H-C Historic Commercial District permits a residence in combination with a permitted commercial use by right with a minimum net lot area of 10,000 square feet and a maximum impervious surface ratio of 80 percent.

The sketch plan notes existing nonconformities on the site pertaining to the required special setback along Langhorne-Yardley Road and the minimum side yard parking setback.

Present Use: Residential

COMMENTS

1. **Anticipated variances**—The sketch plan indicates that the applicant is anticipating requesting variances from the following zoning ordinance requirements:

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

Section 200-36.A.(6)(c)
to permit a private balcony above an occupied space, whereas a private yard is required to be on the same lot or structure which is unoccupied

Sections 200-79.A.(2) and 200-79.A.(32)
to permit 24 parking spaces whereas 34 parking spaces are required

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

2. **Anticipated waivers**—Plan notations indicate waivers from the following requirements of the subdivision and land development ordinance (SALDO) may be requested:

   Section 178-40
   to not require the dedication of the ultimate right-of-way and maintain the existing right-of-way along Langhorne-Yardley Road

   Section 200-78.E.(1)(a)
   to allow parking space sizes to be 9 feet by 18 feet instead of the required 10 feet by 20 feet

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

3. **Site access**

   a. **Sight distance**—Due to the horizontal curve of Langhorne-Yardley Road to the northeast of the site, we recommend that future plan submissions include information confirming that there is sufficient sight distance where the proposed driveway is shown to intersect Langhorne-Yardley Road.

   b. **Access width**—To facilitate the safe and efficient operation of access points to state and township roads from both local roads and low, medium, and high-volume driveways a minimum curb-to-curb width of 28 feet should be considered at the initial portion of the access. This will allow two vehicles to enter and exit simultaneously without significant conflict and would be consistent with PennDOT's access management policies, as well as broader traffic industry design standards.

4. **Pedestrian circulation**

   a. **Sidewalks**—The sketch plan does not provide a label or legend indicating that sidewalks are proposed along Langhorne-Yardley Road. We recommend sidewalks be provided along the entire length of the property frontage and sidewalks be indicated on the plan.

   b. **On-site walkways**—Section 178-47.B. of the SALDO requires on-lot walkways for convenience and access to all dwelling units and other principal buildings designed for human occupancy from streets, driveways, parking areas or garages. We recommend that future plan submissions show the required pedestrian connection between the proposed gravel parking area and the existing residences.

5. **Recreation land**—Future plan submissions should indicate how the proposal will meet the recreation land requirements of Section 178-89.B. of the SALDO or fee-in-lieu provisions in Section 178-92.

6. **Signage**—The sketch plan indicates that tenant parking only signs will be provided for two spaces adjacent to the trash enclosure. We recommend tenant parking only signs be provided by the gravel parking spaces provided for the existing building tenants.

7. **Screening**—We recommend vegetative plantings and/or a fence be provided at the rear of the existing building as a screening buffer to increase privacy, limit spillover lighting and glare generated from vehicles in the parking lot, and provide a sense of separation between the restaurant, its customers, and the existing dwellings.

8. **Existing trees**—Aerial photographs of the site show a row of large coniferous trees located along the western lot line bordering TMP #20-14-9. The trees are not indicated on the sketch plan and it is not clear if they are on the subject tract or the adjacent parcel. If the trees are located on the site we recommend they be shown on future plans and retained, wherever possible.

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

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LR:emh
26-0158

cc: Dynamic Newtown (via email)
Matte Black LLC (via email)
Justin Geonnotti, PE, Dynamic Engineering Consultants, PC (via email)
Kyle Turner, PE, Herbert, Rowland, and Grubic, Inc., Township Engineer (via email)
David W. Kratzer, Jr., Township Manager (via email)
James Majewski, PE, PP, CFM, Township Director of Planning and Zoning (via email)
Daniel McLoone, Township Planner (via email)

GENERAL NOTES

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

   PLAN OF SURVEY
   KELLY ENGINEERS
   30 LACRUE AVENUE, SUITE 201
   GLEN MILLS, PENNSYLVANIA 19342
   DATED: OCTOBER 23, 2024

2. OWNER/APPLICANT: MATTE BLACK I LLC
   1832 WINDFLOWER LANE
   YARDLEY, PENNSYLVANIA 19067

3. PARCEL DATA: 1712 LANGHORNE-YARDLEY ROAD (SR-2049)
   PARCEL ID: 20-021-001
   TOWNSHIP OF LOWER MAKEFIELD
   BUCKS COUNTY, PA

4. ZONE: COMMERCIAL-HISTORIC COMMERCIAL (H-C) DISTRICT

5. EXISTING USE: MULTIFAMILY **(NON-PERMITTED USE TO REMAIN)** (§200-36.A) **(E)**

6. PROPOSED USE: MULTIFAMILY **(NON-PERMITTED USE TO REMAIN)** (§200-36.A) **(E)**
   RESTAURANT (TAKE-OUT ONLY) & RESIDENCE COMBINATION **(PERMITTED USE)** (§200-36.A(6))

7. SCHEDULE OF ZONING REQUIREMENTS (§200-37)

ZONE REQUIREMENT	ZONE H/C	EXISTING	PROPOSED [1]
MINIMUM LOT AREA	10,000 SF	0.413 AC (18,007 SF)	0.413 AC (18,007 SF)
MINIMUM LOT WIDTH	75 FT	151.9 FT	151.9 FT
MINIMUM LOT DEPTH	30 FT	102.1 FT	102.1 FT
SPECIAL SETBACK ALONG COLLECTOR ROADS (LANGHORNE-YARDLEY ROAD)	80 FT	8.4 FT **(E)**	8.4 FT **(E)**
MINIMUM FRONT YARD SETBACK (LANGHORNE-YARDLEY ROAD)			
– BUILDING	30 FT	8.4 FT **(E)**	8.4 FT **(E)**
– PARKING	5 FT	0.0 FT **(E)**	14.8 FT
MINIMUM REAR YARD SETBACK			
– BUILDING	30 FT	65.2 FT	53.2 FT
– PARKING	5 FT	61.6 FT	5.0 FT
MINIMUM SIDE YARD SETBACK			
– BUILDING	15 FT	31.3 FT	31.3 FT
– PARKING	5 FT	3.7 FT **(E)**	5.0 FT
MINIMUM NON-RESIDENTIAL/MULTIFAMILY USE BUFFER	5 FT	> 5 FT	5 FT
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
MAXIMUM BUILDING COVERAGE	40%	6.0% (1,074 SF)	15.3% (2,760 SF)
MAXIMUM IMPERVIOUS COVERAGE	80%	13.7% (2,464 SF)	72.0% (12,963 SF)

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

[1] ASSUMES DESIGN WAIVER WILL BE REQUESTED FROM SALDO §178-40 TO NOT REQUIRE DEDICATION OF ULTIMATE RIGHT-OF-WAY AND TO MAINTAIN EXISTING RIGHT-OF-WAY ALONG LANGHORNE-YARDLEY ROAD

8. SETBACK REQUIREMENTS FOR BUILDINGS ON INDIVIDUAL LOTS
   A. FOR STRUCTURES TO BE REHABILITATED, NO PORTIONS SHALL BE CLOSER TO THE ROAD THAN AS ORIGINALLY CONSTRUCTED AND ALL ADDITIONS OR EXTENSIONS TO PRIMARY OR PRINCIPAL STRUCTURES SHALL OCCUR BEHIND THE FRONT BUILDING LINE AND SHALL NOT PROJECT CLOSER THAN 15 FEET TO A SIDE LOT LINE NOR 15 FEET TO A REAR LOT LINE. (§200-37.C(4)

9. RESIDENCE IN COMBINATION WITH A PERMITTED COMMERCIAL USE REQUIREMENTS
   A. A MAXIMUM OF TWO DWELLING UNITS IN COMBINATION WITH A SINGLE COMMERCIAL USE PER STRUCTURE SHALL BE ALLOWED. (§200-36.A(6)(a))
   B. ALL RESIDENTIAL USES SHALL CONTAIN FULL KITCHEN AND BATH FACILITIES WITHIN THE INDIVIDUAL UNIT. (§200-36.A(6)(b))
   C. A PRIVATE YARD OF AT LEAST 200 SQUARE FEET SHALL BE DESIGNATED ON SITE FOR EACH DWELLING UNIT. (§200-36.A(6)(c)) **(V)**
   D. THE DWELLING UNIT ACCESS SHALL BE SEPARATE FROM THAT OF THE COMMERCIAL. (§200-36.A(6)(d))
   E. OFF-STREET PARKING SPACES AS REQUIRED FOR BOTH THE COMMERCIAL AND RESIDENTIAL USES SHALL BE PROVIDED. (§200-36.A(6)(e))

10. PARKING REQUIREMENTS
    A. EACH PARKING SPACE SHALL BE 10 FEET BY 20 FEET, UNLESS OTHERWISE PERMITTED BY THE BOARD OF SUPERVISORS DURING THE PROCESS OF REVIEWING AND APPROVING A SUBDIVISION OR LAND DEVELOPMENT APPLICATION. (§200-78.E.(1)(a)) **(WAIVER)**
    B. TWO OR MORE USES MAY PROVIDE FOR REQUIRED PARKING IN A COMMON PARKING LOT IF THE TOTAL SPACE PROVIDED IS NOT LESS THAN THE SUM OF THE SPACES REQUIRED FOR EACH USE INDIVIDUALLY. HOWEVER, THE NUMBER OF SPACES REQUIRED IN A COMMON PARKING FACILITY MAY BE REDUCED BELOW THIS TOTAL ONLY AS A SPECIAL EXCEPTION UNDER §200-98 (ZONING HEARING BOARD) IF IT CAN BE DEMONSTRATED TO THE ZONING HEARING BOARD THAT THE HOURS OR DAYS OF PEAK PARKING NEEDED FOR THE USES ARE SO DIFFERENT THAT A LOWER TOTAL WILL PROVIDE ADEQUATELY FOR ALL USES SERVED BY THE FACILITY. (§200-78.E.(3))
    C. WITHIN THE HISTORIC DISTRICT, PARKING AREAS MAY OCCUPY A PORTION OF THE REQUIRED YARD AREAS, BUT MAY NOT OCCUPY ANY AREA REQUIRED FOR A BUFFER AND MY NOT BE LOCATED CLOSER THAN FIVE (5') FEET TO ANY PROPERTY LINE (§200-78.G(1))
    D. REQUIRED PARKING CALCULATION PER §200-79:

       OTHER RESIDENTIAL USES: 2.5 OFF-STREET PARKING SPACES PER DWELLING UNIT

       RESTAURANT: ONE (1) OFF-STREET PARKING SPACE FOR EVERY 50 SF OF NET FLOOR AREA

       THEREFORE:

       (2 APARTMENT UNITS) X (2.5 SPACES/UNIT) = 5 SPACES **(EXISTING)**
       (1 APARTMENT UNIT) X(2.5 SPACES/UNIT) = 3 SPACES
       (1,288 SF RETAIL) X (1 SPACE/50 SF) = 26 SPACES

       = 34 TOTAL SPACES REQUIRED
       = 24 TOTAL SPACES PROPOSED **(V)**

11. LOADING REQUIREMENTS
    A. OFF-STREET LOADING BERTHS SHALL BE PROVIDED ON ANY LOT ON WHICH A BUILDING EXCEEDING 6,000 SQUARE FEET OF GROSS FLOOR AREA FOR BUSINESS OR INDUSTRY IS HEREAFTER ERECTED. (§200-80)

12. DRIVEWAY REQUIREMENTS
    A. AT EACH POINT WHERE A PRIVATE ACCESSWAY OR DRIVEWAY INTERSECTS A PUBLIC STREET OR ROAD, A CLEAR SIGHT TRIANGLE OF 15 FT. MEASURED FROM THE POINT OF INTERSECTION OF THE STREET AND THE ACCESSWAY, SHALL BE MAINTAINED, WITHIN WHICH VEGETATION AND OTHER VISUAL OBSTRUCTIONS SHALL BE LIMITED TO A HEIGHT OF NOT MORE THAN 1.5 FT ABOVE STREET LEVEL (§200-60.B.)

13. BUFFER REQUIREMENTS
    A. REQUIRED BUFFERS MAY BE LOCATED IN SPECIAL SETBACKS OR IN YARD AREAS, PROVIDED THAT A YARD AREA WITH A MINIMUM DEPTH OF 25 FEET, AS MEASURED FROM THE PRINCIPAL STRUCTURE, SHALL BE PROVIDED WHICH IS EXCLUSIVE OF THE REQUIRED BUFFER (§200-73.A(2))
    B. WHERE BUFFERS ARE REQUIRED THE BUFFER SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE SIDE OR REAR PROPERTY LINE (§200-73.A(5))
    C. NONRESIDENTIAL/RESIDENTIAL SEPARATION BUFFERS. A BUFFER SHALL BE PROVIDED WHEREVER A NONRESIDENTIAL USE ABUTS A RESIDENTIAL USE REGARDLESS OF DISTRICT. THE BUFFER SHALL BE LOCATED ON THE NONRESIDENTIAL PROPERTY AND SHALL BE LOCATED ALONG THE SIDE AND/OR REAR PROPERTY LINE(S) ABUTTING THE RESIDENTIAL USE OR DISTRICT:
       1. A TYPE I BUFFER SHALL BE REQUIRED (§200-73.D(1)(b)[1][a])
       2. THE MINIMUM BUFFER WIDTH SHALL BE FIVE (5') FEET (§200-73.D(1)(b)[1][b])
       3. THERE SHALL BE A SOLID BOARD FENCE A MINIMUM OF FIVE (5') FEET IN HEIGHT (§200-73.D(1)(b)[1][c])
       4. FOR BUFFER DESIGN AND PLANT MATERIALS, SEE CHAPTER 178, SUBDIVISION AND LAND DEVELOPMENT, FOR TYPE I BUFFER DESIGN AND PLANTING STANDARDS. (§200-73.D(1)(b)[1][d])
    D. A LANDSCAPED AREA A MINIMUM OF 5 FT IN WIDTH SHALL BE PROVIDED AT THE PERIPHERY OF ALL PARKING LOTS USED FOR COMMERCIAL ACTIVITIES (§200-73.D(1)(b)[7])

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

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

16. BASED ON TOPOGRAPHIC SURVEY INFORMATION, AND FEMA FLOOD MAPPING, THIS PROPERTY IS IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42017C0432J & 42017C0451J, WHICH BEARS AN REVISED DATE OF MARCH 16, 2015. BY TELEPHONE YOU CAN CALL THE NATIONAL FLOOD INSURANCE PROGRAM AT (1-800-638-6620) TO LEARN IF THIS COMMUNITY CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

18. DRIVEWAY ACCESS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY THE DEPARTMENT OF TRANSPORTATION AS REQUIRED BY SECTION 410 OF THE ACT OF JUNE 1, 1945 (P.P. 1242 NO. 428) KNOWN AS THE STATE HIGHWAY LAW.

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

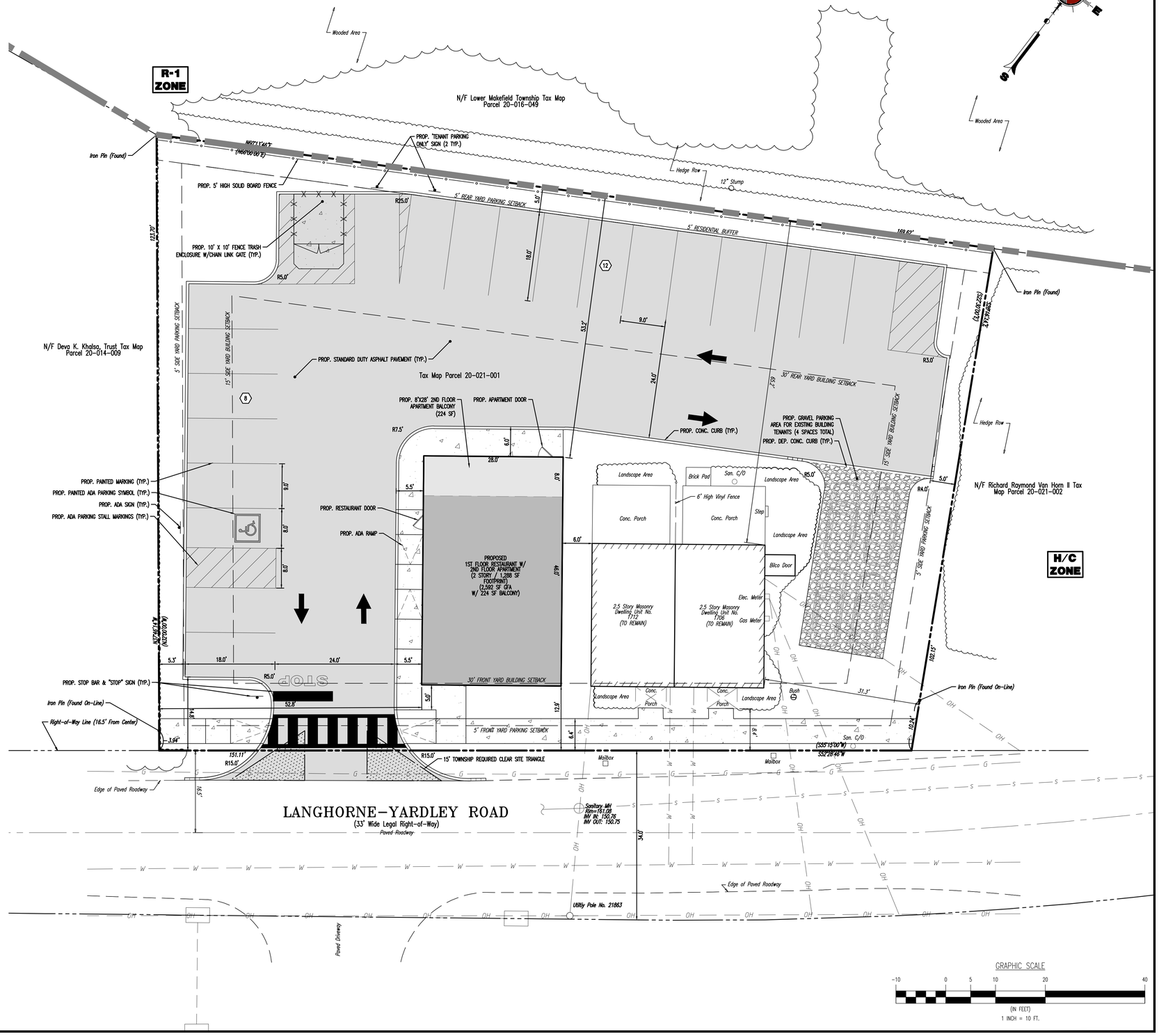
20. THIS PLAN IS INTENDED FOR ZONING APPROVAL PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION. THIS PLAN MAY BE SUBJECT TO CHANGE UPON PREPARATION OF COMPLETE LAND DEVELOPMENT PLAN DRAWINGS, AND REQUIRED PERMITTING.

ANTICIPATED VARIANCES:

THE FOLLOWING VARIANCES ARE REQUESTED FROM THE TOWNSHIP OF LOWER MAKEFIELD ZONING ORDINANCE (ZO):

1. A VARIANCE FROM THE PROVISIONS OF ZO SECTION 200-36.A(6)(c) TO PERMIT A PRIVATE BALCONY ABOVE AN OCCUPIED SPACE, WHEREAS YARDS ARE REQUIRED TO BE ON THE SAME LOT OR STRUCTURE WHICH IS UNOCCUPIED.

2. A VARIANCE FROM THE PROVISIONS OF ZO SECTION 200-79.A(2) & 200-79.A(32) TO PERMIT 24 PARKING SPACES WHEREAS 34 PARKING SPACES ARE REQUIRED.



Plotted: 05/29/26 – 4:54 PM, By: izheng
File: \\dlecpc.local\decfolders\Data\DECPC PROJECTS\5690 Matte Black LLC\24-01554 Lower Makefield PA\Dwg\2 Sketch Plans\D5690240155 4SPD.dwg, ---> 01 SKETCH PLAN
– Product Ver: 25.1a (LMS Tech)

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DYNAMIC ENGINEERING CONSULTANTS, PC

REV.	DATE	COMMENTS	BY

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

DRAWN BY: ES | DESIGNED BY: MTM | CHECKED BY: JAG | CHECKED BY: –

PROJECT: **MATTE BLACK, LLC**
PROPOSED TAKE-OUT RESTAURANT & APARTMENT
PARCEL NO. 20-021-001
1712 YARDLEY-LANGHORNE ROAD (SR-2049)
LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

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JUSTIN A. GEONNOTTI
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 080629

MATTHEW MAZZELLA
PROFESSIONAL ENGINEER

TITLE: SKETCH PLAN

SCALE: (H) 1"=10' (V) | DATE: 05/29/2026
PROJECT No: 5690 24-01554
SHEET No: 1 OF 1 | Rev. #: 0

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

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 30, 2026

Subject: BCPC #6277-C
Preliminary Plan of Land Development for 7 Brew
TMP #22-47-11
Applicant: Federal Realty OP LP
Owner: Steven J. Guttman and Jeffrey R. Reider, as Trustees of Federal Realty Investment Trust
Plan Dated: February 20, 2026
Date Received: June 3, 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: Redevelop a portion of a 20.98-acre site containing a shopping center by constructing a 1,680-square-foot coffee shop with drive-through service. About 57 parking spaces and 3 trees will be removed to accommodate the proposed development. Public water and sewer facilities serve the site.

Location: Along the southeastern side of East Lincoln Highway (U.S. 1), bordered by Highland Park Way to the south.

Zoning: The C Commercial District permits eating establishments on lots of 20,000 square feet or more. Restaurants with drive-through service are permitted as a special exception. The minimum lot width is 100 feet, and the maximum impervious surface ratio is 60 percent.

The Cover Sheet indicates that the Middletown Township Zoning Hearing Board granted a special exception and a variance from the zoning ordinance on January 28, 2026:

Section 500-1502.D.(2)
a special exception to allow a restaurant to have drive-in or take-out service

Section 500-1502.D.(2)(C)
to permit a restaurant having drive-in or take-out service to have operational hours earlier than 7:00 a.m. (5:30 a.m. to 10:00 p.m. is intended)

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

Present Use: Shopping center

COMMENTS

1. **Requested waivers**

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

   Section 440-301.A.
   to not require the preliminary and final plans to be submitted separately

   Section 440-421.E.(8)
   to permit a minimum radius of curvature of less than 5 feet for curblines in parking areas

   Section 440-406.M.(2)
   to permit 12-inch storm pipes, where 15-inch pipes are required

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

   b. **Stormwater management ordinance**—The Cover Sheet indicates that the applicant is requesting waivers from the following requirements of the stormwater management ordinance:

   Sections 430-302.B. and 430-302.B.(1)(b)
   from providing stormwater management controls per the exemptions

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

2. **Drive-through stacking space**—Sheet C-302 shows the intended vehicle stacking space for both drive-through lanes. We recommend that the drive-through queues be analyzed to determine if there is enough stacking space without spilling back into the adjacent parking lot and driveway for the shopping center.

3. **Location of parking spaces**—The plan shows 10 perpendicular parking spaces next to the drive-through lanes on the eastern side of the proposed building. The location of these spaces raises concerns about potential conflicts between vehicles maneuvering into and out of spaces and vehicles entering the drive-through lanes. Further, it is not clear how customers or employees will access these parking spaces if the drive-through queues are full.

4. **Pedestrian safety**—If not using the drive-through lanes, customers wishing to make purchases in the coffee shop will have to walk across the drive-through lanes to access the shop. To improve pedestrian safety, we recommend a raised crosswalk be provided across the drive-through lanes near the main entrance of the restaurant.

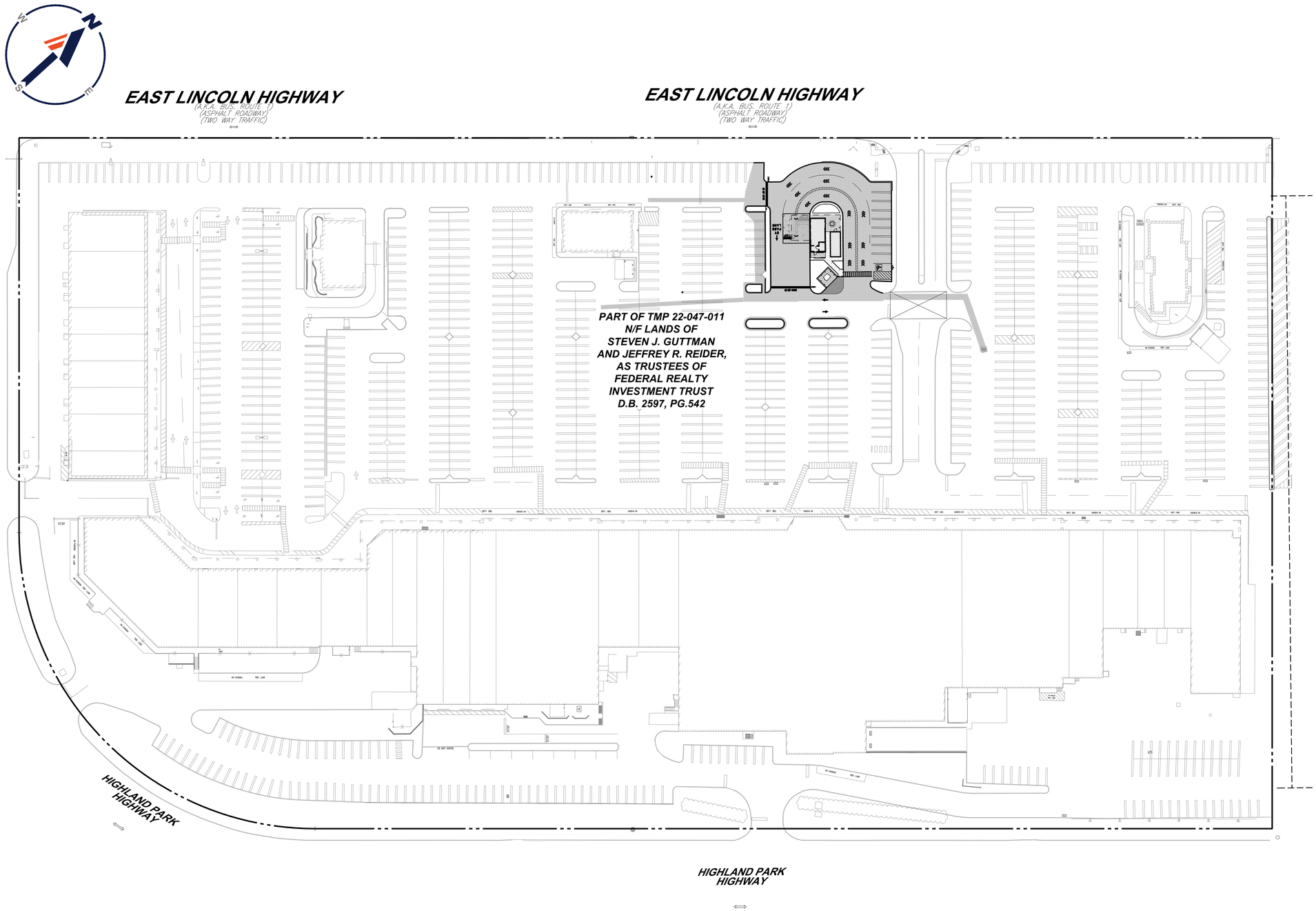
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 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
26-0071

cc: Federal Realty OP LP (via email)
Lindsey Breylinger, PE, Bohler Engineering (via email)
Isaac Kessler, PE, Remington & Vernick Engineers, Township Engineer (via email)
Stephanie Teoli Kuhls, Interim Township Manager (via email)
Jim Ennis, AICP, Zoning Officer (via email)



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

50 25 12.5 0 50

SCALE: 1" = 50'

Feb 18, 2026
\\BOHLERENG.NET\SHARES\PA PROJECTS\2024\PAC240084.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-LDVP-PAC240084.00-0A-----SLAYOUT C-301 OV_SITE

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN IS FOR EXCLUSIVE USE BY BOHLER AND ITS CLIENT. IT MAY NOT BE DISCLOSED OR USED FOR ANY PURPOSE WITHOUT BOHLER'S WRITTEN CONSENT. ANY UNAUTHORIZED USE OF THIS PLAN IS AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY TO BOHLER. ANY AUTHORIZED USE OF THIS PLAN SHALL BE LIMITED TO ITS INTENDED PURPOSE AS AUTHORIZED IN WRITING BY BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN 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 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PAONECALL.ORG
#20250422024

ISSUED FOR PERMIT

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAC240084.00-0A
DRAWN BY:	MH
CHECKED BY:	NL
DATE:	02/20/2026
CAD I.D.:	P-CIVIL-LDVP

PROJECT:

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

FEDERAL REALTY OP LP

PROPOSED 7 BREW

1281 LINCOLN HIGHWAY, LEVITTOWN, PA 19056

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

MATTHEW JOHN KEARSE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE090388

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 02/20/2026

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: Milford Township Board of Supervisors
Milford Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 14, 2026

Subject: BCPC #10037-B
Revised Preliminary Plan of Subdivision for Brookfield Estates
TMPs #23-15-36, -37, -39
Applicant: D.R. Horton
Owner: Quakertown Community School District
Plan Dated: June 18, 2026
Date Received: July 2, 2026

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

GENERAL INFORMATION

Proposal: Subdivide a 122.694-acre site consisting of three tax parcels into 106 lots with single-family dwellings. Lots range in size from 10,211 square feet to 36,056 square feet. Five areas of open space, totaling 67.86 acres, are proposed for the site. A 60-foot-wide right-of-way at the eastern boundary of the site is included for a future Portzer Road extension. The site is to be served by public water and sewerage systems.

Location: Along the north side of West Pumping Station Road, west of its intersection with Portzer Road.

Zoning: The RD Rural Development District permits Use B6 Performance Standard Subdivision by conditional use on a minimum site area of 50 acres. Single-family detached dwellings are permitted on lots with a minimum lot area of 10,000 square feet and a minimum lot width of 70 feet. The maximum impervious surface ratio is 20 percent and a minimum open space ratio of 55 percent is required.

Present Use: Agricultural

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

COMMENTS

We reviewed the preliminary plan submission for this site in March of 2025 (BCPC #10037-B, dated March 25, 2025). Although several of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

1. **Conditional use**—Section 404.B6.a.5. of the zoning ordinance permits Use B6 Single-Family Cluster by conditional use. The conditional use application should be resolved prior to the board of supervisors taking action on the proposed plan.

2. **Requested waivers**

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

   Section 513.b.
   to permit a residential block greater than 1,600 feet in length

   Section 512.f.12)
   to allow some roof drains to discharge over land where roof drains and sump pumps are required to be discharged to subsurface facilities; the application indicates that a partial waiver is requested due to the residential nature of the project

   Section 512.g.2)(a)
   to allow the detention basin to have a drawdown of less than 24 hours where the 1-year, 24-hour design storm is required to take a minimum of 24 hours to drain

   Section 512.k.12)
   from requiring the wet pond to return to normal permanent pool conditions within approximately 12 hours after the termination of the storm; the application indicates the spray irrigation system will return the wet pond to normal permanent pool conditions within 6 days after the termination of the storm

   Section 512.l.1)b.
   to allow HDPE pipes where reinforced concrete pipes are required; the application indicates that within the site reinforced concrete pipes will be installed in all existing and proposed rights-of-way and pipes entering and exiting any stormwater facilities

   Section 512.l.1)o.
   from the requirement that storm sewer structures may not be located on top of or within 10 feet of electric, water, sanitary sewer, and gas services and/or mains

   Section 514.f.
   from requiring residential lot depths of not less than one nor more than three times the lot width

   Section 520.a.
   from the requirement to provide street trees along East Swamp Road and Old Bethlehem Pike

   Section 522.c.2)(b)
   from the requirement that open space in new developments shall be configured such that it is comprised of contiguous lands and does not include parcels smaller than 3 acres, have a length-to-width ratio of less than 4:1, or be less than 75 feet in width, except for such lands specifically

designed as neighborhood greens, playing fields, trail links, or land adjoining the municipal linked open space network

Sections 607.b and e.
from the requirement that monuments be concrete; the application indicates that metal alloy pins shall be set at all individual lot corners except where concrete monuments are required

Section 701.e.2)
from the requirement to show existing features within 400 feet of any part of the land to be subdivided or developed; the application indicates that a partial waiver is requested to show only adjacent properties and to not show easements off-site

Section 701.e.9)
from the requirement to show vegetative cover conditions on the property according to general cover type including cultivated land, permanent grass land, meadow, pasture, old field, hedgerow, woodland and wetland, trees with a caliper in excess of 15 inches, the actual canopy line of existing trees and woodlands; the application indicates that a partial waiver is required to show only trees with a caliper in excess of 15 inches within the area to be disturbed

Sections 701.g.1) and 2)
to allow the preliminary resource impact and conservation plan to be combined with the existing resources and site analysis plan

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

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

Section 301.j.
from requiring that normally dry, open top, storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 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. **Pedestrian path extension**—Section 519.a. of the SALDO states that sidewalks are required. We recommend extending the proposed pedestrian path along West Pumping Station Road east to the property's eastern boundary, and then north along the future Portzer Road extension. This connection would improve pedestrian access to the adjacent shopping center and provide better connectivity to existing and future development east of the site, supporting a more comprehensive pedestrian network.

3. **Public access**—We recommend ensuring that the proposed pedestrian paths along the street frontage are publicly accessible. We also recommend that the paths be a minimum of 8 feet in width, with a preferred width of 10 feet where feasible. A 10-foot-wide shared-use path provides additional

space for pedestrians, bicyclists, and other non-motorized users to safely pass one another, improves accessibility, and better accommodates future increases in use along the corridor.

4. **Open space delineation**—In order to clearly identify the boundary line between private lots and adjacent common open space, we recommend the placement of visual markers (e.g., landscaping, fencing, or posts located at the corners of the boundary lines that correspond to the limits of the open space areas) be provided onsite that correspond to the visual markers shown on the plan. This will provide the respective property owners with a visual reference to the limits of their property if they choose to improve their property in the future.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 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
26-0179

cc: John Tallman, D.R. Horton (via email)
Benjamin Kutz, PE, Gilmore & Associates, Inc. (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)

TOWNSHIP SPECIFIC STANDARD NOTES:

NOTES:

1. 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 THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. CASE NO. 20242112572 & 20242112573.
2. THE AREA WITHIN THE RIGHT-OF-WAY OF WEST PUMPING STATION ROAD (T-522) IS HEREBY OFFERED FOR DEDICATION TO MILFORD TOWNSHIP.
3. NO PLANTINGS OR STRUCTURES OTHER THAN DEPICTED HEREON SHALL BE PERMITTED WITHIN THE PROPOSED STORM SEWER AND DRAINAGE EASEMENTS. EASEMENTS SHALL BE OFFERED FOR DEDICATION TO MILFORD TOWNSHIP.
4. ALL UNITS SHALL BE SERVICED BY PUBLIC SEWER AND WATER PROVIDED BY THE MILFORD-TRUMBAUERSVILLE AREA SEWER AUTHORITY AND THE MILFORD TOWNSHIP WATER AUTHORITY RESPECTIVELY (OR BY ON-LOT WELLS AND ON-LOT SEWAGE DISPOSAL SYSTEMS) INDICATE APPLICABLE CHOICES.
5. ALL PROPOSED UTILITIES, INCLUDING, BUT NOT LIMITED TO STORM, SANITARY SEWER, WATER GAS, ELECTRIC, TELEPHONE, CABLE TV FACILITIES FOR ALL LOTS WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE. NO NEW UTILITY POLES SHALL BE INSTALLED.
6. TYPICAL HOUSES SHOWN ON ACCOMPANYING PLANS ARE SCHEMATIC ONLY. ACTUAL HOUSE CONFIGURATIONS SHALL COMPLY WITH ALL MILFORD TOWNSHIP ZONING CODE REQUIREMENTS, SETBACKS, ETC.
7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408 STANDARDS, MILFORD TOWNSHIP BUILDING AND CONSTRUCTION STANDARDS, MILFORD TRUMBAUERSVILLE AREA SEWER AUTHORITY STANDARDS, AND MILFORD TOWNSHIP WATER AUTHORITY STANDARDS, AS APPLICABLE.
8. ALL ROOF DRAINS, DOWNSPOUTS AND SUMP PUMPS SHALL BE DISCHARGED INTO SUBSURFACE FACILITIES.
9. STREETS AND STOP SIGNS TO BE PLACED AT ALL INTERSECTIONS.
10. HANDICAP PARKING, CURB CUTS AND RAMPS SHALL BE PROVIDED AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT AND PENNSYLVANIA UNIVERSAL ACCESSIBILITY ACT.
11. SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF ALL INTERIOR STREETS.
12. ALL LOT CORNERS TO HAVE MONUMENTS IN ACCORDANCE WITH THE MILFORD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

ZONING DATA TABLE:

	REQUIRED
PERFORMANCE STANDARD SUBDIVISION (B6)	
MINIMUM LOT AREA:	10,000 SF
MINIMUM LOT WIDTH AT SETBACK LINE:	70 FT
MAXIMUM ON-LOT IMPERVIOUS SURFACE RATIO:	20%
MINIMUM FRONT YARD BUILDING SETBACK:	35 FT
MINIMUM SIDE YARD (EA.) BUILDING SETBACK:	10 FT
MINIMUM REAR YARD BUILDING SETBACK:	40 FT
MAXIMUM BUILDING HEIGHT:	35 FT

SITE CAPACITY CALCULATIONS:

A. BASE SITE AREA

TOTAL SITE AREA	= 122.694 Ac
EXISTING ROADS ULTIMATE RIGHTS OF WAY (EAST SWAMP ROAD & BETHLEHEM PIKE)	- 2.086 Ac
EXISTING UTILITY EASEMENT	- 3.010 Ac
BASE SITE AREA	= 117.597 Ac

B. LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION LAND

RESOURCE	(A) TOTAL RESOURCE PROTECTION LAND (Ac)	(B) AREA LOCATED IN MORE RESTRICTIVE RESOURCE (Ac)	(C) RESOURCE PROTECTION LAND EXCLUSIVE OF MORE RESTRICTIVE RESOURCE (A-B) (Ac)	(D) OPEN SPACE RATIO	(E) REQUIRED RESOURCE PROTECTION LAND (C x D) (Ac)
FLOOD PLAINS	0.000	0.000	0.000	1.00	0.000
FLOODPLAIN SOILS	0.000	0.000	0.000	1.00	0.000
STEEP SLOPES					
8-15%	7.476	5.952	1.524	0.60	0.914
15-25%	2.509	2.396	0.113	0.70	0.079
25% OR MORE	1.255	0.386	0.869	0.85	0.739
WOODLANDS	40.548	8.899	31.649	0.80	25.319
LAKES AND PONDS	0.000	0.000	0.000	1.00	0.000
LAKE SHORE AREAS	0.000	0.000	0.000	0.70	0.000
POND SHORE AREAS	0.691	0.641	0.051	0.80	0.040
WATERCOURSES	0.000	0.000	0.000	1.00	0.000
WETLANDS	8.742	0.326	8.416	1.00	8.416
WETLAND MARGINS	3.341	2.637	0.704	0.80	0.000
		LAND WITH RESOURCE RESTRICTIONS = 43.326			TOTAL RESOURCE PROTECTION LAND = 36.071

C. RECREATION LAND

BASE SITE AREA	= 117.597 Ac
LAND WITH RESOURCE RESTRICTIONS	- 43.326 Ac
REMAINDER	= 74.271 Ac
MULTIPLY BY 1/3 MINIMUM OPEN SPACE RATIO	x 0.333
RECREATION LAND	= 24.757 Ac

D. COMBINE RESOURCE PROTECTION LAND AND RECREATION LAND

TOTAL RESOURCE PROTECTION LAND	36.071 Ac
RECREATION LAND	+ 24.757 Ac
TOTAL RESOURCE PROTECTION LAND AND RECREATION LAND	= 60.828 Ac

E. STANDARD MINIMUM OPEN SPACE

BASE SITE AREA	= 117.4597Ac
MULTIPLY BY OPEN SPACE RATIO	x 0.55
STANDARD MINIMUM OPEN SPACE	= 64.678 Ac

F. REQUIRED OPEN SPACE

THE REQUIRED OPEN SPACE IS THE RESOURCE PROTECTION AND RECREATION LAND OR THE STANDARD MINIMUM OPEN SPACE, WHICHEVER IS GREATER.

REQUIRED OPEN SPACE	64.678 Ac

G. UNUSABLE LAND

RESOURCE PROTECTION AND RECREATION LAND	60.828 Ac
SUBTRACT STANDARD MINIMUM OPEN SPACE	- 64.678 Ac
UNUSABLE LAND	0.000 Ac

H. NET BUILDABLE SITE AREA

BASE SITE AREA	117.597 Ac
SUBTRACT UNUSABLE LAND	0.000 Ac
NET BUILDABLE SITE AREA	117.597 Ac

I. NUMBER OF DWELLING UNITS

NET BUILDABLE SITE AREA	117.597 Ac
MULTIPLY BY MAXIMUM DENSITY	x 1.3
NUMBER OF DWELLING UNITS	= 152

J. IMPERVIOUS SURFACES

NET BUILDABLE SITE AREA	117.597 Ac
MULTIPLY BY MAXIMUM IMPERVIOUS SURFACE RATIO	x 0.18
ALLOWABLE IMPERVIOUS SURFACES	= 21.167 Ac

K. BUILDABLE PORTION OF THE SITE

BASE SITE AREA	117.597Ac
SUBTRACT REQUIRED OPEN SPACE	- 64.678 Ac
BUILDABLE PORTION OF THE SITE	= 52.919 Ac

L. SITE CAPACITY SUMMARY

NET BUILDABLE SITE AREA (H)	117.597 Ac
MAXIMUM NUMBER OF DWELLING UNITS (I)	152
MAXIMUM IMPERVIOUS SURFACES (J)	21.167 Ac
REQUIRED OPEN SPACE (F)	64.678 Ac
PROPOSED NUMBER OF DWELLING UNITS	106
PROPOSED IMPERVIOUS SURFACES	15.64 Ac

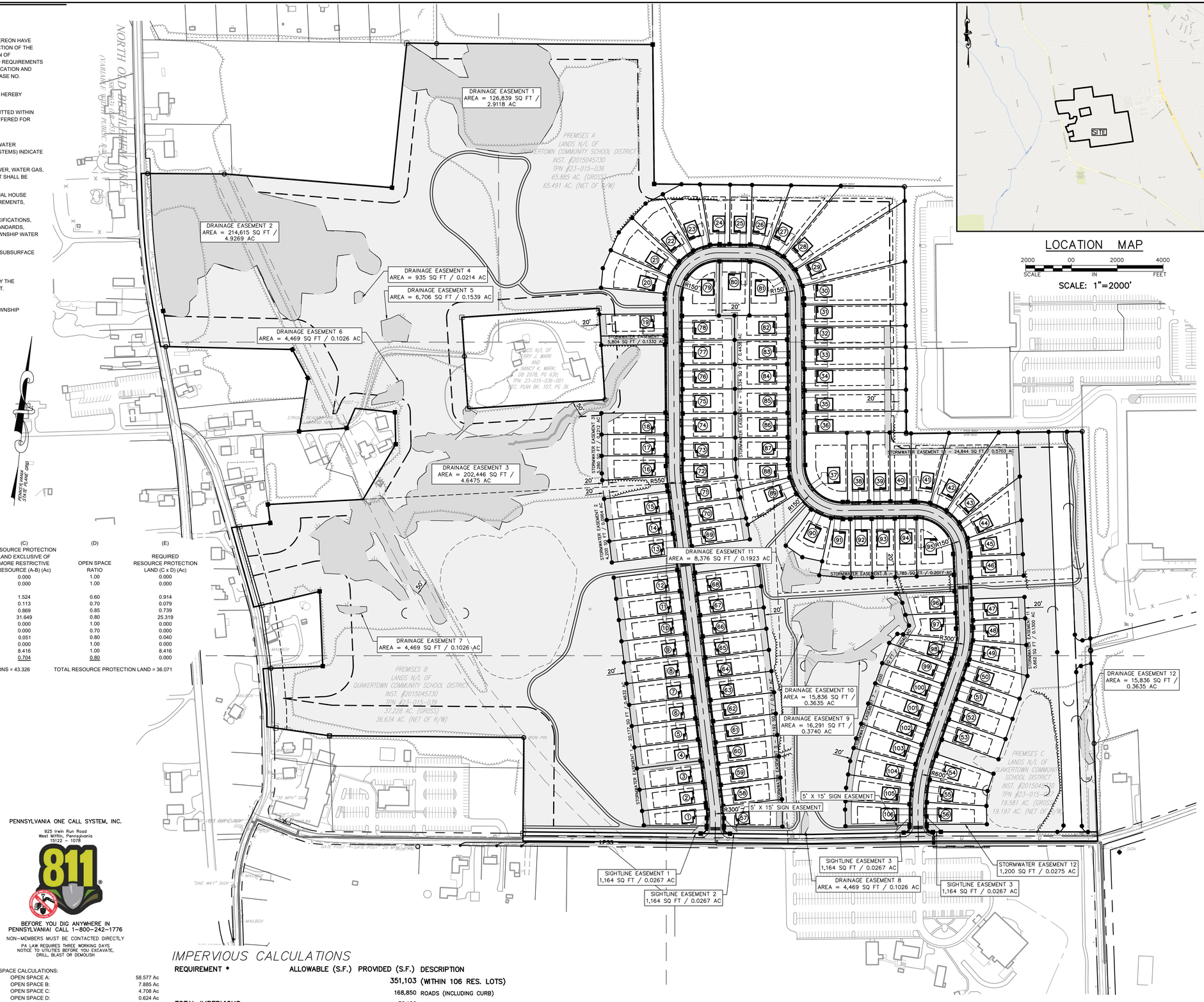
PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

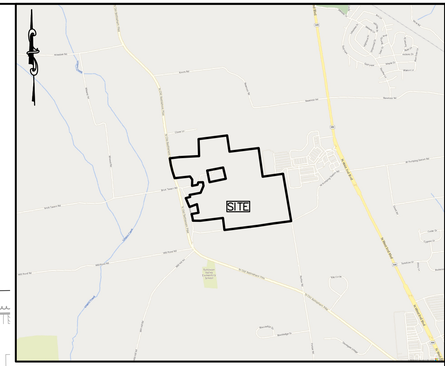
811

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

OPEN SPACE CALCULATIONS:

OPEN SPACE A:	58.577 Ac
OPEN SPACE B:	7.885 Ac
OPEN SPACE C:	4.708 Ac
OPEN SPACE D:	0.624 Ac
OPEN SPACE E:	0.782 Ac
TOTAL OPEN SPACE:	= 72.576 Ac
EXCLUDING UTILITY EASEMENTS:	- 2.980 Ac
EXCLUDING DETENTION BASIN #1:	- 1.74 Ac
OPEN SPACE PROVIDED BY ORDINANCE:	= 67.86 Ac
BUFFER AREAS IN OPEN SPACE	16.34 Ac (24.07%)





LOCATION MAP

2000 00 2000 4000
SCALE IN FEET

SCALE: 1"=2000'

IMPERVIOUS CALCULATIONS

REQUIREMENT *	ALLOWABLE (S.F.)	PROVIDED (S.F.)	DESCRIPTION
		351,103	(WITHIN 106 RES. LOTS)
		168,850	ROADS (INCLUDING CURB)
		36,129	SIDEWALK
TOTAL IMPERVIOUS (20% OF SITE AREA)	922,165	15,466	DRIVEWAYS/APRONS (WITHIN R.O.W.)
		57,280	TRAILS
		52,652	FUTURE PROPOSED*

150 0 150 300
SCALE IN 1"=150'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
STABLER CORPORATE CENTER
3500 SIERRA CIRCLE - SUITE 100 CENTER VALLEY, PA 18034 • (610) 366-8065 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
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NOT APPROVED FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BENJAMIN A. KUTZ
ENGINEER
PE087776

REV.	DESCRIPTION	DATE	BY

PRELIMINARY PLAN SUBMISSION

BROOKFIELD ESTATES

MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD PLAN - OVERALL

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 230200301

APPLICANTS INFO:
D.R. HORTON
489 DEVON PARK DR, SUITE 320
WAYNE, PA 19087
610-360-0758

MUNICIPAL FILE No.: ##########

TAX MAP PARCEL No.: 23-015-036, 23-015-037, 23-015-039

TOTAL AREA:	TOTAL LOTS:
122.694	106
DATE: 6/18/26	SCALE: 1"=150'
DRAWN BY: JLB	CHECKED BY: BAK

SHEET NO.: 19 OF 74

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\230203_01_Brookfield_Est\Project Files\2023\2302003_01\DESIGN\CAD\Production Drawings\230200301 RCD-OVERALL.dwg Layout: RECORD PLAN - OVERALL Plotted By: jblackwood, on Wed Jun 17, 2026 at 7:45am

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: Newtown Township Board of Supervisors
Newtown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 1, 2026

Subject: BCPC #11280-A
Sketch Plan of Land Development for Apple Montessori School
TMP #29-3-24-2
Applicant: Apple Montessori Schools
Owner: Goodnoe's Corner JV, LLC
Plan Dated: May 26, 2026
Date Received: May 28, 2026

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

GENERAL INFORMATION

Proposal: Convert an existing 9,888-square-foot vacant building into a childcare facility. The stand-alone building is part of the Goodnoe's Corner shopping center, on a 3.96-acre site within a larger commercial area in the township. Approximately 9,530 square feet of outdoor play area is proposed, including an infant play area adjacent to the childcare building, a larger play area for toddlers and pre-kindergartners, and a separate enclosed pool area adjacent to the childcare facility. Other proposed improvements include a redesign of parking and vehicular circulation around the building. Public water and sewer serve the site.

Location: Southwest corner of the intersection of North Sycamore Street and Route 532. Vehicular access to the site is taken from Ice Cream Alley and Silo Drive, both private roads, bordering the site to the west and south.

Zoning: The PC Planned Commercial District permits Use C-10 Child care facility and Use E-15 Community Shopping Center by conditional use approval. This district requires a minimum lot area of 20,000 square feet and a minimum lot width of 100 feet. A maximum impervious surface ratio of 50 percent is permitted.

Present Use: Vacant retail store (former Rite-Aid)

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

COMMENTS

1. **Conditional use**—Section 602.A.2.b.1. of the zoning ordinance permits Use C-10 Child care facility by conditional use approval in the PC Planned Commercial District. This issue should be resolved prior to the board of supervisors taking action on this proposed land development plan.

2. **Compliance with area and dimensional standards**—General Note 8 on the sketch plan includes a schedule of zoning requirements for the PC Planned Commercial District but does not indicate if the proposal complies with these requirements. Future plan submissions should provide information listing the proposed conditions so that compliance with the district regulations can be verified.

3. **Traffic impact study**—Section 803.C.C-10.4.b. of the zoning ordinance states that, at the discretion of the board of supervisors, a traffic impact study may be required for a day care center use (Use 803.C-10.1.d.). The proposed day care, anticipated to accommodate 154 children with 21 employees, will have different traffic patterns and volumes than the previous retail store/pharmacy use in that location. Township officials may want to consider requiring a traffic impact study to fully analyze potential impacts on the existing circulation system of the shopping center and nearby intersections.

4. **Traffic circulation**

    a. **Parking lot drive aisles**—The plan proposes a one-way 15-foot-wide drive aisle lined on both sides with parallel parking spaces along the western side of the building. This drive aisle intersects a two-way 24-foot-wide drive aisle with perpendicular parking spaces along the southern side of the building. It is not clear how vehicles entering the southern drive aisle from the east will be able to turn around in the event all perpendicular parking spaces are occupied.

    b. **Drop off/pick-up spaces**—To determine the adequacy of the circulation system for the proposed use and ensure all safety measures are considered, we recommend future plans clearly identify parking areas and spaces that are intended for caregivers dropping off and picking up children.

5. **Parking**

    a. **Number of parking spaces**—The existing overall parking calculation included on the plan indicates that 195 parking spaces are required based on 30,000 square feet of building area on the site. General Note 6.L. on the sketch plan refers to a previously approved variance that allowed a 25 percent reduction in the required number of parking spaces, adjusting the required minimum to 147 spaces. A total of 148 parking spaces is proposed on the entire site. As site conditions have changed based on the proposed use of the building and the redesign of the surrounding parking lots, we recommend that township officials determine if the previous variance granting the parking reduction is still valid and if parking, as proposed, will be adequate for the site.

    b. **Distance from property lines**—Per Sections 1001.F.4. and 1001.F.6.A. of the zoning ordinance, no off-street parking spaces shall be permitted less than 10 feet from any property line in this district. A row of 8 parallel parking spaces along the one-way drive aisle is shown closer than 10 feet from the property line.

    c. **Minimum width of drives and parking aisles**—Per Section 1001.B.5. of the zoning ordinance, the minimum width of drives and parking aisles shall be 25 feet in this district. The one-way drive aisle to the west of the building is 15 feet wide.

6. **Outdoor play area**—General Note 16 refers to the Pennsylvania Code 55, Chapter 3270.62 related to requirements for the measurement and use of play space. However, Section 803.C.C-10.2.a. of the zoning ordinance requires that a minimum of 40 square feet of indoor space and a minimum of 65 square feet of accessible outdoor play area shall be provided per child. Based on a total of 154 children, approximately 6,160 square feet of indoor space and 10,010 square feet of accessible outdoor play area are required for the day care. The plan indicates that 9,530 square feet of play area (including pool enclosure) is provided. Future plans should indicate compliance with the indoor and outdoor play space requirements in the zoning ordinance.

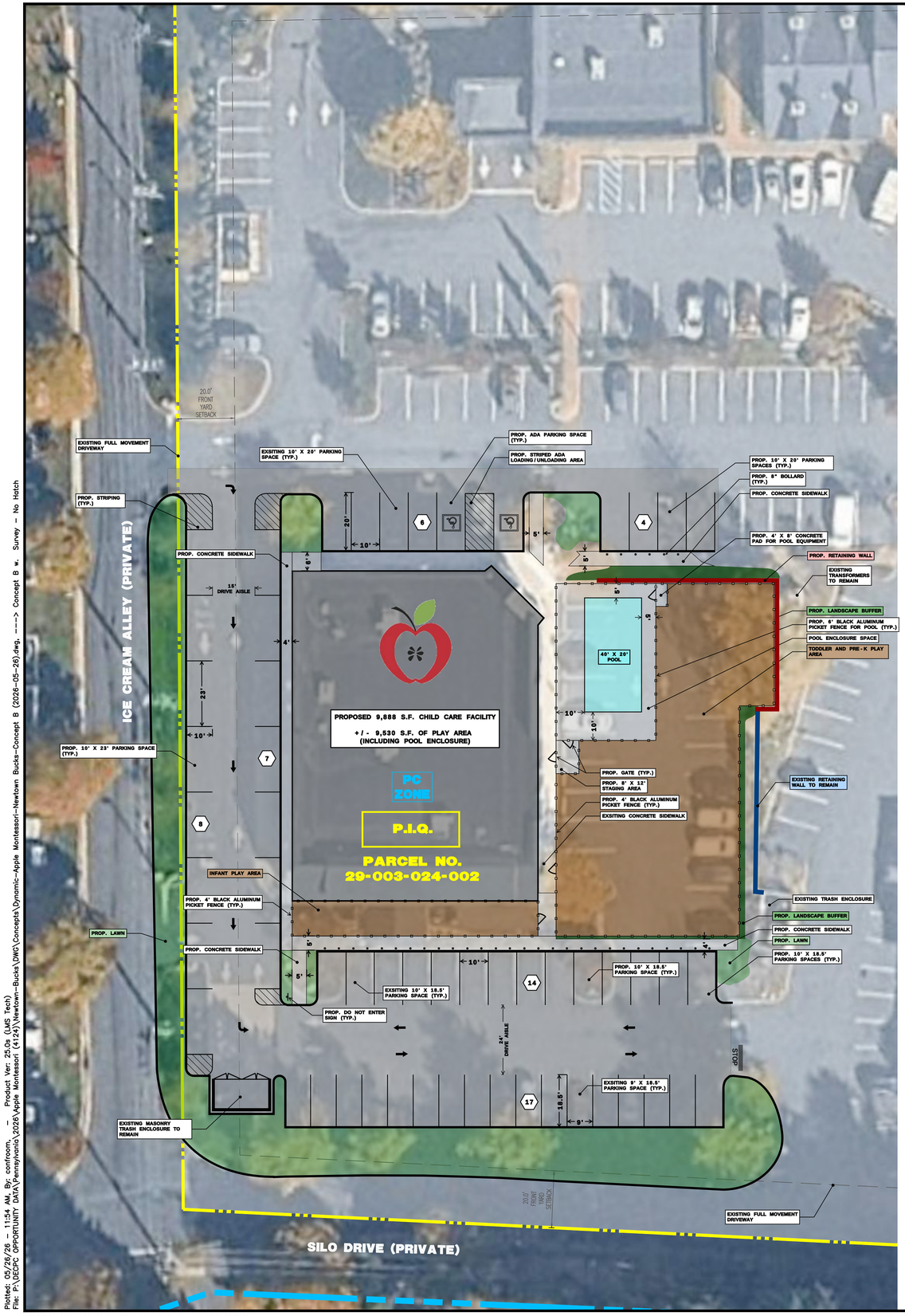
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning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

This review will be included in the Bucks County Planning Commission board materials for the August 5, 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
26-0149

cc: Apple Montessori Schools (via email)
Justin A. Geonnotti, PE, Dynamic Engineering Consultants, PC (via email)
S. Hosterman, Dynamic Engineering Consultants, PC (via email)
Leanna Colubriale, PE, Remington & Vernick Engineers, Township Engineer (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Planner (via email)
Micah S. Lewis, Township Manager (via email)
Katherine McGovern, Assistant Township Manager (via email)
Kristie Kaznicki, Township Administrative Assistant (via email)
Michael T. Italia, Barry Isett & Associates, Zoning Officer (via email)



GENERAL NOTES

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

   ALTA/ACSM LAND TITLE SURVEY
   PICKERING CORTS & SUMMERSON
   642 NEWTOWN–YARDLEY ROAD, SUITE 300
   NEWTOWN, PA 18940
   SURVEYOR PROJECT NO: 201510104
   DATED: 11/13/2015

2. APPLICANT: APPLE MONTESSORI SCHOOLS
   710 ROUTE 46 EAST, SUITE 301
   FAIRFIELD, NJ 07004

3. OWNER: GOODNOE'S CORNER JV LLC
   60 E 42ND ST SUITE 464
   NEW YORK, NY 10165

4. PARCEL DATA: 29–003–024–002
   TOWNSHIP OF NEWTOWN
   BUCKS COUNTY, PA

5. ZONE: ZONE PC (PLANNED COMMERCIAL ZONE)

6. EXISTING USE: COMMUNITY SHOPPING CENTER (§ 803.E–15)
   WITH RETAIL STORE (§ 803.E–1) **(CONDITIONAL USE)**

7. PROPOSED USE: COMMUNITY SHOPPING CENTER (§ 803.E–15)
   WITH CHILD CARE FACILITY (§ 803.C–10) **(CONDITIONAL USE)**

8. SCHEDULE OF ZONING REQUIREMENTS (§ 803)

ZONE REQUIREMENT	PC ZONE
MINIMUM LOT AREA	20,000 SF
MINIMUM LOT WIDTH AT BUILDING SETBACK LINE	100 FT
MAXIMUM IMPERVIOUS SURFACES	50%
MAXIMUM BUILDING STORIES	2 S
MAXIMUM BUILDING HEIGHT	40 FT
MINIMUM FRONT YARD SETBACK	20 FT
MINIMUM SIDE YARD YARD SETBACK (CORNER LOT)	20 FT
MINIMUM REAR YARD YARD SETBACK	100 FT
MINIMUM OFF–STREET PARKING SETBACK FROM SIDE PROPERTY LINE	10 FT
MINIMUM OFF–STREET PARKING SETBACK FROM REAR PROPERTY LINE	10 FT
MINIMUM OFF–STREET PARKING SETBACK FROM ROW	20 FT
MINIMUM LANDSCAPE COVERAGE IN PARKING AREA	10%

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

9. PARKING REQUIREMENTS

   A. STRUCTURES AND USES IN EXISTENCE AT THE DATE OF ADOPTION OF THIS ORDINANCE SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF THIS ARTICLE SO LONG AS THE KIND OR EXTENT OF USE IS NOT CHANGED, PROVIDED THAT ANY PARKING FACILITY NOW SERVING SUCH STRUCTURES OR USES SHALL NOT IN THE FUTURE BE REDUCED BELOW SUCH REQUIREMENTS. (§ 1001.A.1)

   B. WHENEVER THERE IS AN ALTERATION OF A USE WHICH INCREASES THE PARKING REQUIREMENTS ACCORDING TO THIS ARTICLE, THE TOTAL ADDITIONAL PARKING REQUIRED FOR THE ALTERATION, CHANGE, OR EXTENSION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS ARTICLE. (§ 1001.A.2)

   C. UNLESS OTHERWISE SPECIFIED, PARKING STALLS MUST MEET MINIMUM DIMENSIONS OF 10 FEET IN WIDTH AND 20 FEET IN DEPTH FOR CONVENTIONAL SPACES, AND 12.5 FEET IN WIDTH AND 20 FEET IN DEPTH FOR HANDICAPPED SPACES. (§ 1001.B.3)

   D. PARKING FOR HANDICAPPED OR PHYSICALLY DISABLED INDIVIDUALS SHALL BE PROVIDED AS ONE SPACE FOR LOTS WITH 10 TO 50 TOTAL NONRESIDENTIAL SPACES, 2.5% OF SPACES FOR LOTS WITH 51 TO 250 SPACES, AND 2.0% OF SPACES FOR LOTS WITH MORE THAN 251 SPACES. (§ 1001.B.4)

   E. THE MINIMUM WIDTH OF DRIVES AND PARKING AISLES SHALL BE 20 FEET IN THE TC TOWN COMMERCIAL DISTRICT AND 25 FEET IN ALL OTHER DISTRICTS. (§ 1001.B.5)

   F. NO OFF–STREET PARKING SHALL BE PERMITTED WITHIN THE FRONT YARDS, WITHIN FIVE FEET OF THE SIDE AND/OR REAR PROPERTY LINES IN THE TC TOWN COMMERCIAL DISTRICT, AND WITHIN 10 FEET OF THE SIDE AND/OR REAR PROPERTY LINES IN ALL OTHER DISTRICTS, EXCEPT AS PROVIDED IN § 1002.E.1. HOWEVER, DRIVEWAYS, PARKING AISLES, AND PARKING SPACES MAY BE PERMITTED IN SIDE OR REAR YARDS IN THE TC TOWN COMMERCIAL DISTRICT WHEN THESE PARKING IMPROVEMENTS ARE SHARED BETWEEN TWO OR MORE ABUTTING USES. (§ 1001.F.4)

   G. WHEN DETERMINATION OF OFF–STREET PARKING SPACES REQUIRED BY THIS ORDINANCE RESULTS IN A REQUIREMENT OF A FRACTIONAL SPACE, ANY FRACTION OF 1/2 OR LESS MAY BE DISREGARDED WHILE A FRACTION IN EXCESS OF 1/2 SHALL BE COUNTED AS ONE PARKING SPACE. (§ 1001.F.5.A)

   H. EXCEPT WITHIN THE TC TOWN COMMERCIAL DISTRICT, NO OFF–STREET PARKING SPACES SHALL BE LOCATED LESS THAN 20 FEET FROM ANY PUBLIC STREET RIGHT–OF–WAY LINE AND 10 FEET FROM ANY PROPERTY LINE. (§ 1001.F.6.A)

   I. REDUCTION OF NONRESIDENTIAL PARKING REQUIREMENTS. IN ORDER TO PREVENT THE ESTABLISHMENT OF A GREATER NUMBER OF PARKING SPACES THAN IS ACTUALLY REQUIRED TO SERVE THE NEEDS OF NONRESIDENTIAL USES, THE GOVERNING BODY, AFTER CONSULTING WITH THE PLANNING COMMISSION AND THE MUNICIPAL ENGINEER, MAY PERMIT A CONDITIONAL REDUCTION OF PARKING SPACE IF THE FOLLOWING CONDITIONS ARE SATISFIED:

   1. THE CONDITIONAL REDUCTION OF PARKING SPACES MAY APPLY TO THE FOLLOWING:
      a. THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A LAND USE IS IN EXCESS OF ACTUAL PARKING NEEDS.
      b. THE OPERATING SCHEDULES OF TWO OR MORE LAND USES ARE SUCH THAT A PARKING LOT MAY BE SHARED BETWEEN THEM AND THAT THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR EACH LAND USE IS IN EXCESS OF ACTUAL PARKING NEEDS.
   2. THE DESIGN OF THE PARKING LOT, AS INDICATED ON THE LAND DEVELOPMENT PLAN, MUST DESIGNATE SUFFICIENT SPACE TO MEET THE PARKING REQUIREMENT. THE PLAN SHALL ALSO ILLUSTRATE THE LAYOUT FOR THE TOTAL NUMBER OF PARKING SPACES, WHICH MUST BE IN COMPLIANCE WITH THE IMPERVIOUS SURFACE AND YARD REQUIREMENTS OF THIS ORDINANCE.
   3. THE BALANCE OF THE PARKING AREA CONDITIONALLY RESERVED SHALL NOT INCLUDE AREAS FOR REQUIRED BUFFER YARDS, SETBACKS, OR AREAS WHICH WOULD OTHERWISE BE UNSUITABLE FOR PARKING SPACES DUE TO THE PHYSICAL CHARACTERISTICS OF THE LAND OR OTHER REQUIREMENTS OF THIS ORDINANCE. THIS PARKING AREA WHICH IS RESERVED SHALL BE LOCATED AND HAVE CHARACTERISTICS SO AS TO PROVIDE AMENABLE OPEN SPACE SHOULD IT BE DETERMINED THE ADDITIONAL PARKING SPACES ARE NOT REQUIRED. THE DEVELOPER SHALL PROVIDE WITH THE LAND DEVELOPMENT PLAN A LANDSCAPING PLAN FOR THE RESERVED AREA.
   4. IF REQUIRED BY THE GOVERNING BODY, THE DEVELOPER OR OWNER SHALL POST A PERFORMANCE BOND OR OTHER SECURITIES TO COVER THE EXPENSE OF A TRAFFIC STUDY TO BE UNDERTAKEN BY A REGISTERED TRAFFIC ENGINEER OF THE GOVERNING BODY'S CHOOSING WHO SHALL DETERMINE THE ADVISABILITY OF PROVIDING THE FULL PARKING REQUIREMENT, WITH RECOMMENDATIONS OF THE TRAFFIC ENGINEER, THE MUNICIPAL ENGINEER, AND THE LOCAL PLANNING COMMISSION, THE GOVERNING BODY SHALL DETERMINE IF THE ADDITIONAL SPACES SHALL BE PROVIDED BY THE DEVELOPER OR IF THE AREA SHALL REMAIN AS OPEN SPACE.
   5. LAND WHICH HAS BEEN DETERMINED AND DESIGNATED BY THE GOVERNING BODY TO REMAIN AS OPEN SPACE RATHER THAN AS REQUIRED PARKING SHALL NOT BE USED TO PROVIDE PARKING SPACES FOR ANY ADDITION OR EXPANSION BUT SHALL REMAIN AS OPEN SPACE. SECTION 1002 OFF–STREET LOADING REQUIREMENTS IN
   6. CONNECTION WITH ANY BUILDING OR STRUCTURE WHICH IS TO BE ERECTED OR SUBSTANTIALLY ALTERED AND WHICH REQUIRES THE RECEIPT OR DISTRIBUTION OF MATERIALS OR MERCHANDISE BY TRUCKS OR SIMILAR VEHICLES, THERE SHALL BE PROVIDED OFF–STREET LOADING BERTHS NOT LESS THAN THE MINIMUM REQUIREMENTS SPECIFIED IN THIS SECTION.(§ 1001.G)

   J. PARKING. NO LESS THAN 6 1/2 PARKING SPACES FOR EVERY 1,000 SQUARE FEET OF GROSS FLOOR AREA. ALL PARKING SHALL BE SCREENED IN ACCORDANCE WITH § 1001.F.6, HEREIN. (§ 803.E–15.6)

   K. CHILD CARE FACILITIES NOT OCCURRING IN RESIDENCES SHALL PROVIDE AT LEAST ONE OFF–STREET PARKING SPACE PER SIX CHILDREN RECEIVING CARE, PLUS ONE SPACE PER EMPLOYEE OR VOLUNTEER. PARKING SHALL BE SCREENED IN CONFORMITY WITH THE ZONING DISTRICT IN WHICH THE CHILD CARE FACILITY IS LOCATED. (§ 803.C–10.3.B)

   L. EXISTING OVERALL PARKING CALCULATION
      (30,000 SF)*(6.5 PARKING SPACES/1000 SF)
      = 195 SPACES REQUIRED

      PER PREVIOUSLY APPROVED VARIANCE FOR THE PARCEL, PARKING REQUIREMENT HAS BEEN REDUCED BY 25%

      (195 SPACES)–(195 REDUCTION*25% REDUCTION)
      = 147 SPACES REQUIRED AFTER REDUCTION

   C. EXISTING RITE–AID REQUIRED PARKING CALCULATION
      (9,888 SF)*(6.5 PARKING SPACES/1000 SF)
      = 49 SPACES REQUIRED

   D. PROPOSED CHILD CARE FACILITY REQUIRED PARKING CALCULATION
      (154 CHILDREN)*(1 PARKING SPACES/6 CHILDREN) +
      + (21 EMPLOYEES)*(1 PARKING SPACE/1 EMPLOYEE)
      = 47 SPACES REQUIRED

   E. PROPOSED OVERALL PARKING:
      = 148 SPACES PROPOSED

10. LOADING REQUIREMENTS

   A. THE LOADING AND UNLOADING OF CHILDREN AT ANY CHILD CARE FACILITY SHALL NOT OBSTRUCT THE NORMAL FLOW OF TRAFFIC. THE PROPERTY OWNER SHALL TAKE ALL PRECAUTIONS POSSIBLE TO PROTECT THE SAFETY OF CHILDREN ARRIVING AND LEAVING THE CHILD CARE FACILITY.(§ 803.4.A)

   B. AS TO CHILD CARE FACILITY (USE 803.C–10.1.D) AND EMPLOYER DAY CARE (USE 803.C–10.1.E), A TRAFFIC IMPACT STUDY MAY BE REQUIRED AT THE DISCRETION OF THE BOARD OF SUPERVISORS OF THE MUNICIPALITY WHERE THE USE IS PROPOSED. THE TRAFFIC IMPACT STUDY SHALL CONFORM TO THE PROVISIONS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE MUNICIPALITY IN WHICH THE USE IS PROPOSED. (§ 803.4.B)

   C. THE APPLICANT FOR A CHILD CARE FACILITY SHALL ESTABLISH TO THE SATISFACTION OF THE GOVERNING BODY OF THE MUNICIPALITY IN WHICH THE USE IS PROPOSED, THAT TRAFFIC GENERATED BY THE CHILD CARE FACILITY WILL PROVIDE A SAFE MEANS OF ACCESS TO AND FROM THE SITE AND WILL NOT CAUSE UNDUE CONGESTION, CREATE TRAFFIC HAZARDS OR OTHERWISE POSE A THREAT TO PUBLIC SAFETY. (§ 803.4.C)

   D. A REQUIRED OFF–STREET LOADING BERTH SHALL BE AT LEAST 15 FEET IN WIDTH BY AT LEAST 50 FEET IN LENGTH, EXCLUSIVE OF AISLE AND MANEUVERING SPACE, AND SHALL HAVE A VERTICAL CLEARANCE OF AT LEAST 16 FEET. (§ 1002.D)

   E. ALL OPEN, OFF–STREET LOADING BERTHS SHALL BE PAVED IN ACCORDANCE WITH THE REGULATIONS OF THE MUNICIPAL SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. (§ 1002.F)

   F. EXCEPT IN THE TC TOWN COMMERCIAL DISTRICT, AT LEAST ONE LOADING BERTH SHALL BE REQUIRED FOR EACH FACILITY. THERE SHALL BE AT LEAST ONE LOADING BERTH FOR EACH THREE TRUCKS SERVING THE FACILITY ON AN AVERAGE DAY OR A SUITABLE ALTERNATIVE SOLUTION APPLICABLE TO THE PROPOSED USE AS LONG AS NO TRUCKS ARE PARKED ON ANY STREETS AND THE ALTERNATIVE IS APPROVED BY THE LOCAL PLANNING COMMISSION. FOR THE USES HERE LISTED, LOADING BERTHS SHALL BE PROVIDED AS SPECIFIED. (§ 1002.I)

11. DRIVEWAY REQUIREMENTS
   A. NO AREA FOR OFF–STREET PARKING OR FOR THE DISPLAY, STORAGE, SALE, OR MOVEMENT OF MOTOR VEHICLES SHALL ABUT DIRECTLY A PUBLIC STREET OR HIGHWAY UNLESS SEPARATED FROM THE STREET OR HIGHWAY BY A RAISED CURB AND BARRIER PLANTING STRIP, WALL OR OTHER EFFECTIVE BARRIER AGAINST TRAFFIC EXCEPT AT NECESSARY ACCESSWAYS, AND EACH PARKING AREA SHALL HAVE NOT MORE THAN TWO ACCESSWAYS TO ANY ONE PUBLIC STREET OR HIGHWAY FOR EACH 500 FEET OF FRONTAGE. WHERE PRACTICABLE, ACCESS TO PARKING AREAS SHALL BE PROVIDED BY A COMMON SERVICE DRIVEWAY OR MINOR STREET IN ORDER TO AVOID DIRECT ACCESS ON A MAJOR STREET OR HIGHWAY. EXCEPT FOR FLARES AND CURB RETURNS, NO SUCH ACCESSWAY SHALL BE MORE THAN 35 FEET CLEAR IN WIDTH. (§ 1001.C.1)

12. BUFFER REQUIREMENTS
   A. ANY AREA FOR OFF–STREET PARKING OR FOR STORAGE OR MOVEMENT OF THREE OR MORE MOTOR VEHICLES SHALL BE BUFFERED, EXCEPT AT ENTRANCES OR EXITS, FROM STREETS AND FROM RESIDENTIAL OR OTHER USES WITH LESS INTENSIVE PARKING REQUIREMENTS. THE BUFFER SHALL CONSIST OF AN ORNAMENTAL FENCE OR WALL CONSISTENT WITH THE ARCHITECTURAL CHARACTER OF THE SURROUNDING USES, OR BY A COMPACT EVERGREEN HEDGE, NOT LESS THAN FOUR FEET IN HEIGHT. WHERE A PLANTED SCREEN IS PROPOSED, IT SHALL INCORPORATE THE PLANTING OF STAGGERED AND OVERLAPPING EVERGREEN AND DECIDUOUS SHRUBS OF SUCH SPECIES AND SIZE AS WILL PRODUCE WITHIN TWO GROWING SEASONS MAY THROUGH SEPTEMBER) AFTER PLANTING A SCREEN AT LEAST FOUR FEET HIGHER THAN THE ELEVATION OF THE ADJACENT PARKING AREA AND OF SUCH DENSITY AS WILL OBSCURE 75% OF THE LIGHT EMITTED FROM AUTOMOBILE HEADLIGHTS ON THE PREMISES THROUGHOUT THE FULL COURSE OF THE YEAR. WHERE THE ADJACENT LAND ELEVATION IS HIGHER THAN THE PARKING AREA ELEVATION, TREES AND SHRUBS SHALL BE AT LEAST TWO FEET IN HEIGHT, SATISFACTION OF THE FOUR FOOT REQUIREMENT NOTWITHSTANDING. THESE PROVISIONS SHALL NOT, HOWEVER, INTERFERE WITH THE MAINTENANCE OF CLEAR SIGHT LINES AT INTERSECTIONS. WHERE SUCH SCREENING IS REQUIRED, IT SHALL BE ASSURED BY A PERFORMANCE GUARANTEE POSTED WITH THE GOVERNING BODY IN AN AMOUNT EQUAL TO 20% OF THE ESTIMATED COST OF THE PLANTINGS. SUCH GUARANTEE SHALL BE RELEASED ONLY AFTER PASSAGE OF THE SECOND GROWING SEASON FOLLOWING PLANTING. (§ 1001.F.6.B)

   B. EXCEPT IN THE TC TOWN COMMERCIAL DISTRICT, PARKING AREAS OF A 20–VEHICLE WIDTH SHALL BE SEPARATED FROM ONE ANOTHER BY PLANTING STRIPS NOT LESS THAN 10 FEET IN WIDTH. (§ 1001.F.6.C)

   C. EXCEPT IN THE TC TOWN COMMERCIAL DISTRICT, NO LESS THAN 10% OF A PROPOSED PARKING AREA MUST CONSIST OF BUFFER AREAS AND ISLANDS AND MUST BE LANDSCAPED AND CONTINUALLY MAINTAINED. PLANTING ALONG THE PERIMETER OF A PARKING AREA, WHETHER FOR REQUIRED SCREENING OR GENERAL BEAUTIFICATION, WILL BE CONSIDERED AS PART OF THE REQUIRED PARKING AREA LANDSCAPING. (§ 1001.F.6.D)

   D. ALL OFF–STREET LOADING AREAS SHALL BE ADEQUATELY BUFFERED FROM ADJACENT STREETS AND PROPERTIES AND LANDSCAPED IN ACCORDANCE WITH AN OVERALL PLAN. (§ 1002.C)

   E. WATER TOWERS, STORAGE TANKS, PROCESSING EQUIPMENT, FANS, SKYLIGHTS, COOLING TOWERS, VENTS, AND ANY OTHER STRUCTURES OR EQUIPMENT OTHER THAN RADIO OR TELEVISION ANTENNA WHICH EXTEND ABOVE THE ROOF LINE SHALL BE ARCHITECTURALLY COMPATIBLE OR EFFECTIVELY SHIELDED FROM VIEW FROM ANY PRIVATE OR DEDICATED STREET BY AN ARCHITECTURALLY SOUND METHOD WHICH SHALL BE APPROVED BY THE GOVERNING BODY BEFORE CONSTRUCTION OR ERECTION OF SAID STRUCTURES OR EQUIPMENT. (§ 1003.B.2)

   F. ALL MECHANICAL AND ELECTRICAL EQUIPMENT NOT ENCLOSED IN A STRUCTURE SHALL BE FULLY AND COMPLETELY SCREENED FROM VIEW FROM ANY POINT AND IN A MANNER COMPATIBLE WITH THE ARCHITECTURAL AND LANDSCAPING STYLE OF THE REMAINDER OF THE LOT. SUCH SCREENING SHALL BE SUBJECT TO SITE PLAN AND ARCHITECTURAL REVIEW BY THE MUNICIPALITY. (§ 1003.C.3)

13. FENCE REQUIREMENTS
   A. FENCING. EACH OUTDOOR PLAY AREA IN CHILD CARE FACILITIES SHALL BE COMPLETELY SURROUNDED BY A FENCE WHICH IS AT LEAST FOUR FEET IN HEIGHT AND WHICH DOES NOT ALLOW ACCESS TO OR FROM THE PREMISES BY A CHILD. (§ 803.C–10.9)

14. SOLID WASTE TO BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. THE PROPOSED CHILD CARE FACILITY WILL USE AN EXISTING TRASH ENCLOSURE LOCATED SOUTH OF THE BUILDING. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

15. SUPPLIES FOR THE CHILD CARE FACILITY WILL BE DELIVERED VIA VANS.

16. TITLE 55 CHAPTER 3270. CHILD CARE CENTERS
   §3270–62: MEASUREMENT AND USE OF PLAY SPACE
   A. A FACILITY SHALL PROVIDE OUTDOOR OR INDOOR PLAY SPACE TO BE USED FOR LARGE MUSCLE ACTIVITY WHICH INCLUDES RUNNING, JUMPING, CLIMBING AND RIDING.
   B. OUTDOOR OR INDOOR PLAY SPACE SHALL BE MEASURED AT 65 SQUARE FEET PER CHILD, EXCEPT IN THE FOLLOWING SITUATIONS:

      (1)THE MINIMUM OUTDOOR OR INDOOR PLAY SPACE REQUIRED PER INFANT IS 40 SQUARE FEET.
      (2)THE MINIMUM OUTDOOR OR INDOOR PLAY SPACE REQUIRED PER YOUNG OR OLDER TODDLER IS 50 SQUARE FEET.
   C. OUTDOOR OR INDOOR PLAY SPACE SHALL BE SAFE FOR LARGE MUSCLE ACTIVITY.
   D. OUTDOOR OR INDOOR PLAY SPACE IN WHICH CHILDREN ARE RECEIVING CARE MAY NOT BE USED SIMULTANEOUSLY FOR OTHER BUSINESS, COMMERCIAL, SOCIAL OR ANOTHER PURPOSE UNRELATED TO THE CHILD CARE BEING OFFERED.

17. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.

18. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

19. A DETAILED UTILITY INVESTIGATION HAS NOT BEEN COMPLETED AT THIS TIME AND NO FIELD TESTING OF UTILITY CAPACITY OR AVAILABILITY HAS BEEN PERFORMED.

20. THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.

N
W D E
S

GRAPHIC SCALE

−20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 03/04/26. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

DYNAMIC ENGINEERING CONSULTANTS, PC
CIVIL • ENVIRONMENTAL • GEOTECHNICAL

BY	COMMENTS	DATE	REV.

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

DRAWN BY: ES | DESIGNED BY: SMH | DECKED BY: SRM | CHECKED BY: JEH

PROJECT: APPLE MONTESSORI SCHOOLS
PROPOSED CHILD CARE FACILITY
PARCEL NO. 29–003–024–002
1 ICE CREAM ALLEY
TOWNSHIP OF NEWTOWN, BUCKS COUNTY, PENNSYLVANIA

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JAMES E. HENRY
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 079916

SHAWN R. MUNTZ
PROFESSIONAL ENGINEER

TITLE: CONCEPTUAL SITE PLAN 'B'

SCALE: (H) 1" = 20' (V) .
DATE: 05/26/2026
PROJECT No: Dynamic–Apple–Newtown Bucks

SHEET No: 1 OF 1
Rev. #: 0

Plotted: 05/26/26 – 11:54 AM, By: confroom, – Product Ver: 25.0a (LMS Tech)
File: P:\DECPC OPPORTUNITY DATA\Pennsylvania\2026\Apple Montessori (4124)\Newtown–Bucks\DWG\Concepts\Dynamic–Apple Montessori–Newtown Bucks–Concept B (2026–05–26).dwg, ----> Concept B w. Survey – No Hatch

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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: July 17, 2026

Subject: BCPC #13213
SLD 26-5
Preliminary Plan of Subdivision and Development for 591 E Holland Road
TMP #31-35-7-3
Applicant: Hand Real Estate Partnership, LLC
Owner: Same
Plan Dated: June 15, 2026
Date Received: July 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: Subdivide a 2.14-acre site (TMP #31-35-7-3) into two lots: Lot 1 will contain 36,585 square feet, and Lot 2 will contain 36,581 square feet. The existing single-family detached dwelling and associated driveway on Lot 2 are proposed to be demolished. One new single-family detached dwelling is proposed on each lot. The site is served by public water and sewer.

Location: Along the north side of East Holland Road, at its intersection with Old Jordan Road.

Zoning: The R-1 Single-Family District permits single-family detached dwellings by right on lots with a minimum area of 40,000 square feet, a minimum lot width of 150 feet, and a maximum impervious surface ratio of 10 percent.

The township zoning hearing board granted a variance from the following zoning ordinance requirements at its January 23, 2026, meeting:

Sections 27-405.2.A.(1)
to allow a minimum lot size less than 40,000 square feet, where a minimum of 40,000 square feet required

Present Use: Residential

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

COMMENTS

1. **Natural resource protection**—Section 27-1120.1. of the zoning ordinance includes resource protection standards applicable to development sites in the R-1 District. Section 27-1120.1.E. states that no more than 20 percent of forest area on a site may be developed, regraded, or stripped of vegetation. The site contains a large wooded area in the northern and eastern portions of the site. The plan should demonstrate compliance with the forest protection standard, as well as any other applicable natural resource protection standards in Section 27-1120.1 of the zoning ordinance.

2. **Recreation land**—Section 27-405.2.(6) and Section 27-1001 of the zoning ordinance require that, unless otherwise required by the board of supervisors, a minimum of 10 percent of undeveloped land shall be dedicated and improved with park and recreation facilities for each new individual housing unit within the development. The plan should indicate compliance with this requirement.

3. **Tree replacement**—Section 22-304.5.G.(7) of the subdivision and land development ordinance (SALDO) requires a landscape plan showing existing tree caliper sizes. The preliminary plan should provide an existing tree inventory that contains tree number, trunk location, and caliper size. Section 22-618.3. of the SALDO states that the developer shall submit a reforestation plan to Northampton Township illustrating the number and location of trees proposed to be removed and the number, species, and location of trees to be planted. The reforestation plan shall be prepared by a registered landscape architect and shall comply with the requirements of Section 22-618.4. of the SALDO.

4. **Street improvements**—The township should determine if improvements are necessary to East Holland Road, in accordance with the standards of Section 22-403.1. of the SALDO.

5. **Sidewalks**—Section 22-403.2.B. of the SALDO requires that sidewalks be provided on both sides of all existing and proposed streets as part of the land development process. The plan should be revised to provide a sidewalk along the site frontage of East Holland Road.

6. **Plan information**—Section 22-304.5.G.(12) of the SALDO requires that horizontal sight distance measurements, at the proposed intersection for vehicles leaving the site, be provided. This information should be shown on the plan.

7. **Landscape design**

    a. **Sugar maple**—The proposed red and sugar maple street trees along East Holland Road and Old Jordan Road are located within 1 to 2 feet of the existing or future sidewalk. Given their mature size and root growth characteristics, these species are likely to damage adjacent sidewalks and curbing over time. We recommend selecting smaller-maturing street tree species that are better suited to these planting locations.

    b. **Registered landscape architect**—We recommend that the landscape plan be prepared, signed, and sealed by a Pennsylvania-registered landscape architect.

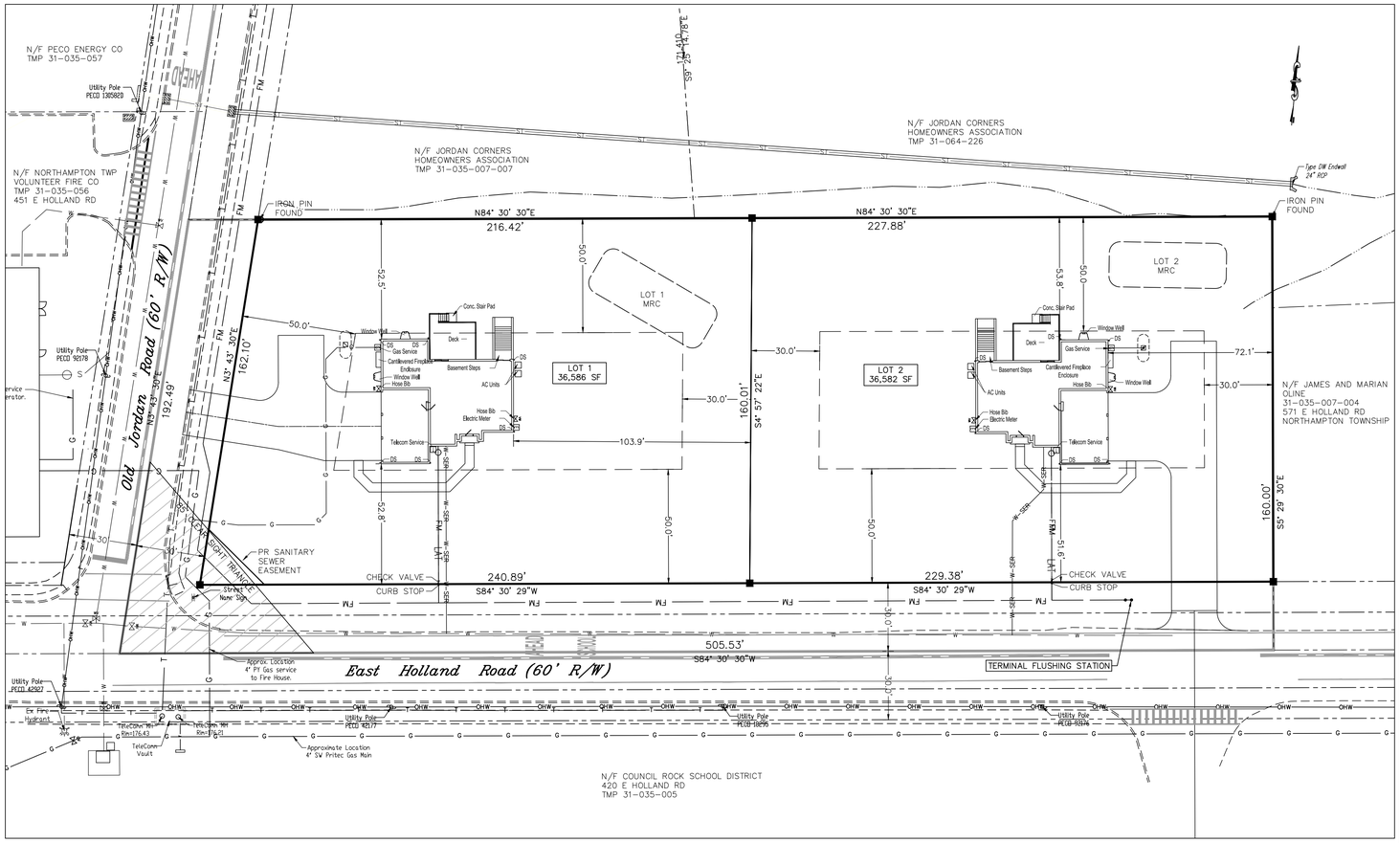
8. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 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
26-0190

cc: Geno Helm, Fioravanti, Inc. (via email)
Vincent Fioravanti, PE, Fioravanti, Inc. (via email)
Hand Real Estate Partnership, LLC (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)



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: # 2025-301-3833

IMPERVIOUS SUMMARY

	LOT 1	LOT 2
DWELLING	2,454 SF	2,454 SF
DRIVEWAY	2,295 SF	2,957 SF
STAIRS	165 SF	165 SF
WALKWAY	306 SF	306 SF
MISC.	18 SF	18 SF
TOTAL	5,238 SF	5,900 SF

RECEIVED VARIANCES

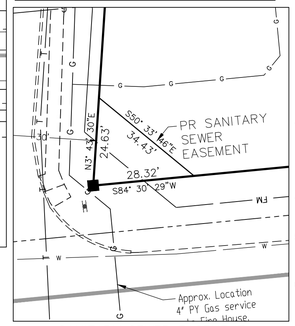
1. §27-405.2.A(1) – TO ALLOW LOT 1 AND LOT 2 TO HAVE LOT AREAS OF NO LESS THAN 36,585 SF AND 36,581 SF, RESPECTIVELY.

SHEET INDEX

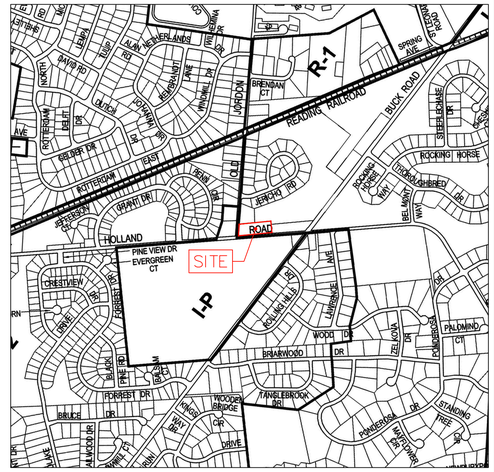
S01	RECORD PLAN
S02	EX FEATURES PLAN
S03	GRADING PLAN
S04	E&S PLAN
S05	E&S NOTES
S06	E&S DETAILS
S07	UTILITY PROFILES
S08	WATER DETAILS
S09	SANITARY DETAILS

STORMWATER BLANKET EASEMENT

THE APPLICANT HEREBY GRANTS THE TOWNSHIP OF NORTHAMPTON A BLANKET EASEMENT TO ALLOW FOR THE INSPECTION AND EMERGENCY MAINTENANCE OF ALL STORMWATER FACILITIES.



SANITARY SEWER EASEMENT
SCALE: 1" = 20'



LOCATION MAP
1" = 1,000'

GENERAL NOTES

1. PROJECT NARRATIVE:

   THIS PROJECT INVOLVES THE SUBDIVISION AND DEVELOPMENT OF THE EXISTING 2.138 AC PARCEL LOCATED AT 591 E HOLLAND ROAD INTO A 2 LOT SINGLE FAMILY SUBDIVISION. SANITARY SEWER SERVICE IS PROPOSED BY MEANS OF A LOW PRESSURE FORCE MAIN CONNECTION THE GRAVITY SEWER TERMINAL MANHOLE LOCATED ON JERICHO RD. STORM WATER WILL BE HANDLED ON EACH INDIVIDUAL LOT PER CODE REQUIREMENTS.

2. ZONING DISTRICT: R1

ITEM	REQUIREMENT	EXISTING	LOT 1	LOT 2
MIN LOT AREA (NET)	40,000 SF	73,166 SF	36,586 SF**	36,582 SF**
LOT WIDTH @ BSBL	150 FT	522.9 FT	294.0 FT	228.9 FT
FRONT YARD	50 FT	31.0 FT*	52.8 FT	51.6 FT
SIDE YARD	30 FT	96.2 FT	103.9 FT	72.1 FT
REAR YARD	50 FT	80.5 FT	52.5 FT	53.8 FT
BLDG HEIGHT	35 FT/3 STY	< 35 FT	< 35 FT	< 35 FT
MAX IMP SITE	20 %	5.74%	14.3%	10.4%
MAX BLDG COV	10 %	2.09%	6.7%	6.7%

   * EXISTING NON CONFORMITY
   ** VARIANCE RECIEVED

3. OWNER / APPLICANT:

   HAND REAL ESTATE PART
   JOE GANNON
   213 W STREET RD
   FEASTERVILLE PA 19053

4. SITE DATA: TMP # 31-015-154
   TOTAL TRACT AREA TO TITLE LINE GROSS = 93122 SF
   TOTAL AREA TO ULT R/W LINE = 73168 SF

5. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER 2025

   DATUM – USGS DATUM, PA STATE PLANE COORDINATES

6. ACT #187 PA ONE CALL NOTIFICATION
   SERIAL NUMBER 2025-301-3833
   UTILITY COMPANIES NOTIFIED:

   NORTHAMPTON TOWNSHIP
   CROWN CASTLE
   PECO
   COMCAST CABLE SURVEILLANCE
   NBCMA
   VERIZON

7. THE AREA BETWEEN THE LEGAL AND THE ULTIMATE RIGHT OF WAY IS HEREBY OFFERED FOR DEDICATION TO THE AUTHORITIES HAVING JURISDICTION.

8. SECTION, 27-1114, EACH LEG OF THE CLEAR SIGHT TRIANGLE SHALL BE INCREASED ONE FOOT FOR EACH FOOT OF RIGHT-OF-WAY GREATER THAN 50 FEET.

9. THE LOW PRESSURE SANITARY SYSTEM LOCATED IN THE ROAD RIGHT OF WAY IS HEREBY OFFERED FOR DEDICATION TO THE NORTHAMPTON TOWNSHIP MUNICIPAL AUTHORITY.

10. LOT DISCLOSURE STATEMENTS SHALL BE GIVEN TO BUYERS OF THE LOTS REGARDING ALL EASEMENTS AND THE POTENTIAL RAILS TO TRAILS PROJECT THAT COULD OCCUR IN THIS AREA.

TOWNSHIP ENGINEER

THIS PLAN WAS REVIEWED BY THE NORTHAMPTON TOWNSHIP ENGINEER ON THE _____DAY OF _____ 20__.

_____
TOWNSHIP ENGINEER

NORTHAMPTON TOWNSHIP BOARD OF SUPERVISORS

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

_____

_____

NORTHAMPTON TOWNSHIP PLANNING COMMISSION

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

_____

_____

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, SPECFICATIONS, 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

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- *EXISTING EASEMENT*
- *EXISTING WETLANDS*
- *EXISTING ADJOINERS PROPERTY LINE*
- *EXISTING CURB*
- *EXISTING FENCE*
- *EXISTING RIGHT OF WAY*
- *EDGE OF EXISTING PAVED ROAD*
- PROPOSED EASEMENT
- EXISTING MONUMENT/PIN
- PROPOSED MONUMENT/PIN TO BE SET
- PROPOSED TREELINE
- PROPOSED BUILDING SETBACK
- PROPOSED LOT LINE
- PROPOSED BUILDINGS
- PROPOSED PAVING
- ST — EXISTING STORM SEWER
- W — EXISTING WATER MAIN
- S — EXISTING SANITARY SEWER MAIN
- G — EXISTING GAS MAIN
- OHW — EXISTING OVERHEAD WIRES
- W — PROPOSED WATER SERVICE
- SLAT — PROPOSED SANITARY LATERAL
- FM — PROPOSED LOW PRESSURE SAN LAT
- OHW — PROPOSED OVERHEAD WIRES
- EP — PROPOSED EJECTOR PUMP

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: 6/15/26
SCALE: 1"=30'
JOB # 2321 FB # ___
DRAWN: STAFF CHECKED: VWF

591 E HOLLAND ROAD
SUBDIVISION
HOLLAND, PA 18966
PREPARED FOR:
JOE GANNON
213 W STREET ROAD
FEASTERVILLE, PA 19053

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:
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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: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 2, 2026

Subject: BCPC #12370-A
Preliminary Plan of Subdivision for John Arcidiacono
TMPs #34-11-109 and 34-11-109-2
Applicant: John and Donna Arcidiacono
Owner: Same
Plan Dated: December 20, 2024
Date Received: June 3, 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 429,068

Proposal: Convey approximately 360,809 square feet from TMP #34-11-109 to TMP #34-11-109-2, then subdivide the remaining portion of TMP #34-11-109 into ten lots ranging in size from 60,037 square feet to 292,161 square feet. TMP #34-11-109-2 contains an existing single-family dwelling, which is proposed to remain. An existing historic farmhouse and barn located on proposed Lot 7 are intended to remain. A single-family dwelling is proposed on each of the nine remaining new lots created from TMP #34-11-109. Each lot will be served by an individual on-lot water supply and on-lot sewage disposal system.

Location: Along the northeast side of Valley Park Road, approximately 800 feet northwest of its intersection with Point Pleasant Pike.

Zoning: The R1 Rural Residential District permits Use B1 – Single Family Detached Dwellings by right with a minimum lot area of 60,000 square feet, a maximum impervious surface ratio of 25 percent, and minimum yards of 50, 25, and 40 feet for front, side, and rear yards, respectively.

The plan indicates an existing nonconformity with respect to the front yard setback for proposed Lot 7.

Present Use: Agricultural, 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**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

   Section 22-508
   to not provide a water resource impact study

   Section 22-902.4.
   to create cuts of more than 5 feet in height

   Section 22-904.5.
   to allow lot lines for Lots 3 and 9 to not be a right angle/radial from the street line to the rear of the lot

   Section 22-904.6.
   to allow lot depth to width ratio less than 1:1 for oversized Lots 3 and 9

   Sections 22-907.1.M., 22-907.3.G., and 22-918
   to not provide drainage improvements, cartway widening, curbing, and sidewalks along the existing street

   Section 22-921.1.
   to not provide reforestation to the required minimum of 25 percent and instead add buffering along the rear property line adjacent to the quarry

   Section 22-924.1.
   to allow grading within 5 feet of the property line and right-of-way lines

   Section 22-1101.5.
   to allow a fee-in-lieu of dedication of recreational land

   Sections 22-502.4., 22-502.6., 22-502.14.E.
   to defer sedimentation and erosion control plan and design, stormwater management plan and design, and stormwater profile requirements until the time of plot plan/building permit phase for each lot

   Section 22-904.8.
   to defer the installation of energy conservation zone trees until the plot plan/building permit phase

   Section 22-920.1.
   to defer planting street trees until the plot plan/building permit phase

   Section 22-928
   to defer providing sewage facilities planning modules at this time and provide the sewage facilities planning module prior to recordation of the plan

   Section 22-923
   to defer providing detailed stormwater management design and waivers from the stormwater management ordinance until the plot plan/building permit phase

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

b. **Stormwater management ordinance**—The site plan indicates that the applicant is requesting waivers from the following requirements of the township's stormwater management ordinance:

Section 26-129.G.(6)
to allow grading within 5 feet of the property line and right-of-way lines

Section 26-130.Q.
to allow the stormwater facilities to be designed to manage the runoff for the individual lot impervious surface plus some future impervious surface rather than the runoff from the maximum individual lot impervious surface

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; however, this issue should be resolved prior to final plan approval.

2. **Historic resources**—The proposed parcel for subdivision is within the boundaries of the Gardenville-North Branch Rural Historic District, listed on the National Register of Historic Places. TMP #34-11-109 contains four historic resources listed on the township's historic resource survey. Per Section 27-2317.B. of the zoning ordinance, any such sites listed on the township's historic resource survey shall be shown on the plan, with a description of the historic resource. Per Section 27-2317.D. of the zoning ordinance, if any structure identified in the township's historic resource survey is within the proposed site, the lot lines of the proposed subdivision or land development shall be drawn so as to preserve the historic context of the building, including its outbuildings, with adequate setbacks.

   Due to the identified historic resources on the site and the need for a Pennsylvania Department of Environmental Protection (PaDEP) sewage facilities planning module, the applicant should consult with the Pennsylvania State Historic Preservation Office (PA SHPO). The applicant will need to comply with PaDEP policy document #012-0700-001, Implementation of the Pennsylvania State History Code: Policy and Procedures for applicants for DEP permits and plan approvals. Other state and federal historic preservation regulations may also apply.

3. **Act 319**—TMP #34-11-109 contains Act 319 land. The township should ensure compliance with all pertinent sections of Act 319 – Pennsylvania Farmland and Forest Land Assessment Act (Clean and Green), including, but not limited to, Sections 137b.82 and 6(a.1.)(1).

4. **Shared driveways**—The applicant has proposed two flag lots to provide access to the rear of Lots 3 and 10. Once plans for development of these lots have been established, we recommend that the applicant explore the feasibility of a shared driveway. A shared driveway would reduce the amount of impervious surface associated with individual driveways and would improve safety by reducing the number of access points onto Valley Park Road.

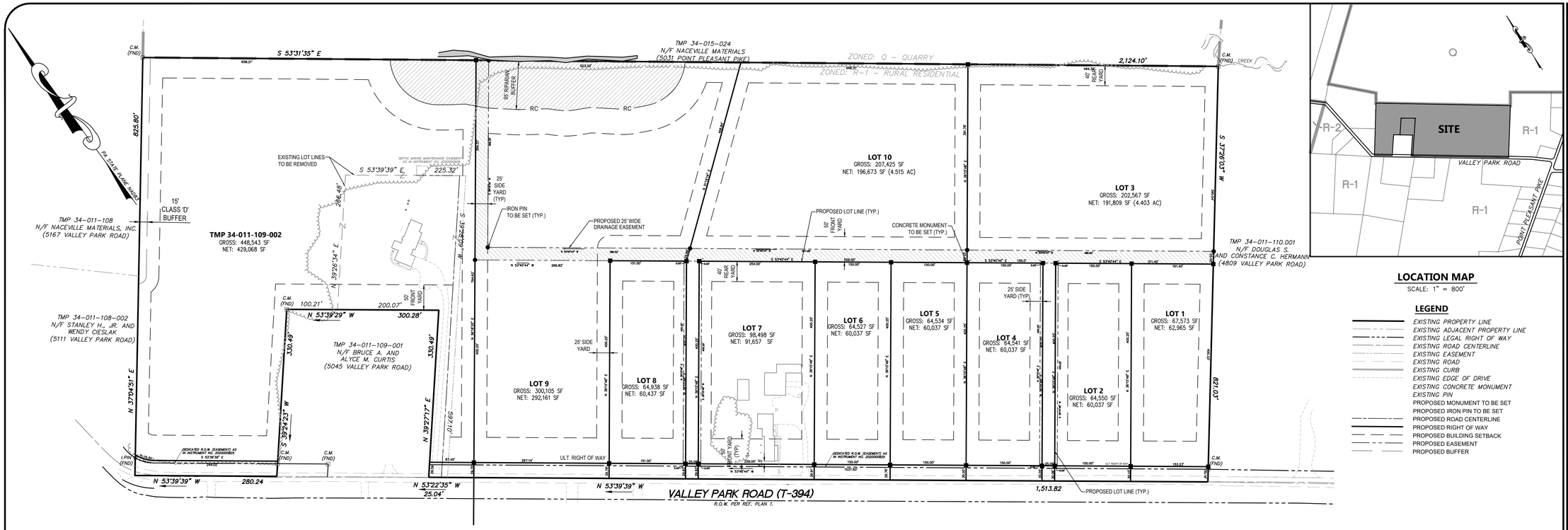
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JS:emh
24-0735

cc: John & Donna Arcidiacono (via email)
Sam Costanzo, PE, Van Cleef Engineering Associates, LLC (via email)
Jessica May, Van Cleef Engineering Associates, LLC (via email)
Timothy A. Fulmer, PE, Wynn Associates Inc, Township Engineer (via email)
Stacy Mulholland, Township Manager (via email)



LOCATION MAP

SCALE: 1" = 800'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING ROAD
- EXISTING CURB
- EXISTING EDGE OF DRIVE
- EXISTING CONCRETE MONUMENT
- EXISTING PIN
- PROPOSED MONUMENT TO BE SET
- PROPOSED IRON PIN TO BE SET
- PROPOSED ROAD CENTERLINE
- PROPOSED RIGHT OF WAY
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED BUFFER

GENERAL NOTES:

1. A BOUNDARY SURVEY PERFORMED BY CREWS SURVEYING, LLC IN NOVEMBER 2021. THE REPRESENTATION OF THE TRACT BOUNDARY HEREON IS BASED ON PA STATE PLANE COORDINATE SYSTEM (NAD 83).
2. A TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN DECEMBER 2023 AND JANUARY 2024. THE VERTICAL DATUM IS NAVD 88 BASED ON RTK GPS OBSERVATIONS DERIVED THROUGH THE KEYNETGPS TRIMBLE VRS NETWORK.
3. NO CERTIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON DECEMBER 10, 2023 (SERIAL NO. 20233440012).
4. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
5. THE WATERS DELINEATION WAS PERFORMED BY VW CONSULTANTS, INC. ON SEPTEMBER 22, 2023.
6. THE PARCELS SHOWN HEREON ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 305 OF 532, MAP NUMBER 42017C0305J, EFFECTIVE DATE MARCH 16, 2015.
7. PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS. HOWEVER, PURSUANT TO THE NRCS SOIL SURVEY, THE SITE DOES CONTAIN HYDRIC SOILS. VW CONSULTANTS, INC. PERFORMED A WETLANDS EVALUATION ON SEPTEMBER 22, 2023 AND NO WETLANDS WERE FOUND ON THE SUBJECT PROPERTY.
8. STREET CLASSIFICATION FOR VALLEY PARK ROAD IS MINOR COLLECTOR.
9. THE PROPOSED HOUSE FOOTPRINTS AND DRIVEWAYS SHOWN ON THE PLAN SET ARE CONCEPTUAL ONLY AND DESIGNED TO ACCOMMODATE AT LEAST TWO OFF-STREET PARKING SPACES PER DWELLING. FINAL HOUSE FOOTPRINTS AND DRIVEWAY LAYOUT DETAILS WILL BE DEFERRED TO AN INDIVIDUAL LOT BASIS THROUGH THE PLOT PLAN / BUILDING PERMIT APPLICATION.
10. THE SITE WILL BE SERVED BY ON-LOT WATER AND SEWER. WELL AND SEPTIC SYSTEM LOCATIONS ARE SHOWN ON THE UTILITY PLANS.
11. THE SEPTIC AND STORMWATER INFILTRATION TESTING WAS PERFORMED BY VW CONSULTANTS, INC. IN SEPTEMBER 2023. ADDITIONAL SEPTIC TESTING FOR LOT 9 WAS PERFORMED BY VW CONSULTANTS, INC. IN SEPTEMBER 2024.
12. STORMWATER MANAGEMENT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL HOMEOWNERS WHERE THE FACILITY IS LOCATED.
13. THE REQUIRED CLASS 'D' BUFFER AT THE NORTHWESTERLY PROPERTY LINE CONTAINS EXISTING WOODS, SO NO ADDITIONAL PLANTING IS ANTICIPATED.

SITE CAPACITY CALCULATIONS

1. BASE SITE AREA	37.83 ACRES
TOTAL SITE AREA SUBTRACT EXISTING STREET RIGHTS-OF-WAY; EXISTING UTILITY RIGHTS-OF-WAY OR EASEMENTS; LAND THAT IS NOT CONTIGUOUS OR IS SEPARATED FROM THE PARCEL BY A ROAD; OR LAND SHOWN ON PREVIOUS SUBDIVISION OR LAND DEVELOPMENT PLANS AS RESERVED FOR OPEN SPACE, NATURAL RESOURCE PROTECTION, RECREATION, OPEN SPACE PRESERVATION, OR OTHER PURPOSES.	1.05 ACRES
BASE SITE AREA	36.78 ACRES

2. LAND WITH RESOURCE RESTRICTIONS

RESOURCE	PROTECTION RATIO	ACRES OF LAND IN RESOURCE	ACRES OF RESOURCE PROTECTION AREA (ACRES x PROTECTION RATIO)
ONE-HUNDRED-YEAR FLOODPLAIN (1)	1.00	0.00 AC	0.00 AC
FLOODPLAIN SOILS	1.00	0.00 AC	0.00 AC
STREAMS, WATERCOURSES, WATERS OF COMMONWEALTH, WATERS OF THE U.S., AND RIPARIAN BUFFER AREAS	1.00	1.14 AC	1.14 AC
LAKES & PONDS	1.00	0.00 AC	0.00 AC
WETLANDS / WETLAND MARGINS	1.00	0.00 AC	0.00 AC
STEEP SLOPES (MORE THAN 25%) (2)	0.85	0.00 AC	0.00 AC
STEEP SLOPES (15-25%) (2)	0.70	0.00 AC	0.00 AC
FOREST (R-1) (3)	0.80	7.41 AC	5.93 AC
TOTAL RESOURCE PROTECTION AREA =			7.07 AC

3. MINIMUM OPEN SPACE
   - BASE SITE AREA: 36.78 ACRES
   - MINIMUM OPEN SPACE RATIO: x 0%
   - MINIMUM OPEN SPACE: = 0.00 ACRES
4. DETERMINE PROTECTED LAND
   - THE REQUIRED PROTECTED LAND IS THE RESOURCE PROTECTION AREA OR THE MINIMUM OPEN SPACE, WHICHEVER IS GREATER: 7.07 ACRES
5. NET BUILDABLE SITE AREA
   - BASE SITE AREA: 36.78 ACRES
   - REQUIRED PROTECTED LAND: - 7.07 ACRES
   - NET BUILDABLE SITE AREA: = 29.71 ACRES
6. NUMBER OF DWELLING UNITS/LOTS (NOT APPLICABLE)
7. IMPERVIOUS SURFACES
   - BASE SITE AREA: 36.78 ACRES
   - MAXIMUM IMPERVIOUS SURFACE RATIO: x 25%
   - IMPERVIOUS SURFACE: = 9.20 ACRES

NOTES:
(1) ANTICIPATES THAT THE CALCULATED 100-YR FLOODPLAIN IS CONTAINED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
(2) ALL STEEP SLOPES AREA ARE LESS THAN 3,000 SF EXCEPT FOR THE AREA OF THE EXISTING SAND MOUND ON TMP 34-011-109-002 AND THEREFORE NOT REGULATED.
(3) INDIVIDUAL TREES 24" OR MORE IN CALIPER OUTSIDE OF THE FOREST AREA SHALL BE PROTECTED AT THE SAME RATE AT FOREST.

ZONING DATA

PLUMSTED TOWNSHIP — ZONING TABLE
ZONING DISTRICT — R-1 RURAL RESIDENTIAL
USE: B1-SINGLE FAMILY DETACHED DWELLING (PERMITTED)

ITEM	REQUIRED \ PERMITTED	LOTS 1-6 & LOTS 8-10	LOT 7	TMP 34-011-109-002
GROSS LOT AREA		≥ 64,527 SF	98,498 SF	448,543 SF
MIN. LOT AREA	60,000 SF	≥ 60,037 SF	91,657 SF	436,235 SF
MIN. LOT WIDTH AT BUILDING SETBACK	150 FT	≥ 150 FT	229 SF	284 SF
MAX. IMPERVIOUS SURFACE	25%	≤ 25%	13%	3%
MIN. YARDS				
FRONT	50 FT	≥ 50 FT	5.8 FT (1)	85.2 FT
SIDE	25 FT	≥ 25 FT	26.0 FT	104.8 FT
REAR	40 FT	≥ 40 FT	202.2 FT	315.7 FT
MIN. BUILDING ENVELOPE	7,500 SF	≥ 7,500 SF	63,291 SF	56,408 SF
MIN. PARKING SPACES	2 SPACES	2 SPACES	5 SPACES	4 SPACES

Notes:
(1) EXISTING NON-CONFORMITY TO REMAIN

ORDINANCES UTILIZED TO PREPARE PLAN:

1. PLUMSTEAD TOWNSHIP ZONING ORDINANCE, AS AMENDED THROUGH 11-08-2023 LEGISLATION.
2. PLUMSTEAD TOWNSHIP SUBDIVISION/LAND DEVELOPMENT ORDINANCE, AS AMENDED THROUGH 11-08-2023 LEGISLATION.
3. PLUMSTEAD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, AS AMENDED THROUGH 11-08-2023 LEGISLATION.

IMPERVIOUS SURFACE RATIO

IMPERVIOUS COVERAGE	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7 (EXIST. HOME)	LOT 8	LOT 9	LOT 10
NET LOT AREA (SF)	62,966	60,038	191,809	60,038	60,038	60,038	91,657	60,438	292,161	196,673
ALLOWABLE / PERMITTED										
ALLOWABLE IMPERVIOUS AREA (SF)	15,741	15,009	47,952	15,009	15,009	15,009	22,914	15,109	73,040	49,168
IMPERVIOUS SURFACE RATIO (PERMITTED)	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
AS SHOWN ON PLANS										
IMPERVIOUS AREA BREAKDOWN										
HOME (SF)	3,872	3,872	3,872	3,872	3,872	3,872	2,430	3,872	3,872	3,872
BARNS (SF)	–	–	–	–	–	–	3,639	–	–	–
SIDEWALKS (SF)	196	196	196	196	196	196	575	196	196	196
DRIVEWAY (SF)	2,809	3,330	6,655	2,509	2,804	1,525	4,862	2,813	2,957	7,920
MISC. IMPERVIOUS (WALLS, PADS, ETC.)	–	–	–	–	–	–	203	–	–	–
FUTURE IMPERVIOUS (SF)	600	600	600	600	600	600	–	600	600	600
TOTAL IMPERVIOUS AREA (SF)	7,477	7,998	11,323	7,177	7,472	6,193	11,709	7,481	7,625	12,588
IMPERVIOUS SURFACE RATIO	11.9%	13.4%	6.0%	12.0%	12.5%	10.4%	12.8%	12.4%	2.7%	6.5%

NOTES:
1. THE MAXIMUM IMPERVIOUS SURFACE RATIO ON THE LOT SHALL BE THE LESSER OF THE FOLLOWING : 25% OR THE MAXIMUM IMPERVIOUS SURFACE RATIO THAT THE ON-LOT STORMWATER MANAGEMENT SYSTEM CAN HANDLE.

REQUESTED WAIVERS:

1. §22-508 — WATER RESOURCES IMPACT STUDY
   TO NOT PROVIDE A WATER RESOURCE IMPACT STUDY FOR THIS PROJECT
2. §22-902.4 — CUT / FILLS
   TO CREATE CUTS OF MORE THAN 5 FT IN HEIGHT
3. §22-904.5. —LOT LINES
   TO ALLOW LOT LINES FOR LOTS 3 AND 9 TO NOT TO BE A RIGHT ANGLE / RADIAL FROM THE STREET LINE TO THE REAR OF THE LOT
4. §22-904.6. —LOT DEPTH
   TO ALLOW LOT DEPTH TO WIDTH RATIO LESS THAN OF 1:1 FOR OVERSIZED LOTS LOT 3 AND LOT 9
5. §22-907.1.M. §22-907.3.G. & §22-918 — ROADWAY IMPROVEMENTS
   TO NOT PROVIDE DRAINAGE IMPROVEMENTS, CARTWAY WIDENING, CURBING, AND SIDEWALKS ALONG EXISTING STREET.
6. §22-921.1 — AFFORESTATION
   TO NOT PROVIDE REFORESTATION TO REQUIRED MIN. 25% AND INSTEAD ADD BUFFERING ALONG REAR PROPERTY LINE ADJACENT TO QUARRY.
7. §22-924.1& §26-129.G(6) —GRADING
   TO ALLOW GRADING WITHIN 5 FT OF THE PROPERTY LINE AND RIGHT-OF-WAY LINES
8. §22-1101.5 —RECREATIONAL LAND
   TO ALLOW A FEE IN LIEU OF DEDICATION OF RECREATIONAL LAND
9. §26-130.Q — IMPERVIOUS COVERAGE RUNOFF
   TO ALLOW THE STORMWATER FACILITIES TO BE DESIGNED TO MANAGE THE RUNOFF FOR THE INDIVIDUAL LOT IMPERVIOUS SURFACE PLUS SOME FUTURE IMPERVIOUS SURFACE RATHER THAN THE RUNOFF FROM THE MAXIMUM INDIVIDUAL LOT IMPERVIOUS SURFACE

REQUESTED DEFFERALS:

1. §22-502.4, §22-502.6, §22-502.14.E — SEDIMENTATION AND EROSION CONTROL PLAN AND DESIGN, STORMWATER MANAGEMENT PLAN AND DESIGN, AND STORMWATER PROFILES
   TO DEFER THESE REQUIREMENTS UNTIL THE TIME OF PLOT PLAN/BUILDING PERMIT PHASE FOR EACH LOT .
2. §22-904.8. — ENERGY CONSERVATION ZONE TREES
   TO DEFER THE INSTALLATION OF THE TREES UNTIL PLOT PLAN / BUILDING PERMIT PHASE
3. §22-920.1. — STREET TREES
   TO DEFER PLANTING STREET TREES UNTIL PLOT PLAN / BUILDING PERMIT PHASE
4. §22-928 — SEWAGE FACILITIES PLANNING MODULES
   TO DEFER PROVIDING SEWAGE FACILITIES PLANNING MODULES AT THIS TIME AND PROVIDE THE SEWAGE FACILITIES PLANNING MODULE PRIOR TO RECORDATION OF THE PLAN

   §22-928 — STORMWATER MANAGEMENT
   TO DEFER PROVIDING DETAILED STORMWATER MANAGEMENT DESIGN AND WAIVERS FROM STORMWATER MANAGEMENT ORDINANCE UNTIL PLOT PLAN/ BUILDING PERMIT PHASE

WETLANDS CERTIFICATION:

I, _____, OF VW CONSULTANTS, LLC HEREBY CERTIFY THAT I HAVE PERFORMED A WETLANDS EVALUATION OF THIS SITE IN ACCORDANCE WITH CURRENT STATE AND FEDERAL GUIDELINES AND HAVE DETERMINED THAT THE ON-SITE WETLANDS/ WATERS BOUNDARY AS SHOWN HEREON ACCURATELY REPRESENTS MY FINDINGS AS FURTHER CONTAINED IN A REPORT DATED 2-7-24.

CERTIFICATIONS:

COMMONWEALTH OF PENNSYLVANIA:

_____
SIGNATURE OF OWNERS

SS.

COUNTY OF BUCKS

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

APPEARED _____ WHO ACKNOWLEDGED THE ACCOMPANYING PLAN TO BE THE OFFICIAL PLAN OF SITUATE IN THE TOWNSHIP OF PLUMSTEAD, COUNTY OF BUCKS, AND THE COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THE ACCOMPANYING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

_____
MY COMMISSION EXPIRES

_____
NOTARY PUBLIC

THE UNDERSIGNED, _____ HAVE LAID OUT UPON OUR LAND, SITUATE IN THE TOWNSHIP OF PLUMSTEAD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS _____DAY OF _____, 20____,

BY: _____ BY: _____

REVIEWED BY THE TOWNSHIP ENGINEER, ON THIS _____ DAY OF _____, 20_____,

_____
TOWNSHIP ENGINEER

APPROVED BY THE PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS

THIS _____ DAY OF _____ 20_____,

_____
CHAIRMAN

_____ _____

_____ _____

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 _____, 20_____.

_____
RECORDER OF DEEDS

_____
ROBERT W. COOK — DATE
PENNSYLVANIA PROFESSIONAL SURVEYOR NUMBER SU075256

REFERENCE DOCUMENTS:

1. PLAN ENTITLED "EXISTING FEATURES PLAN PREPARED FOR THE CHITTICK TRACT TAX PARCEL 34-011-109 & 34-011-109-002" BY CREWS SURVEYING, LLC DATED NOVEMBER 16, 2023. (UNRECORDED)
2. PLAN ENTITLED "FINAL PLAN CHITTICK TRACT" PREPARED BY ROBERT D. GILMORE & ASSOCIATES INC. CONSULTING ENGINEERS & LAND SURVEYORS DATED JUNE 8, 1976 AS RECORDED IN PLAN BOOK 144 PAGE 11.
3. PLAN ENTITLED "FINAL MINOR SUBDIVISION RECORD PLAN CHITTICK TRACT" PREPARED BY GILMORE & ASSOCIATES INC. CONSULTING ENGINEERS & LAND SURVEYORS DATED FEBRUARY 8, 1988, LAST REVISED APRIL 22, 1988, AS RECORDED IN PLAN BOOK 248 PAGE 25.
4. PLAN ENTITLED "FINAL SUBDIVISION PLAN PREPARED FOR DOUGLAS & CONNIE HERRMANN", SHEET 1 OF 2, BY DANIEL R. HENDRICKS, R.S. DATED APRIL 17, 1997, LAST REVISED JULY 25, 1997, AS RECORDED IN PLAN BOOK 288 PAGE 42.
5. PLAN ENTITLED "LOT LINE ADJUSTMENT PLAN PREPARED FOR JOHN D. CHITTICK" BY PAUL R. COOPER PROFESSIONAL LAND SURVEYOR DATED SEPTEMBER 10, 2018, LAST REVISED MARCH 13, 2019, AS RECORDED IN INSTRUMENT 2019075077.

OWNER OF RECORD:
JOHN AND DONNA ARCIDIACONO

SITE ADDRESS:
4965 VALLEY PARK ROAD
DOYLESTOWN, PA 18902

MAILING ADDRESS:
PO BOX 540
HORSHAM, PA 19044
PHONE: 215-355-0103

TMP 34-011-109
(DEED) INSTRUMENT NO. 2024031983

SITE AREA:
36.261 ACRES OR 1,579,549 SQ. FT. (GROSS)
35.229 ACRES OR 1,534,578 SQ. FT. (NET LEGAL ROW)

OWNER OF RECORD:
MARK A. AND JENNIFER A. STICE

SITE ADDRESS:
5043 VALLEY PARK ROAD
DOYLESTOWN, PA 18902

MAILING ADDRESS:
5043 VALLEY PARK ROAD
DOYLESTOWN, PA 18902
PHONE: 215-355-6141 (EX 703)

TMP 34-011-109-002
(DEED) INSTRUMENT NO. 2019060455

SITE AREA:
1.566 ACRES OR 68,216 SQ. FT. (GROSS)
1.551 ACRES OR 67,591 SQ. FT. (NET LEGAL ROW)

PRELIMINARY PLAN - NOT TO BE RECORDED

F:\pw\fin\2023\2303\PDWG\SHEETS\02-Onl Record.dwg, jmay 1/29/2025 10:41:46 AM

Van Cleef ENGINEERING WITH FOCUS

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

REV	DESCRIPTION	AUTH	DATE

SERIAL NO. 20233400012

Before You Dig Anywhere
811 In . . . PENNSYLVANIA
Know what's below. Call before you dig. PA Law requires 3 working days notice before any excavation
STOP! CALL 1-800-242-1776 TOLL FREE
PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE
0 50 100 200
1 INCH = 100 FT

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

SAMUEL D. COSTANZO — DATE
PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER PE041557-R

Van Cleef ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (215) 345-1876

OVERALL RECORD PLAN OF SUBDIVISION (SHEET 1 OF 3 TO BE RECORDED)

FOR

JOHN ARCIDIACONO

DATE:	DECEMBER 20, 2024
SCALE:	1"=100'
DESIGNED BY:	JEM
DRAWN BY:	JEM
CHECKED BY:	SDM
JOB NUMBER:	2303-P

TMP 34-011-109 &
TMP 34-011-109-002

PLUMSTEAD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

2 of 19

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: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 15, 2026

Subject: BCPC #12719-B
Preliminary Plan of Land Development for Hey Dude Partners, LLC
TMP# 34-4-2-2
Applicant: Hey Dude Partners LLC
Owner: Same
Plan Dated: May 28, 2026
Date Received: June 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: Construct a one-story, 15,000-square-foot building for a contracting use on a 3.96-acre site. Parking consists of 30 constructed spaces and 20 reserve parking spaces, for a total of 50 proposed spaces. The site is currently vacant and is proposed to be served by public water and sewer facilities.

Location: Along the southwestern side of Kellers Church Road, approximately 1,500 feet north of its intersection with Easton Road (PA-611).

Zoning: The LI Light Industrial District permits Use H4 Contracting by right with a minimum lot area of 2 acres, minimum lot width of 200 feet, and a permitted maximum impervious surface ratio of 65 percent.

The plan indicates that on March 18, 2026, the zoning hearing board granted relief from the following zoning ordinance provisions:

Sections 27-1703 & 2303.1.
to permit a minimum side yard of less than 100 feet (when abutting a residential use) and for a structure to be situated in that side yard

Section 27-2405.5.B.
to permit a structure to be in the buffer area

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

Section 27-2911
to permit the expiration of variances after three years if a building permit is not obtained

Present Use: Vacant

COMMENTS

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

   Section 22-302.5
   to permit preliminary and final submissions to be considered for approval at the same time.

   Section 22-502.2.(N)
   to permit an aerial plan in lieu of showing all existing buildings (and their uses), driveways, sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads, wells, and other significant man-made features within 200 feet of and within the site

   Section 22-507
   to not provide a site analysis and resource conservation plan; the application indicates the site does not contain natural resources and an aerial plan has been submitted

   Section 22-907.1.(M)
   to not require the reconstruction of the existing cartway; the application indicates the road is being widened to the PennDOT road standards

   Section 22-921.1.A.(2)
   to not require the site to be afforested to a minimum of 20 percent of the base site area; the application indicates there is no space to meet the afforestation requirements as the existing scattered tree/brush and buffer plantings are being retained

   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. **Local significant site**—The Historic Resources map of *Plumstead Forward, Plumstead Township Comprehensive Plan (2026)* designates the site as included on the local historic registry. The plan states that the township's Historic Advisory Committee also maintains a Historic Inventory List (last updated in 2023) that provides a detailed collection of sites, information, and photographs. The township should coordinate with the Historic Advisory Committee to determine the local significance of this site and if further action is required.

3. **Loading**—The plan does not show any proposed loading facilities for the building. If loading facilities are intended, they should be shown on the plan and compliance with Section 27-2505 of the zoning ordinance should be verified.

4. **Energy conservation**—We recommend that the applicant consider the use of alternative forms of energy generation and conservation for the project. This may include green roofs, solar panels, geothermal systems, or a requirement that buildings meet a certified energy efficiency standard. The

BCPC has recently developed an inclusive Model Alternative Energy Ordinance[1] which brings alternative and renewable energy production methods into one guidance document. The model ordinance provides examples of various incentives which could be included to encourage the use and incorporation of alternative energy systems at the beginning stages of a residential or 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.

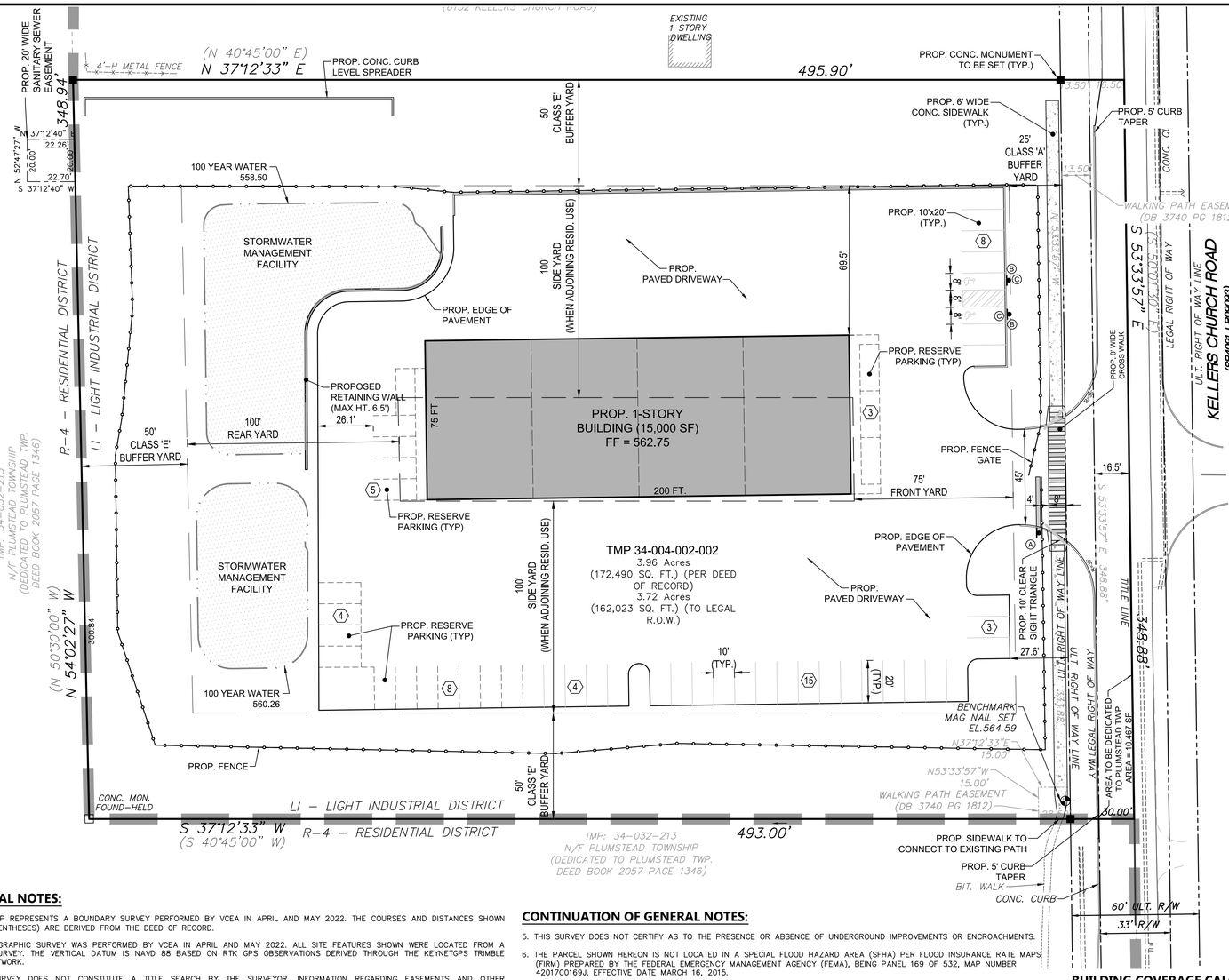
This review will be included in the Bucks County Planning Commission board materials for the August 5, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JS:emh
26-0175

cc: Michael Tulio, Hey Dude Partners, LLC (via email)
Sean McGranahan, PE, Van Cleef Engineering Associates, LLC (via email)
Samuel Costanzo, PE, Van Cleef Engineering Associates, LLC (via email)
Nathan D. Fox, Obermayer Rebmann Maxwell & Hippel LLP (via email)
Timothy A. Fulmer, PE, Wynn Associates Inc, Township Engineer (via email)
Stacy Mulholland, Township Manager (via email)

[1] https://www.buckscounty.gov/DocumentCenter/View/3811/Model-Sustainability-and-Renewable-Energy-Ordinance-pdf?bidId=



ZONING DATA:

ZONED: LI – LIGHT INDUSTRIAL
PROPOSED USE: H4 CONTRACTING (PERMITTED)

	REQUIRED	PROPOSED
MIN. LOT AREA	2 AC.	3.96 AC.
MIN. LOT WIDTH (@ BLDG. LINE)	200 FT.	348 FT.
MAX. BLDG. COVERAGE	25%	9.3%
MAX. IMPERV. SURFACE	65%	47.6%
MIN. YARDS		
FRONT	75 FT.	75 FT.
SIDE	50 FT.*	69.5 FT.**
REAR	50 FT.*	100 FT.*
MAX. BLDG. HEIGHT	35 FT.	≤35 FT.

* SIDE AND REAR YARDS SHALL BE INCREASED TO 100 FEET WHERE THE SIDE OR REAR YARD ABUTS A RESIDENTIAL ZONING DISTRICT OR A LOT IN RESIDENTIAL USE

** VARIANCE GRANTED.

BASE SITE AREA CALCULATIONS:

1. BASE SITE AREA
   TOTAL SITE AREA 3.96 AC.
   SUBTRACT EXISTING STREET RIGHTS-OF-WAY; EXISTING UTILITY RIGHTS-OF-WAY OR EASEMENTS; LAND THAT IS NOT CONTIGUOUS OR IS SEPARATED FROM THE PARCEL BY A ROAD; OR LAND SHOWN ON PREVIOUS SUBDIVISION OR LAND DEVELOPMENT PLANS AS RESERVED FOR OPEN SPACE, NATURAL RESOURCE PROTECTION, RECREATION, OPEN SPACE PRESERVATION, OR OTHER PURPOSES. -0.24 AC.
   BASE SITE AREA 3.72 AC.



SITE AREA:

3.960 Ac. (172,490 SQ. FT.) (GROSS)
3.720 (162,023 SQ. FT.) (TO LEGAL R.O.W.)
3.639 (158,535 SQ. FT.) (TO ULTIMATE R.O.W.)

OWNER OF RECORD:

HEY DUDE PARTNERS LLC
PO BOX 538
DOYLESTOWN, PA 18901

SITE ADDRESS:
KELLERS CHURCH ROAD
PIPERSVILLE, PA 18947

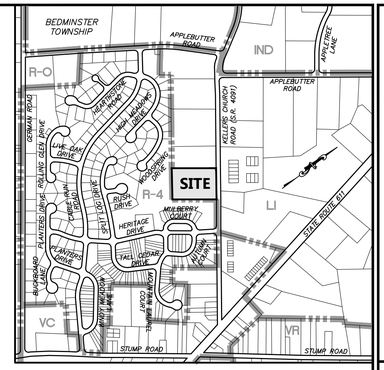
TMP 34-004-002-002
DEED BOOK INST: 2025012807

PROPOSED SIGNAGE SYMBOL LEGEND

- (A) PROPOSED "STOP" SIGN (R1-1)
- (B) PROPOSED "RESERVED PARKING" SIGN (R7-8) & "RESERVED PARKING PENALTIES" SIGN (R7-8F)
- (C) PROPOSED "VAN ACCESSIBLE" SIGN (R7-8B)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING CONCRETE MONUMENT
- EXISTING PIN
- PROPOSED MONUMENT TO BE SET
- PROPOSED IRON PIN TO BE SET
- PROPOSED RIGHT OF WAY
- PROPOSED BUILDING SETBACK
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENT
- PROPOSED BUFFER
- PROPOSED CLEAR SIGHT TRIANGLE


BEDMINSTER TOWNSHIP
APPLEBUTTER ROAD
IND
R-O
R-4
LI
VC
VR
SITE
KELLERS CHURCH ROAD (S.R. 4091)
STUMP ROAD
STUMP ROAD
HERITAGE DRIVE
MEADOWRIDGE COURT
FALL CROFT DRIVE
RUSH DRIVE
LYME BAY DRIVE
HERITAGE COURT
HERITAGE DRIVE
MEADOWRIDGE DRIVE
BLACKBERRY LANE
BLUEBERRY LANE
RASPBERRY LANE
GRAPE VINE DRIVE
ORCHARD DRIVE
ORCHARD VIEW DRIVE
ORCHARD VIEW COURT

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: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 16, 2026

Subject: BCPC #13208
Preliminary Plan of Subdivision for Richlandtown Pike
TMP #36-35-8
Applicant: Timothy Snyder
Owner: Same
Plan Dated: November 24, 2025
Date Received: June 16, 2026

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

GENERAL INFORMATION

Proposal: Subdivide a 2.96-acre parcel into four single-family detached lots ranging in size from 0.14 to 0.51 acres and one open space lot consisting of 1.79 acres. An existing dwelling is located on Lot 2. Lots 1, 3, and 4 will each be developed with a single-family dwelling. Individual on-lot water and public sewage facilities are proposed to serve the lots.

Location: Northwest of the intersection of Raub Road and Richlandtown Pike (Route 212).

Zoning: The SRL Suburban Residential Low District permits low-intensity suburban residential development. Use B4 Single-family detached enhanced density is permitted by right with a maximum allowable density of 2.5 dwelling units per acre. The average and minimum lot areas for this use are 6,000 and 5,000 square feet, respectively. The required minimum open space for this use in the SRL District is 50 percent.

Present Use: Residential

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

COMMENTS

1. **Site capacity calculations**—Section 27-511.1. of the zoning ordinance requires site capacity calculations to be submitted with all applications for subdivision or land development. The plan does not include the required site capacity calculations.

2. **Future right-of-way**—Per Appendix 27-A of the zoning ordinance, South Richlandtown Pike is classified as a collector street. Section 27-555.2.A.(3) of the zoning ordinance and Section 22-506.1. of the subdivision and land development ordinance (SALDO) require a future right-of-way of 80 feet for collector streets. The plan should clearly indicate the future right-of-way for the site so that compliance with ordinance requirements can be determined.

3. **Lane lots**—Section 27-553.3.D. of the zoning ordinance states that the area of the lane shall not be included in the calculation of the minimum lot area. While proposed lane lots 1 and 2 appear to meet the required minimum lot area without including the lane portion of the lots, we recommend the plan provide the area of the lanes for both lots.

4. **Transportation issues**

    a. **Site distance**—Due to the horizontal curve of Richlandtown Pike to the south of the site, we recommend information be provided confirming there is sufficient sight distance where the proposed driveways are shown to intersect Richlandtown Pike.

    b. **Shared access**—The plan proposes two additional driveways to access Richlandtown Pike in proximity to the existing residential driveway on Lot 2 that will be shared with Lot 1. We recommend consideration be given to the feasibility of providing a common driveway for the site that aligns with Raub Road near the southern portion of the site.

    c. **Access width**—To facilitate the safe and efficient operation of access points to state and township roads from both local roads and low, medium, and high-volume driveways a minimum curb-to-curb width of 28 feet should be considered at the initial portion of the access. This will allow two vehicles to enter and exit simultaneously without significant conflict and would be consistent with PennDOT's access management policies, as well as broader traffic industry design standards.

5. **Open space**

    a. **Ownership and maintenance**—The plan should provide sufficient information to determine compliance with open space requirements in Sections 27-562 through 27-565 of the zoning ordinance, pertaining to ownership, maintenance responsibilities, intended such (i.e., natural area, agricultural use, etc.), and required recreation land.

    b. **Delineation of open space**—Section 27-563.1.B. of the zoning ordinance and Section 22-520.2. of the SALDO require applicants to provide a method of physically delineating private lots from common open space areas. Acceptable methods of delineating open space from private lots include shrubbery, trees, and markers. The plan should indicate compliance with this requirement.

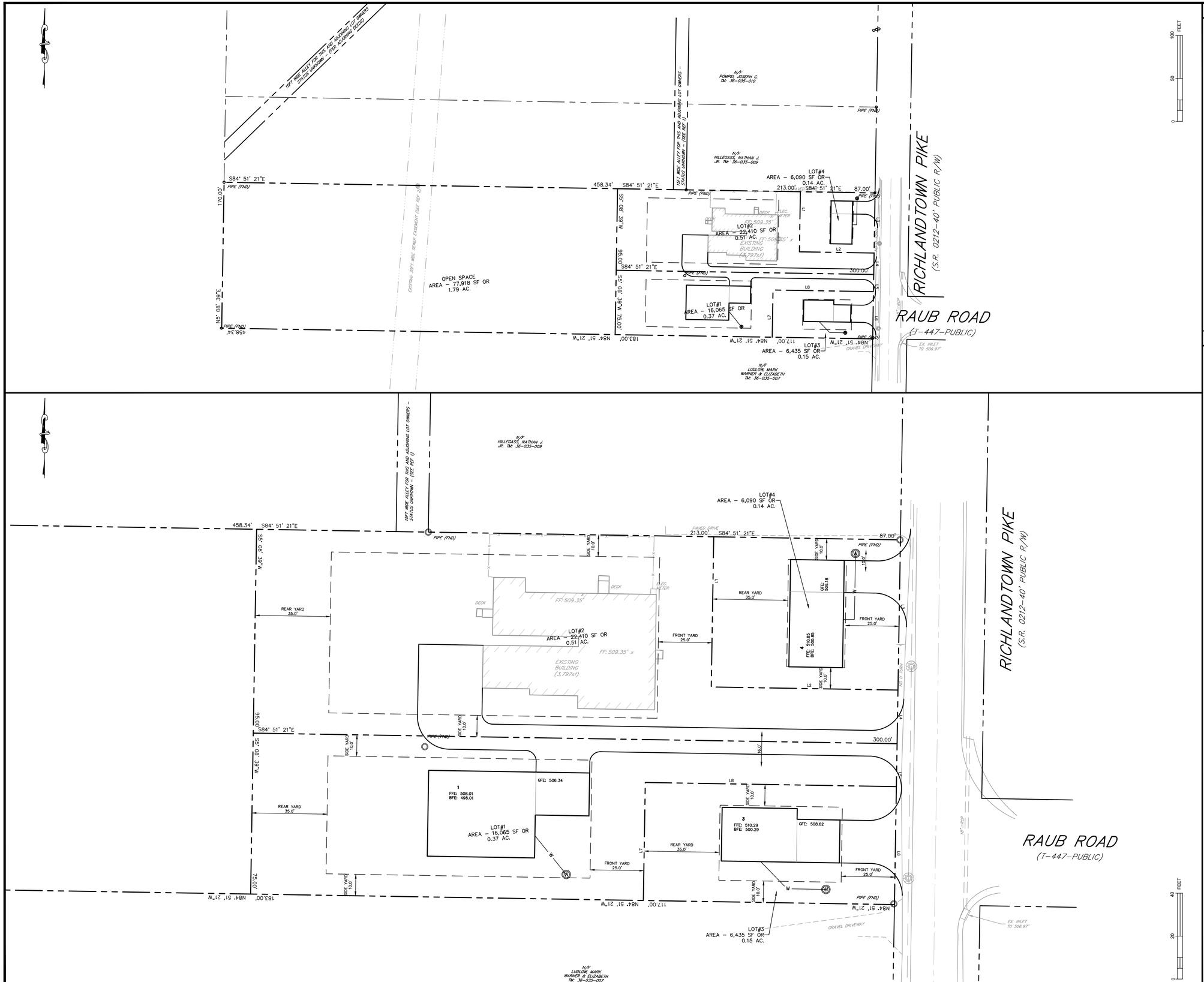
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 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
26-0176

cc: Timothy Synder (via email)
Samuel S. Reeser, PE, The Crossroads Group LLC (via email)
Mike Schwartz, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Tim Arnold, Township Manager (via email)
Richard Brittingham, Township Zoning Officer (via email)
Vicki Schuller, Township Administrative Assistant (via email)



LEGEND

- BOUNDARY
- TRACT LINES (WITHIN OVERALL SUBJECT PARCELS)
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- ADJOINING PROPERTY LINE
- EXISTING STORM SEWER LINE/INLET
- EXISTING ELECTRIC LINE (OVERHEAD)
- EXISTING SANITARY SEWER LINE/MANHOLE
- EXISTING SANITARY LATERAL (UG)
- EXISTING WATERLINE (UG)
- EXISTING CURB
- EXISTING EDGE OF ROAD (PAVED)
- EXISTING SHOULDER (ROAD)
- EXISTING EDGE OF ROAD (UNPAVED)
- EXISTING DRIVEWAY
- EXISTING ROAD CENTERLINE
- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- SOILS DELINEATION LINE
- EXISTING WOODLINE
- EXISTING BRUSHLINE
- EXISTING BUILDINGS
- EXISTING BUILDING SETBACK LINE
- EXISTING DECIDUOUS
- EXISTING EVERGREEN
- EXISTING WELL
- EXISTING MONUMENTATION
- EXISTING UTILITY-POLE
- EXISTING SIGN
- EXISTING WATER VALVE

LEGEND

- PROPOSED BUILDING
- PROPOSED BUILDING - SETBACK LINE
- PROPOSED LOT - PARCEL LINE
- PROPOSED EASEMENT - LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED ROAD EDGE (PAVED/NO CURB)
- PROPOSED ROAD SHOULDER
- PROPOSED ROAD PAVEMENT MARKINGS
- PROPOSED SEWER MAIN - PIPING
- PROPOSED SEWER LATERAL
- PROPOSED STORM SEWER - PIPING
- PROPOSED WATER MAIN - PIPING
- PROPOSED WATER LATERAL
- PROPOSED FENCE LINE
- PROPOSED CURBLINE
- PROPOSED DRIVEWAY
- PROPOSED DEED RESTRICTION - LINE
- CLEAR SIGHT TRIANGLE
- PROPOSED SANITARY FORCE MAIN
- PROPOSED PHASE LINE
- PROPOSED GARAGE
- PROPOSED BUFFER
- PROPOSED CONCRETE
- PROPOSED CONTOUR
- PROPOSED CONTOUR INDEX
- PROPOSED CONC. SIDEWALK
- PROPOSED ALTERED TREE LINE
- PROPOSED HIGH WATER ELEVATION
- PROPOSED SPILLWAY
- PROPOSED SPILLWAY - HATCH
- PROPOSED BERM - SHADE
- PROPOSED BERM - OUTLINE
- PROPOSED RIP-RAP
- PROPOSED LIGHT POST
- PROPOSED TRAFFIC SIGN
- PROPOSED STREET NAME SIGN
- PROPOSED UTILITY POLE
- PROPOSED WELL
- PROPOSED HEADWALL/ENDWALL
- PROPOSED INLET
- PROPOSED STORM MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED CONCRETE MONUMENT
- PROPOSED IRON PIN (TO BE SET)

LINE TABLE		
Line #	Direction	Length
L1	S05° 08' 39"W	70.00'
L2	S84° 51' 21"E	87.00'
L3	S05° 08' 39"W	70.00'
L4	S05° 08' 39"W	25.00'
L5	S05° 08' 39"W	20.00'
L6	S05° 08' 39"W	55.00'
L7	N05° 08' 39"E	55.00'
L8	S84° 51' 21"E	117.00'

the Crossroads GROUP, LLC
www.thecrossroadsgroupllc.com
Mark Wilson
Elysburg Pa 17824
Phone: 570-672-2317
PA# ES-E0012084

Hamburg, PA 19526
Phone: 484-460-3005
PA# ES-E0012084 & LAND DEVELOPMENT & SITE SURVEY

MINOR SUBDIVISION PLAN
PREPARED AS PART OF THE
PREPARED FOR:

RICHLANDTOWN PIKE MINOR SUBDIVISION

TIM SNYDER
SITE ESTIMATE IN

RICHLAND TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER	SSR
DRAWING FILE NAME	ZSUB
PLAN ORIGINATION DATE	11-24-25
PLAN LAST REVISED	----
PLAN SCALE	AS SHOWN
PROJECT NUMBER	6752
SHEET NUMBER	3 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:
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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: Sellersville Borough Council
Sellersville Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 10, 2026

Subject: BCPC #7370-B
Revised Preliminary/Final Plan of Land Development for Sellersville Tract
TMPs #39-3-292, 39-4-7, 39-4-8, 39-4-10
Applicant: Sellersville Acquisitions, LLC
Owner: Redevelopment Authority of Bucks County
Plan Dated: May 10, 2023
Last Revised: April 24, 2026
Date Received: June 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: Combine four parcels to create a 10.00-acre site which is to be subdivided into 25 lots. The subdivision comprises 23 single-family attached (townhouse) dwelling lots ranging in size from 3,504 to 6,427 square feet, a 2.44-acre commercial lot, and an open space lot totaling 3.567 acres. Public water and sewer facilities will serve the site.

Location: Eastern side of the intersection of North Main Street and 12th Street. The site also has frontage along Franklin Avenue.

Zoning: The NC Neighborhood Commercial District requires a mix of residential and commercial uses on tracts of 5 acres or greater. At least 20 percent of the tract must contain commercial uses. The required minimum lot size for townhouse dwellings is 1,800 square feet. A minimum of 20 percent of the total site area must be open space.

Present Use: Vacant

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

COMMENTS

We reviewed a preliminary plan submission for this site in February 2022 (BCPC #7370-B, dated February 28, 2022). Although several of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

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

   Section 135-9
   relief from a requirement that separate preliminary and final plans be submitted

   Section 135-18.E.(5)(a)
   relief from a requirement that curb radii be 25 feet for a local street intersection

   Section 135-19.B.(7)
   relief from a requirement of maximum lot depth to width ratio of 2.5:1

   Section 135-21.E.
   relief from a requirement that the top or bottom edge of a slopes shall be 5 feet from the property boundary or right-of-way

   Section 135-25.22.A.(4)
   relief from the requirement that proposed plantings be consistent with the approved street tree list

   Section 135-28.C.
   relief from street improvements along existing streets

2. **Requested waiver**—The site plan indicates that the applicant is requesting a waiver from the following SALDO requirement:

   Section 135-21.C.
   relief from a requirement that no excavation shall be made with a cut face steeper than three to one

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

   The final plan should note all granted waivers.

3. **Mix of uses**—Section 160-22.D. of the zoning ordinance requires that a mix of residential and commercial land uses be provided when parcels over 5 acres in the NC District are developed. The requirements stipulate that 20 to 30 percent of the land area be devoted to permitted commercial uses. The site exceeds 5 acres and shows a 2.44-acre lot designated as a commercial area; however, no commercial uses or improvements to this lot are shown. Also, we note that much of the commercial lot has very limited visibility from North Main Street, access to the buildable area will require crossing a sewer easement, and a trail through the lot minimizes the area for the required commercial use. We recommend the plan be revised to show commercial uses and that the commercial area be moved to a more visible location with frontage on North Main Street.

4. **Driveway comments**

   a. **Driveway width**—Proposed Drive A is 24 feet wide at its intersection with 12th Street. We recommend a minimum curb-to-curb width of 28 feet at this access to facilitate the safe and efficient operation of access points to state and borough roads from both local roads and low, medium, and high-volume driveways. This will allow two vehicles to enter and exit simultaneously without significant conflict and would be consistent with PennDOT's access management policies, as well as broader traffic industry design standards.

   b. **Proposed driveway location**—Proposed Drive A, which provides access to Lots 3 through 12, is close to the intersection of 12th Street and North Main Street. We recommend that consideration be given to moving the Drive A entrance onto 12th Street further away from the North Main Street intersection. This may be done by placing the units closer to North Main Street and having the parking behind the buildings.

   c. **Turning templates**—We recommend the plan include turning templates for the largest vehicles anticipated to access the site (i.e., trash trucks, emergency service vehicles).

5. **Parking design**—Parking spaces in the rear of lots 19-23 are adjacent to a retaining wall. As a safety measure we recommend that a barrier be provided between the parking spaces and the retaining wall.

6. **Sidewalks**—Section 135-31 of the SALDO requires that a system of sidewalks be provided within all housing developments and along both sides of all streets, except in the opinion of the planning commission that they are unnecessary for public safety and convenience. The plan should be revised to show sidewalks on North Main Street. The borough should determine if a sidewalk is required.

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 August 5, 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
26-0135

cc: Sellersville Acquisitions, LLC (via email)
Jeff Darwak, Director, Redevelopment Authority of Bucks County (via email)
Ron G. Monkres II, PE, Gilmore Associates, Inc. (via email)
Brenda L. Detweiler, Borough Manager (via email)
Scott P. McMackin, PE, Cowan Associates, Inc., Borough Engineer (via email)
Vicki L. Kushto, Esq., Clemons Reiss MacNair & Kushto, PC, Borough Solicitor (via email)

Determination of Base Site Area				
			Square Feet	Acres
TMP 39-3-292, 39-4-7, 39-4-8 & 39-4-10			435,792	10.004
Gross Site Area			**435,792**	**10.004**
Minus Ultimate RW of Existing Streets			21,478	0.493
Lot Area			**414,314**	**9.511**
Minus Land in Existing Easements or not contiguou				
Utility Easement			19,183	0.440
Future Road Right-of-Way				
Not contiguous land				
Total Base Site Area			**395,131**	**9.071**

Proposed Impervious Area					
		Sub Area (sf)	Square Feet	Acres	Percent Impervious
Buildings		27650			
Roadways and Curbs		25888			
Sidewalks		1110			
On Lot Driveways, Sidewalks, Patios, etc		20569			
Asphalt Trail		11006			
Retaining Wall		142			
Total Proposed Impervious			86365	1.983	**21.75%**

ZONING INFORMATION

ZONING DISTRICT: NC – NEIGHBORHOOD COMMERCIAL DISTRICT
PRINCIPLE USE: RESIDENTIAL, & TOWNHOUSE §160-22.B.(1)(a)[e] & [2]

	REQUIRED	PROVIDED
BASE SITE AREA:	---	9.071 AC.*
MIN. LOT AREA (TOWN):	1,800 SF	3,500
MIN. LOT WIDTH (TOWN):	18 FT	24 FT
MIN. BSBL/FRONT YARD	15 FT	15 FT
MIN. SIDE YARD	8 FT (20 FT AGG.)	10 FT
MIN. REAR YARD	35 FT	35 FT
MAX. BLDG HEIGHT	35 FT	35 FT
MAX. BLDG AREA RATIO	0.400**	0.343 **
MAX. FLOOR AREA RATIO	0.600***	0.600 ***
MIN. COMMERCIAL AREA	20% OF SITE (1.820 AC)	2.44 AC (26.9%)
TOTAL IMPERVIOUS COVERAGE	---	1.98 AC (21.8%)
OPEN SPACE	20% OF SITE (1.820 AC)	3.57 AC (39.4%)

* SEE BASE SITE AREA/LOT AREA CALCULATION ABOVE
** SEE BUILDING AREA CALCULATION BELOW.
*** SEE FLOOR AREA RATIO CALCULATION BELOW.

BUILDING AREA CALCULATION

BUILDING AREA (LOT 8) 1,202.16 SF

BUILDING AREA CALCULATION 1,202.16 SF / 3,500 SF = 0.343 (34.3%)

FLOOR AREA RATIO CALCULATION

GROSS BUILDING AREA (LOT 8) 1,202 SF

FLOOR AREA RATIO 2,100 SF / 3,500 SF = 0.600 (60.0%)

MAXIMUM DWELLING UNIT DENSITY CALCULATION

PER §160-22.D.(2)(b)[4] and §160-29.A:

	MAX. ALLOWABLE	PROVIDED
TOWNHOUSE UNITS:	12.4 DU/AC (12.4 DU/AC * 7.561 AC = 93.75 DU)	3.04 DU/AC (23 DU / 7.561 AC) 23 DU
TOTAL	**93 UNITS**	**23 UNITS**

PARKING CALCULATION

PER ZONING §160-103.A (TOWNHOUSE DWELLING UNITS)

	REQUIRED	PROVIDED
TOWNHOME UNITS:	2 SPACES/DU + 1 OVERFLOW/DU (2 SPACES/DU * 23 DU + 23 SPACES = 69 SPACES)	3 SPACES/DU ((2-CAR GARAGE FOR 23 DU) + 10 at ALLEY 1 + 18 at DRIVE 'A' = 74 SPACES)
TOTAL	**69 SPACES**	**74 SPACES**

GENERAL SURVEY NOTES – SEE SHEET 5 OF 38

LEGEND

- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING STREAM TOP OF BANK
- EXISTING 100-YEAR FLOODPLAIN
- EXISTING 100-YEAR FLOODWAY
- EXISTING TREELINE
- PROPOSED ULTIMATE RIGHT-OF WAY
- PROPOSED BUILDING SETBACK LINE
- PROPOSED CENTERLINE
- PROPOSED BOUNDARY LINE
- PROPOSED SIDEWALK
- EXISTING TREELINE
- MONITORING WELL
- WATERS OF US INCLUDING FEDERALLY REGULATED WETLANDS
- POROUS PAVING
- ASPHALT PAVING

LOT AREA TABLES

Parcel Area Table	
Parcel #	Area
1	5688 S.F. 0.131 ACRES
2	3504 S.F. 0.080 ACRES
3	4964 S.F. 0.114 ACRES
4	5674 S.F. 0.130 ACRES
5	3504 S.F. 0.080 ACRES
6	8674 S.F. 0.199 ACRES
7	6869 S.F. 0.158 ACRES
8	3500 S.F. 0.080 ACRES
9	5323 S.F. 0.122 ACRES
10	5323 S.F. 0.122 ACRES
11	3502 S.F. 0.080 ACRES
12	3607 S.F. 0.083 ACRES
13	5591 S.F. 0.128 ACRES

Parcel Area Table	
Parcel #	Area
14	4942 S.F. 0.113 ACRES
15	3504 S.F. 0.080 ACRES
16	3504 S.F. 0.080 ACRES
17	3504 S.F. 0.080 ACRES
18	4964 S.F. 0.114 ACRES
19	4964 S.F. 0.114 ACRES
20	3504 S.F. 0.080 ACRES
21	3504 S.F. 0.080 ACRES
22	3504 S.F. 0.080 ACRES
23	6427 S.F. 0.148 ACRES
25	106400 S.F. 2.443 ACRES

OPEN SPACE AREA TABLES

Parcel Area Table	
Parcel #	Area
24	155361 S.F. 3.567 ACRES

SIGN LEGEND

	SIGN NAME	SIGN ID	SIZE
A	STOP SIGN	R1-1	30"x30"
B	STREET SIGN	---	---
C	RESERVED PARKING SIGN	---	12"x18"

POTENTIAL ENCROACHMENTS

1. DRIVEWAY ON TMP 39-003-290 ENCROACHES ONTO SITE APPROXIMATELY ±33.4 FEET.**
2. DRIVEWAY ON TMP 39-003-289 ENCROACHES ONTO SITE APPROXIMATELY ±32.3 FEET.*
3. BUILDING ON 39-003-289 ENCROACHES ONTO SITE APPROXIMATELY ±1 FEET.*

* ENCROACHMENT TO REMAIN
** ENCROACHMENT TO BE REMOVED

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

811

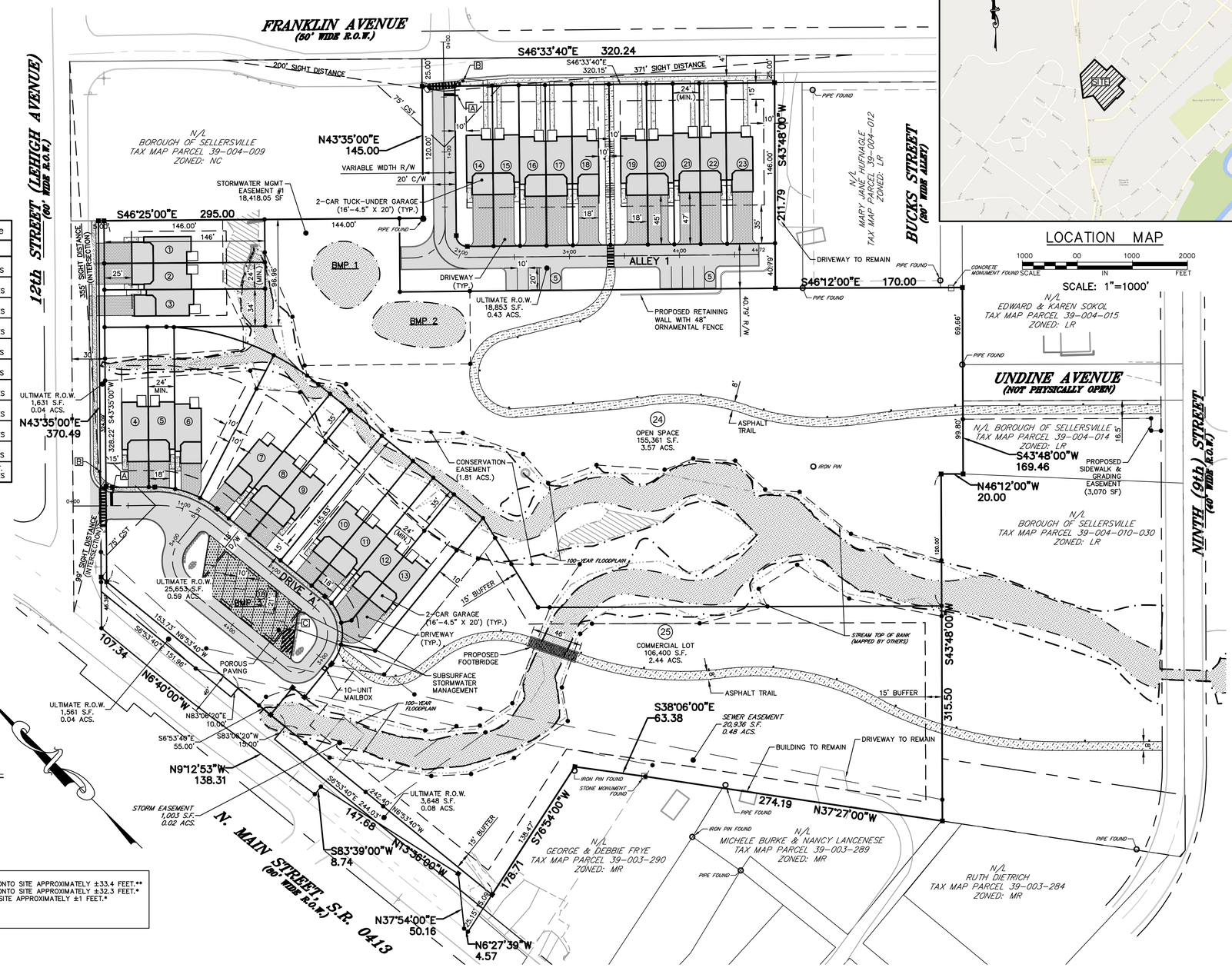
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

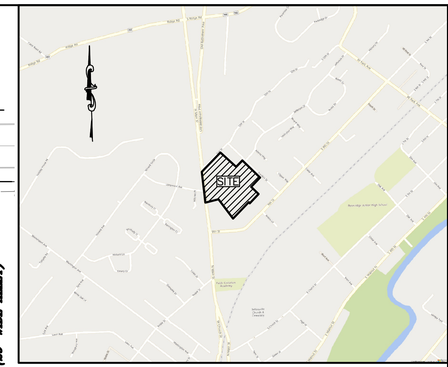
SERIAL NO. 20251123612

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

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

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





LOCATION MAP
SCALE: 1"=1000'

ACKNOWLEDGEMENT OF OWNER'S STATEMENT OF INTENT

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 STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE BOROUGH OF SELLERSVILLE, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

SEAL ____ NOTARY PUBLIC ____

MY COMMISSION EXPIRES ____

OWNER'S STATEMENT OF INTENT

I (WE) ____ HAVE LAID OUT UPON MY (OUR) LAND SITUATED IN THE BOROUGH OF SELLERSVILLE, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY (OUR) HAND AND SEAL THIS ____ DAY OF ____ 20____.

SELLERSVILLE BOROUGH COUNCIL

SELLERSVILLE BOROUGH COUNCIL APPROVED BY RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF SELLERSVILLE, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AT A MEETING HELD ON THE

____ DAY OF ____ 20____.

BUCKS COUNTY PLANNING COMMISSION APPROVAL OR REVIEW

BCPC NO. ____

APPROVED (REVIEWED) BY THE BUCKS COUNTY PLANNING COMMISSION

____ 20____.

APPROVAL OF BOROUGH OF SELLERSVILLE PLANNING COMMISSION

APPROVED BY THE SELLERSVILLE BOROUGH PLANNING COMMISSION

____ 20____.

APPROVAL OF BOROUGH ENGINEER

BOROUGH ENGINEER

DATE

APPROVAL OF BOROUGH COUNCIL

APPROVED BY THE SELLERSVILLE BOROUGH COUNCIL

____ 20____.

SWM DESIGN ENGINEER SITE PLAN CERTIFICATION

ON THIS DATE ____ 20____ HAS REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE EAST BRANCH PERKIOMEN CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE.

WETLANDS SCIENTIST PLAN CERTIFICATION

I, ____ HEREBY CERTIFY THAT THE WETLANDS DEPICTED ON THIS PLAN HAVE BEEN FIELD DELINEATED BY ME IN ACCORDANCE WITH THE 1987 FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS, OR ANY MORE RESTRICTIVE AMENDMENTS THERETO.

SIGNATURE

APPLICANT/OWNER OF RECORD
SELLERSVILLE ACQUISITIONS, LLC
301 OXFORD VALLEY ROAD, STE 702
YARDLEY, PA 19067
215-369-7700

50 0 50 100
SCALE IN FEET
1"=50'

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

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
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PRE-RECORDING

REV.	DESCRIPTION	DATE	BY
6	RECONFIGURED FRANKLIN AVE LOTS	04/24/2026	LS
5	REVISED PER AGENCY REVIEWS	06/27/2025	LS
4	REVISED PER BCCD OF 09/11/2024	09/25/2024	LS
3	REVISED PER NEW TRAIL ALIGNMENT	05/29/2024	LS
2	REVISED PER BCCD OF 03/08/2024	04/19/2024	LS
1	REVISED PER REVIEWS, DESIGN DEV.	12/12/2023	JD/LS

AMENDED PRELIMINARY-FINAL LAND DEVELOPMENT PLAN

SELLERSVILLE TRACT

SELLERSVILLE BOROUGH, BUCKS COUNTY, PENNSYLVANIA

RECORD PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

JOB No.:	2101226
TAX MAP PARCEL No.:	SEE COVER
TOTAL AREA: 10.053 AC.	TOTAL LOTS: 35
DATE: 05/10/2023	SCALE: 1"=50'
DRAWN BY: BEH	CHECKED BY: RGM

SHEET NO.:
2 OF 38

Q:\Vandev\2021\2101226 _Sellersville_Tract_Redevelopment\DESIGN\CAD\Production Drawings\2101226 Record.dwg Layout: Record Plan Plotted By: bsuarez, on Thu Apr 30, 2026 at 2:53pm

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: Tullytown Borough Council
Tullytown Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 2, 2026

Subject: BCPC #13204
Preliminary Plan of Land Development for Walmart
TMP #46-6-27-3-1
Applicant: Stephanie Jones
Owner: Walmart Real Estate Business, Trust
Plan Dated: April 13, 2026
Date Received: June 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: Expand the existing Walmart Supercenter from approximately 197,563 square feet to 203,643 square feet. The proposed 6,080-square-foot addition is intended to enhance the store's customer pickup facilities and includes associated parking lot modifications and wayfinding improvements. As part of the project, 18 existing parking spaces will be removed. The site will continue to be served by public water and public sewer.

Location: Along the northern side of US Route 13 at its intersection with Levittown Parkway, within the Levittown Town Center shopping center.

Zoning: The SC Shopping Center District permits Use D13 Shopping Center Complex, which permits various retail uses, on lots of at least 10 acres. The maximum impervious surface and maximum building coverage ratios in the district are 70 and 30 percent, respectively.

The plan indicates an existing nonconformity with respect to the maximum building height.

Present Use: Commercial

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

COMMENT

We recognize that this submission is consistent with major ordinance requirements. We recommend that the plan be approved if it meets all ordinance requirements, as determined through the municipal engineer's review, and if the plan complies with the requirements of other applicable reviewing agencies.

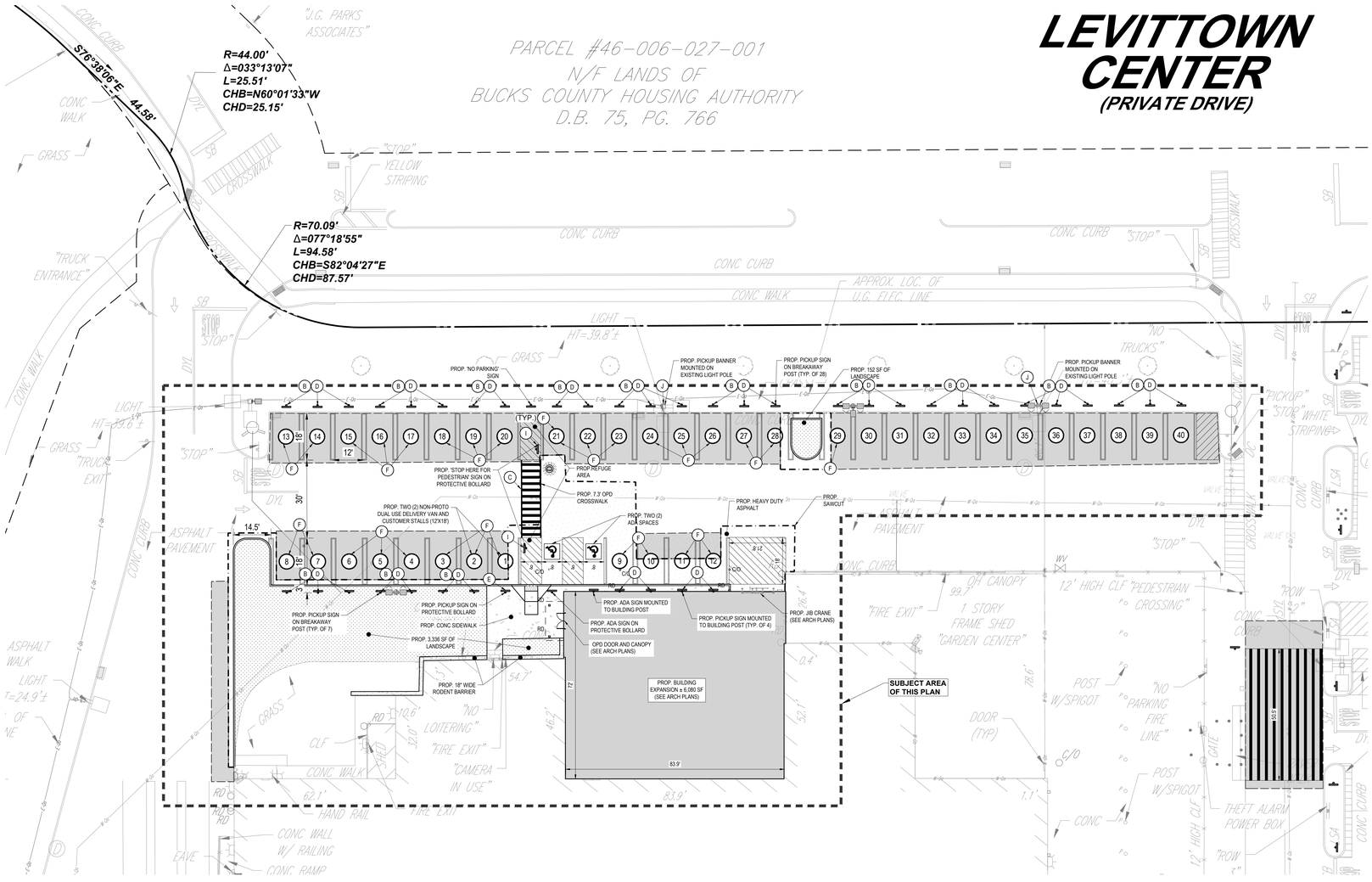
This review will be included in the Bucks County Planning Commission board materials for the August 5, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JWS:emh
26-0153

cc: Stephanie Jones (via email)
Amanda Albano, PE, Bohler Engineering PA LLC (via email)
Sean Torpey, PE, Pennoni, Borough Engineer (via email)
Patricia Marks, Borough Coordinator (via email)

LEVITTOWN CENTER
(PRIVATE DRIVE)



SITE PLAN

SITE LEGEND

ALL DETAIL REFERENCES ON SHEET DTL-1

- (A) 4" WIDE YELLOW PAVEMENT MARKING @ 2' O.C. @ 45°.
- (B) PICKUP BREAKAWAY SIGN MOUNTING AND BASE (WITHIN CURBED ISLAND), (3' FROM FACE OF CURB. SEE DETAIL)
- (C) ASSOCIATE PATH CROSSWALK STRIPING. SEE DETAIL.
- (D) PICKUP PARKING SIGNAGE. SEE DETAIL.
- (E) PICKUP PARKING SIGN MOUNTING AND BASE IN PROTECTIVE BOLLARD. SEE DETAIL.
- (F) PICKUP PARKING STALL. SEE DETAIL.
- (G) PICKUP SIGN PANEL AND SIGN POST TO BE REMOVED.
- (H) PICKUP SIGN PANEL TO BE REMOVED.
- (I) PROP. "STOP HERE FOR PEDESTRIANS" SIGN MOUNTED IN PROP. BOLLARD. REFER TO SIGN MOUNTING DETAIL.
- (J) NEW PICKUP BANNER SIGN MOUNTED TO EXISTING LIGHT POLE. TOP OF SIGN SHALL BE SET 18 FT. ABOVE FINISHED GRADE. SEE DETAIL.
- (K) PROP. STANDARD PARKING STALL WITH YELLOW PAVEMENT MARKINGS.
- (L) PROP. 30"x30" STOP SIGN MOUNTED IN PROP. BOLLARD. SEE DETAIL.

HATCH LEGEND

	PROPOSED SEAL COAT
	PROPOSED FULL DEPTH STANDARD DUTY ASPHALT PAVEMENT REPAIR. REFER TO DETAIL FOR REQUIRED STANDARD DUTY PAVEMENT SECTION DEPTHS.
	PROPOSED WALMART ADDITION
	EXISTING WALMART BUILDING TO REMAIN

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION (SHEET NS-1)

SEALCOAT NOTE:
CONTRACTOR SHALL INSTALL SEAL COAT ON EXISTING ASPHALT PAVING AT ANY STRIPED AREA THAT IS PART OF THE PICKUP SCOPE OF WORK AND ADDITIONAL ASSOCIATED PARKING SPACES REQUIRED TO BE STRIPED AS SHOWN ON THESE PLANS. FOR EXISTING CONCRETE SURFACES, GC IS TO PREPARE THE SURFACE FOR PAINT ONLY. IN LOCATIONS WHERE EXISTING PAVEMENT MARKINGS CONFLICT OR ARE CALLED OUT AS TO BE REMOVED, PAVEMENT MARKING REMOVAL SHALL OCCUR PER SHEET CSS-1, SECTION TITLED "PAVEMENT MARKINGS SPECIFICATION", PART 3, SECTIONS 3.2 & 3.3.

ALL PICKUP WAY FINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE PLACED THROUGH QUICKBASE USING THE "SIGN SHOP ORDERS" APPLICATION

SITE PLAN

REVISIONS	BY

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN PLOTTED FROM AVAILABLE COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR LOCATION OF ANY UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. PA ONE CALL SERIAL NUMBER(S): 20260702462

COMMONWEALTH OF PENNSYLVANIA
MATTHEW JOHN FEARSE
PROFESSIONAL ENGINEER

ISSUED FOR AGENCY REVIEW

SUPERCENTER #02068.259
180 LEVITTOWN CTR
LEVITTOWN, PA 19055

WALMART INC.
814 RESPECT DRIVE
BENTONVILLE, AR 72716

Walmart Supercenter

DRAWN	EL
CHECKED	AA
DATE	04/03/2026
SCALE	AS NOTED
JOB No.	PAC250156.00 CADID
SHEET	SP-1

M:\PAC\2025\PAC250156.00\CAD\DRAWINGS\PLAN SET\SITORE ENTRANCE CONSISTENCY PROGRAM\P-SEOP-PROP-PAC250156.00-SA.DWG PRINTED BY: ELEON 4:18:26 @ 1:57 PM LAST SAVED BY: ELEON

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: Upper Southampton Board of Supervisors
Upper Southampton Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 17, 2026

Subject: BCPC #12609-A
Sketch Plan of Land Development for 564 Street Road
TMP #48-13-6
Applicant: Mega Tax Pro Solutions Corporation
Owner: Same
Plan Dated: February 16, 2026
Date Received: June 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: Construct a 1,333-square-foot addition to an existing 920-square-foot office building on a 0.47-acre site. The plan proposes parking and stormwater improvements as well as the relocation of an existing shed on the site. Public water and sewer serve the site.

Location: Northwest corner of Street Road and Summit Avenue.

Zoning: The CC Controlled Commercial District permits Use 25 Business services on a minimum lot area of 1 acre. The permitted maximum impervious surface and maximum building coverage are 80 and 20 percent, respectively.

The plan indicates existing nonconformities related to lot area, lot widths along Street Road and Summit Avenue, and front yard setbacks along Street Road and Summit Avenue.

Existing Use: Office

COMMENTS

1. **Nonconforming structure**—Section 185-68.A. of the zoning ordinance permits the alteration or extension of nonconforming structures only if the change does not increase the extent of the existing

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

nonconformity. The plan shows extensions of the existing building on the site within the required front yard setbacks along Street Road and Summit Avenue.

2. **Front yard setback**—Section 160-7 of the subdivision and land development ordinance (SALDO) defines the front yard on a corner lot as the yard extending along all streets. Section 185-22, Table of Dimensional Requirements, requires a front yard setback of 100 feet for this use in the CC District and states that parking, loading, and unloading in the required front yard is prohibited. The sketch plan shows a proposed expansion of the parking lot that lies within the required front yard.

   Further, Section 185-46 of the zoning ordinance prohibits fences in front yards. The plan shows a proposed fence in the Summit Avenue front yard setback.

3. **Parking**

   a. **Parking space location**—The plan shows two parking spaces, one of which is an accessible space (labeled H3), directly adjacent to the site frontage on Summit Avenue. The location of these spaces presents hazards for drivers exiting and entering the site. If parking is permitted in the front yard setback, we recommend that these spaces be removed or relocated further from the driveway access on Summit Avenue. Removing the two spaces closest to Summit Avenue, along each side of the driveway, may also allow room for a sidewalk.

   b. **Back-up area for vehicles**—Section 160-41.E. of the SALDO requires that all dead-end parking lots shall be designed to provide sufficient back-up area for the end stalls of the parking lot.

4. **Transportation issues**

   a. **Turning templates**—We recommend that future plans include turning templates for the largest vehicles anticipated to access the driveway (i.e., delivery trucks, emergency service vehicles).

   b. **ADA compliant facilities**—We recommend that future plans provide ADA-compliant ramps at the proposed driveway, along the property's frontage with Summit Avenue (ramp and driveway apron).

   c. **Pervious pavement**—We recommend that the applicant consider using pervious pavement in the parking area to lower the amount of proposed impervious surface.

   d. **Street improvements**—Section 160-34 of the SALDO requires that local streets have curbs and sidewalks, unless in the opinion of the board of supervisors, they are unnecessary for public safety and convenience. Curbs and sidewalks are not shown along Summit Avenue.

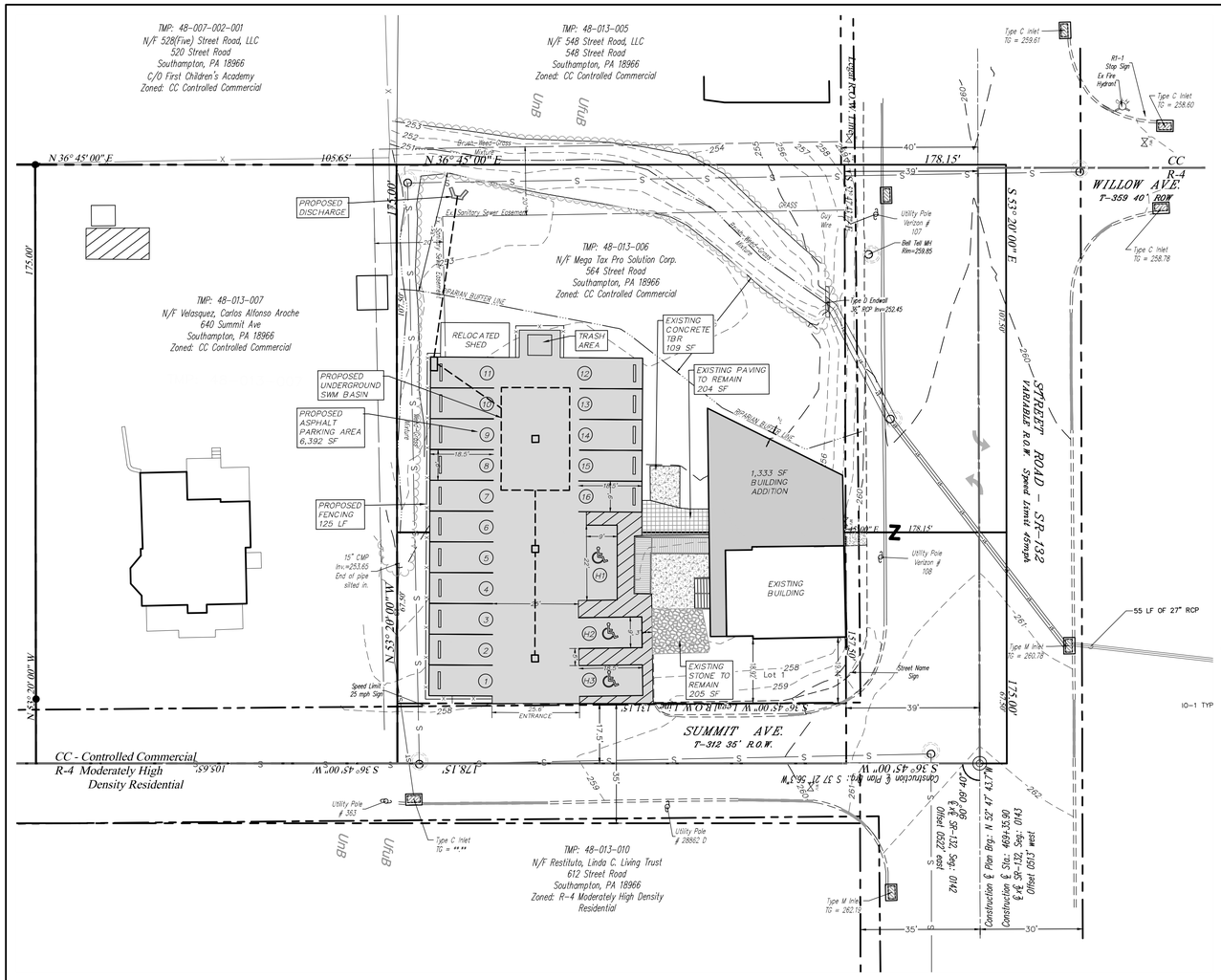
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning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

This review will be included in the Bucks County Planning Commission board materials for the August 5, 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
26-0178

cc: Mega Tax Pro Solutions Corporation (via email)
Adam J. Prince, PE, Fioravanti Inc. (via email)
Larry Young, PE, Township Engineer, TriState Engineers & Land Survey (via email)
Donald E. William, Township Manager (via email)
John A. Torrente, Esq., Begley, Carlin & Mandio, LLP, Township Solicitor (via email)



GENERAL NOTES

1. PROJECT NARRATIVE:

THIS SURVEY SHOWS IMPROVEMENTS MADE ON THE PARCEL LOCATED AT 564 STREET RD, IN UPPER SOUTHAMPTON TOWNSHIP, BUCKS COUNTY, PA. THE BUILDING AND SHED WERE EXISTING STRUCTURES.

IMPROVEMENTS MADE INCLUDE THE FOLLOWING:
CONSTRUCTION OF WOOD RAMPS AND LANDINGS TO PROVIDE ADA ACCESSIBILITY.
CONSTRUCTION OF WOOD STAIRS AND LANDING TO PROVIDE EXTERIOR ACCESS TO THE SECOND FLOOR UNIT.
CONSTRUCTION OF NEW WOOD STEPS AND LANDING FOR BUILDING ACCESS.
CONSTRUCTION OF NEW ASPHALT PARKING AREA AND WALKS.
CONSTRUCTION OF NEW CRUSHED STONE PARKING AREA.
CONSTRUCTION OF NEW CONCRETE PAD AND WALKS.

THE EXISTING BUILDING IS SERVICED BY MUNICIPAL WATER AND SEWER UTILITIES.

2 ZONING DISTRICT: CC – CONTROLLED COMMERCIAL, USE 25

ITEM	REQD.	EXISTING
MIN LOT AREA	1 ACRE	0.47389 AC*
LOT WIDTH @ ROW	200'	
(STREET ROAD)		157.50 FT*
(SUMMIT AVE)		131.15 FT*
LOT WIDTH @ BSLB	200'	N/A
FRONT YARD SETBACK		
(STREET RD)	125 FT	0.00 FT*
(SUMMIT AVE)	100 FT	18.92 FT*
SIDE YARD	20 FT	N/A
REAR YARD	20 FT	N/A
BLDG HEIGHT	25 FT/2 STY	2 STY
MAX IMP SITE	80 %	18.33 %
MAX BLDG COV	20%	5.44 %

* EX NON CONFORMITY
§ 185.28: FRONT AND SIDE YARDS ON CORNER LOTS.
ON A CORNER LOT, ALL THE STREET SIDE YARDS SHALL EQUAL THE REQUIRED FRONT YARD FOR LOTS FACING THAT STREET.

§ 185-5 DEFINITIONS AND WORD USAGE:
IMPERVIOUS SURFACES: THOSE SURFACES WHICH DO NOT ABSORB RAIN. ALL BUILDINGS, PARKING AREAS, DRIVEWAYS, ROADS, SIDEWALKS, AND ANY AREAS IN CONCRETE, ASPHALT, AND PACKED STONES SHALL BE CONSIDERED IMPERVIOUS SURFACES WITHIN THIS DEFINITION. IN ADDITION, OTHER AREAS DETERMINED TO BE IMPERVIOUS BY THE TOWNSHIP ENGINEER WITHIN THE MEANING OF THIS DEFINITION WILL ALSO BE CLASSED AS IMPERVIOUS SURFACE.

1. OWNER / APPLICANT :

MEGA TAX PRO SOLUTION CORP.
C/O DMITRY SODOL
1844 BERWYN STREET
PHILADELPHIA, PA 19115

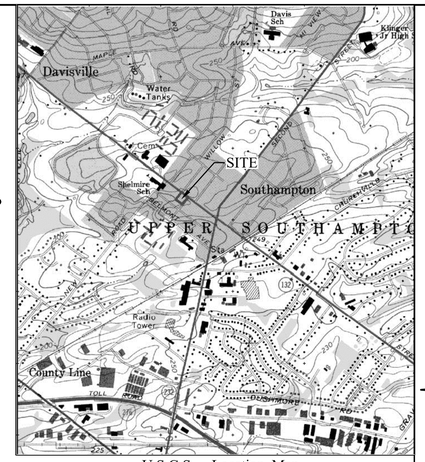
2. SITE DATA: TMP # 48-013-006
TOTAL TRACT AREA TO LEGAL ROW = 0.47379 AC

5. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY THIS OFFICE IN JANUARY 2026, DEEDS OF PROPERTY AND SURROUNDING PROPERTIES, PENNDOT PLANS FOR STATE ROUTE 132, SHEET 47 OF 98.

6. ACT #187 PA ONE CALL NOTIFICATION
SERIAL NUMBER: ****-***-****
UTILITY COMPANIES NOTIFIED:

BELL ATLANTIC
BUCKS COUNTY WATER AND SEWER AUTHORITY
NORTHAMPTON MUNICIPAL AUTHORITY
PENNSYLVANIA DEPT. OF TRANSPORTATION
OXFORD VALLEY CABLEVISION
PECO ENERGY
SUN PIPELINE COMPANY
TRANSCONTINENTAL GAS PIPELINE CORP
UPPER SOUTHAMPTON MUNICIPAL AUTHORITY
UPPER SOUTHAMPTON SEWER AUTHORITY
UPPER SOUTHAMPTON TOWNSHIP

7. THIS PROJECT LIES WITHIN TRIBUTARY 02455 TO SOUTHAMPTON CREEK WHICH IS WITHIN THE PENNYPACK CREEK WATERSHED, STORMWATER MANAGEMENT DISTRICT "A". H.U.C. 12 NUMBER: 020402020303. CHAPTER 93 DESIGNATION: TSF



U.S.G.S. Location Map
Hatboro Quad
Scale: 1" = 1,600'

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
VINCENT W. FIORAVANTI
ENGINEER
36398-E
PENNSYLVANIA

REVISIONS

NO.	DESCRIPTION	DATE

DATE: 2/17/2026
SCALE: 1"=50'
JOB # 2333 FB # ---
DRAWN: STAFF CHECKED: VWF

564 STREET ROAD
UPPER SOUTHAMPTON TOWNSHIP, PA
PREPARED FOR:
DMITRY SODOL
564 STREET ROAD
SOUTHAMPTON PA 18966

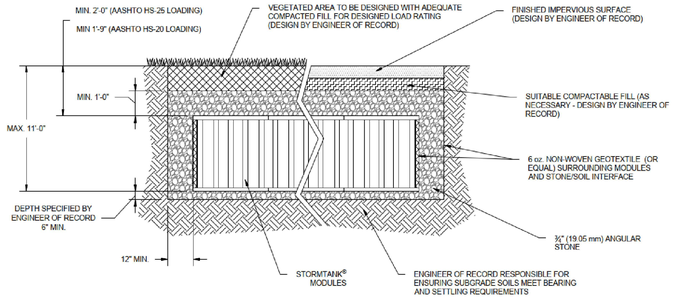
SKETCH PLAN

SHEET 1OF 2

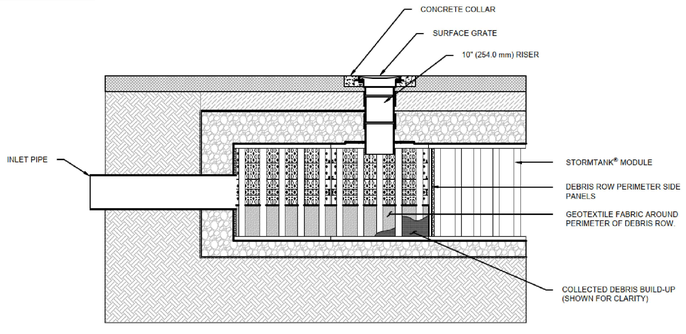
IMPERVIOUS SURFACES SUMMARY

Description	Existing, s.f.	Proposed. s.f.
Lot Area to Legal R.O.W. Line	20,643	20,643
Building	920	2,253
Shed	203	203
Asphalt Paving & Walks	1,904	204
Concrete Walk & Steps to Street Road	66	66
Concrete Walk to Basement	103	103
Concrete Pad next to shed	109	0
Rear Concrete Pad to entrance	260	260
Crushed Stone Parking near building	205	205
Crushed Stone Parking Area	2,500	0
New Paved Parking Area	0	6,392
Concrete Curb	5	5
Type D Endwall	9	9
Total Impervious	6,284	9,700
Impervious Surface Ratio	30.4%	47.0%
Total Building	1,123	2,456
Building Coverage Ratio	5.40%	11.90%

STORMTANK UNDERGROUND BASIN



SINGLE STACK DETAIL



NOTE: GEOTEXTILE HEIGHT BASED ON HYDROGRAPH ELEVATION OF SELECTED STORM OR MINIMUM 12" (304.8mm), WHICHEVER IS GREATER, AND CONNECTED TO PANEL WITH ZIP-TIES.

CROSS-SECTION

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED MONUMENT/PIN TO BE SET
- PROPOSED RIGHT OF WAY
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED BUILDING SETBACK
- PROPOSED LOT LINE

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: # ****-***-****

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

T:\acad projects\2333 Dimitry Site Plan 564 street rd\3 Design\Submittal 01 TWP\CAD\2333 – Sketch Plan V4.dwg, 00 Sketch, 5/18/2026 7:52 AM

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: Warrington Township Board of Supervisors
Warrington Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 13, 2026

Subject: BCPC #13206
Preliminary Plan of Land Development for BAPS Warrington Temple Expansion
TMP #50-10-106-1
Applicant: BOCHASANWASI SHREE AKSHAR PURUSHOTTAM SWAMINARAYAN SANSTHA (BAPS)
Owner: Same
Plan Dated: May 29, 2026
Date Received: June 9, 2026

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

GENERAL INFORMATION

Proposal: To construct a two-story 11,520-square-foot expansion to an existing 9,414-square-foot place of worship on a 3.31-acre site. The addition will include classrooms and a gymnasium. Public water and sewer facilities are proposed.

Location: Western side of Easton Road (Route 611), between Upper Barness Road and Freedoms Way.

Zoning: The R-2 Medium-Density Residential District permits Use C11 Place of worship as a conditional use on lots of one acre or more. A maximum impervious surface ratio of 15 percent and a maximum building height of 50 feet are permitted for this use.

The plan indicates existing nonconformities relating to the use, impervious surface ratio, parking space size, number of parking spaces, and buffer width.

Present Use: Place of worship

COMMENTS

1. **Conditional use**—Use C11 Place of worship is permitted as a conditional use in the R-2 District. The township should determine if the proposed building expansion requires conditional use approval.

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

2. **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 305-312.C.
   from physically defining all parking areas, drives or access and circulation roads with concrete curbing, Belgium block curbing, or concrete tire stops; the application indicates that a partial waiver is requested to provide concrete curbing for the proposed parking spaces while keeping the edge of pavement for the restriping of existing parking spaces which are to remain unchanged

   Sections 305-329.E.(7)(b) & (e)
   from providing at least one shade/canopy tree for every 6 parking spaces in single rows and one shade/canopy tree for every 12 parking spaces in double-loaded rows of parking spaces; the application indicates that a partial waiver is requested to provide 3 of the required 11 shade trees

   Section 305-501.B.
   from requiring separate preliminary and final plan submissions; the application indicates the project is relatively small in size and there has been previous coordination with the township through zoning and sketch plan applications

   Section 305-505.E.(3).b.
   from showing existing features (i.e., buildings, driveways, utilities, storm drainage and similar features) within 400 feet of the site on the plan; aerial photography is provided to show existing features within 400 feet of the site

   The final plan should note all granted waivers.

3. **Impervious surface**—Section 370-411.E(c) permits an impervious surface ratio of 15 percent. The plan shows an impervious surface ratio of 30 percent and references a settlement agreement with Warrington Township. We note that the proposed impervious surface of 30 percent is lower than the existing nonconforming ratio of 33.5 percent.

4. **Environmental restrictions**

   a. **Wetland buffers**—Section 370-503.D. of the zoning ordinance prohibits construction activity within 50 feet of any geographically isolated wetland, except for activities permitted within riparian buffers as specified in Section 370-503.E, and a full 100-foot-wide riparian buffer for any connected wetland, as specified in Section 370-503.E. The plan shows the proposed temple extension within the required wetland buffers.

   b. **Riparian buffers**—Section 370-503.E. of the zoning ordinance requires a riparian buffer width of 100 feet beyond the limits of resource-protected lands in which no land disturbance shall be permitted. The buffer area shall consist of two distinct protection zones. A 50-foot-wide buffer is required for Zone 1 and 50 feet for Zone 2, as measured from the boundary of Zone 1. Uses prohibited in the riparian buffer include roads, driveways and parking lots. The plan identifies the required buffer setback, but the proposed building and existing parking lot are within the setback.

5. **Common open space**—Section 370-503.A. of the zoning ordinance requires that Type 1 streams shall be totally unusable land and be designated as common open space. No structures or impervious surfaces are permitted. The site capacity calculations indicate that 1.18 acres of site area are classified

as Type 1 streams and 0.30 acres are required for common open space. The plan does not identify the required open space but should be revised to show compliance with this requirement.

6. **Transportation issues**

   a. **Gap analysis**—We recommend that a gap analysis be provided to assess the left-turn exiting movement at the driveway for vehicles turning north on Route 611. The analysis would determine if there are sufficient gaps in the traffic stream to support the safe and efficient operation of the proposed vehicular movements at the driveway intersection.

   b. **Consolidation of driveways**—The site's existing access drive onto Route 611 is very close to the adjacent fire station's access onto Route 611. We recommend consideration be given to discussing the possibility of consolidating the two closely spaced driveways on Easton Road with the property owner and neighboring fire station or, as an alternative, designing two separate and distinct driveways.

   c. **Permeable pavement**—We recommend the applicant consider using pervious pavement on the site to lower the amount of proposed impervious coverage.

7. **Parking**—Section 370-602.B. of the zoning ordinance requires 1 parking space per 40 square feet of gross floor area or one space per 2 seats, whichever is greater. The parking table on the plan indicates that the requirement for the proposed place of worship would necessitate 523 spaces. The ordinance requirement is significantly high and may not accurately reflect the actual parking demand for a house of worship. We recommend that the township consider revising the parking requirements for this use.

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

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

This review will be included in the Bucks County Planning Commission board materials for the August 5, 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:tmr
26-0167

cc: BOCHASANWASI SHREE AKSHAR PURUSHOTTAM SWAMINARAYAN SANSTHA (via email)
Anand Bhatt, PE, Arna Engineering, Inc. (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)

LEGEND

EXISTING SYMBOLS & LINES

- STORM DRAIN
- SANITARY LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- OVERHEAD WIRE
- FENCE (TYPE AS NOTED)
- TREE LINE
- PROPERTY/RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- CONTOUR LINE
- HYDRANT
- STREET LIGHT
- AREA LIGHT
- SIGNAL POLE
- POLE
- ANCHOR POLE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- SPOT ELEVATION
- CLEAN OUT
- TREE
- BENCH MARK
- SIGN
- BOLLARD
- METAL COVER
- ELECTRIC BOX
- DOOR
- DOUBLE DOOR
- EXISTING CONTOUR
- TO REMAIN
- TO BE REMOVED

PROPOSED SYMBOLS & LINES

SITE

- ZONING BOUNDARY
- SETBACK LINE
- BUILDING
- CURB LINE
- DEPRESSED CURB LINE
- EDGE OF PAVEMENT
- TRAFFIC SIGN
- ADA ACCESSIBLE PARKING SIGN
- ADA VAN ACCESSIBLE PARKING SIGN
- CURB RAMP
- PARKING ROW COUNT
- PARKING COUNT FOR EACH AREA
- DOOR
- RAILING
- EXISTING BUILDING
- PROPOSED BUILDING

GRADING AND DRAINAGE

- 180 PROPOSED CONTOUR
- X177.50 SPOT GRADE
- X TC 178.00 TOP OF CURB ELEVATION
- X BC 177.50 BOTTOM OF CURB ELEVATION
- FLOW ARROW
- DOWNSPOUT

UTILITY

- WATER LINE
- HYDRANT
- VALVE
- CLEANOUT
- SANITARY MANHOLE
- SS SS PROPOSED SANITARY PIPE

SITE CAPACITY CALCULATION

GROSS SITE AREA = 3.31 ACRES

A. Reserve Land Areas (RL).

(1)	All existing road and utility street lines:	=	0.00 ACRES
(2)	All street lines for existing streets as specified in the Township Subdivision and Land Development Ordinance and/or all future street lines and other land reserved by virtue of the official Township Map:	=	0.00 ACRES
(3)	All land shown on previously recorded subdivision plans as reserved from development:	=	0.00 ACRES
	TOTAL SECTION A:	=	0.00 ACRES

B. Totally Unusable Land Area (TUL)

(1)	Streams, Type 1:		1.18 ACRES
(2)	Water body, Type 1:		0.00 ACRES
(3)	Wetlands:	=	0.19 ACRES
	TOTAL SECTION B:	=	1.37 ACRES
	TOTAL SECTION A AND B:	=	1.37 ACRES

C. Calculate the Gross Buildable Site Area (GBSA):

(1)	Gross Site Area (GSA):		3.31 ACRES
(2)	Subtract Total of Sections A and B (-):	-	1.37 ACRES
(3)	Total Gross Buildable Site Area (GBSA) (=):		1.94 ACRES

D. Total Dwelling Units Permitted (where applicable)

NA

E. Partly Unusable Land Areas (PUL)

(1)	Areas with 25 percent or greater slopes:				
	0.00 AC. *	0.85	=	0.00	ACRES
(2)	Areas with slopes between 15 percent and 20 percent:				
	___ AC X 0.70 = 0.00 AC. *	0.70	=	0.00	ACRES
(3)	Areas with slopes between 8 percent and 15 percent:				
	___ AC X 0.80 = 0.00 AC. *	0.80	=	0.00	ACRES
(4)	Forested Areas				
	If forested area is not associated with another environmentally sensitive resource:				
	___ AC X 0.50 = 0.00 AC. *	0.50	=	0.00	ACRES
	If forested area is associated with another environmentally sensitive resource:				
	___ AC X 0.80 = 0.57 AC. *	0.80	=	0.46	ACRES
	TOTAL SECTION E:		=	0.46	ACRES

F. Calculate the Net Gross Buildable Site Area (NGBSA)

(1)	Gross Buildable Site Area (Section C):		1.94 ACRES
(2)	Subtract total of Section E (=):	-	0.46 ACRES
(3)	Equals the Net Gross Buildable Site Area (NGBSA) (=):		1.49 ACRES

G. Open Space Requirements (where applicable).

(1)	Common Open Space (COS) applies to all proposed land development and uses, residential, nonresidential, and mix-use.		
	a. Net Gross Buildable Site Area (NGBSA) (Section F):		1.49 ACRES
	Multiplied by 0.20 (x)	x	0.20
	Equals the common open space requirement (=)		0.30 ACRES

Note: Natural resource areas have been adjusted for overlap

WARRINGTON TOWNSHIP - ZONING DATA TABLE			
ZONING DISTRICT: R2-MEDIUM DENSITY RESIDENTIAL DISTRICT			
ITEM	**REQUIRED/PERMITTED**	**EXISTING**	**PROPOSED**
Zoning District:	R2-MEDIUM DENSITY RESIDENTIAL DISTRICT	R2-MEDIUM DENSITY RESIDENTIAL DISTRICT	R2-MEDIUM DENSITY RESIDENTIAL DISTRICT
Use:	**C11 Place of Worship (1)**	**C11 Place of Worship***	**C11 Place of Worship (1)**
Area and Dimensional Requirements			
Minimum Lot Area	1 ACRE	3.31 ACRES	3.31 ACRES
Minimum Lot Width at minimum setback line	55 FT	359.9 FT	359.9 FT
Minimum Yards			
Front	35 FT	45.7 FT	45.7 FT
Side	15 FT / 35 FT (Total)	79.5 FT	79.5 FT
Rear	35 FT	84.2 FT	84.2 FT
Maximum Impervious Surface Ratio	15.0%	33.5%*	30%***
Maximum Building Height (for C11 use)	50 FT	< 50 FT	45 FT
Building Area	-	7,675 SF	12,631 SF
Gross Floor Area	-	10,218 SF	20,934 SF
Off-street Parking Requirements:			
Minimum Standard spaces size (excluding 4'-wide stall lines)	9.5 FT x 18 FT	9 FT x 18 FT*	9 FT x 18 FT**
Min. Aisle width (90 degree Parking)	24 FT	19 FT*	24 FT
Min. Number of spaces	523 SPACES	101 SPACES *	67 SPACES***
1 Space/ 40 SF of Gross Floor Area (20,934 SF)	523		
Plus 1 Space/ each full time employee	-		
Number of Physical Handicap Spaces	3	4	4
Parking Setback from Building	10 FT	0 FT *	10 FT
Parking Setback from Street line	15 FT	NA	NA
Parking Setback from Property line (Like uses)	10 FT	NA	NA
Buffering Requirements			
Minimum buffer width (residential use adjacent to nonresidential use)	50 FT	9.8 FT*	10.6 FT**

* Existing Non-Conformity
** Existing Non-Conformity to Remain
***Pursuant to Settlement Agreement with Warrington Township.
(1) As Per Section 370-411.C, use C11 Place of Worship is a conditional use.

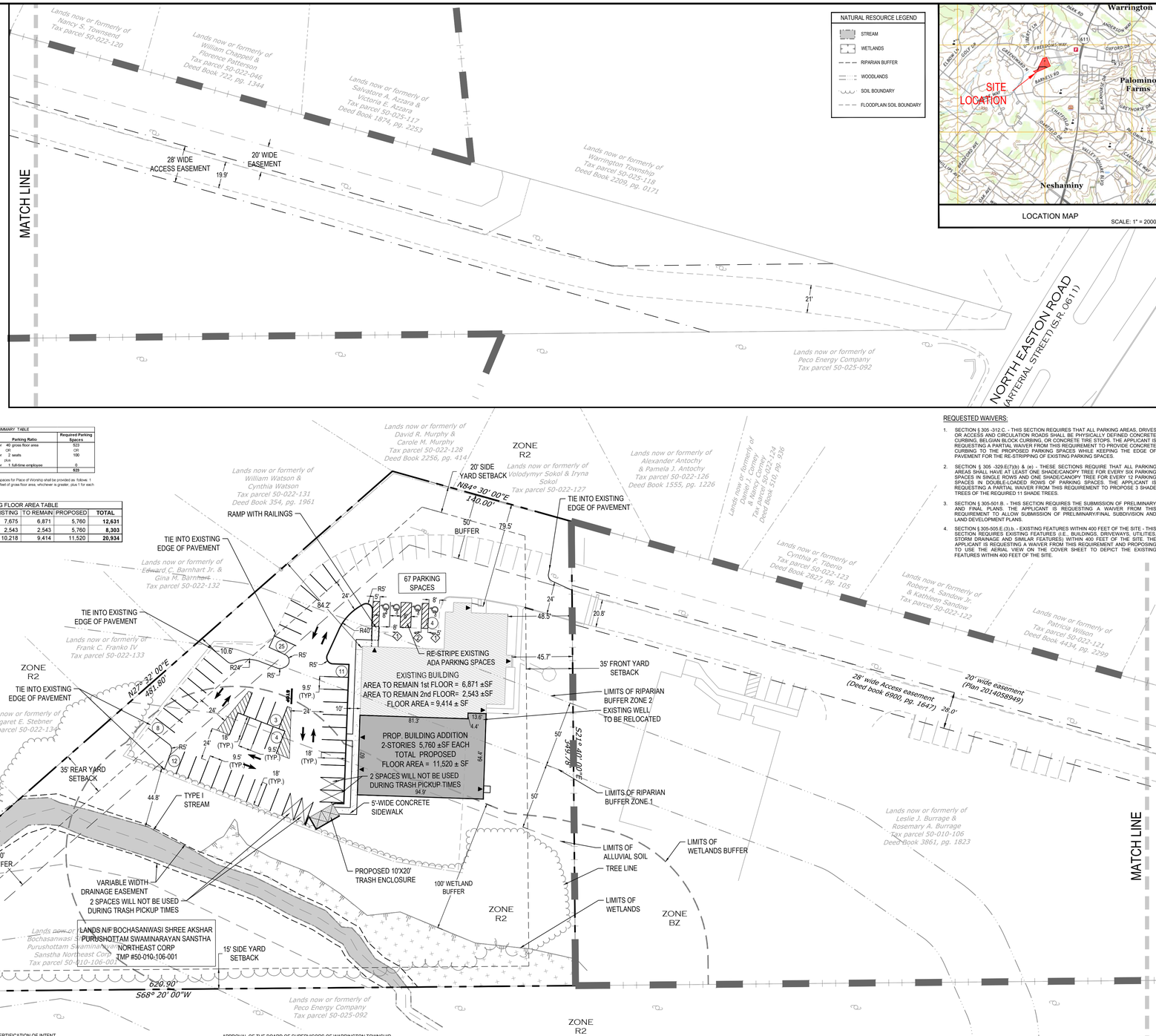
SITE PLAN NOTES:

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. #50-010-016-001 AND IS LOCATED IN R2-MEDIUM DENSITY RESIDENTIAL DISTRICT 5.
3. ZONING INFORMATION IS BASED ON CHAPTER 370 OF THE WARRINGTON TOWNSHIP ZONING ORDINANCE, ADOPTED AUGUST 24, 2021, AMENDED ORDINANCE 2026-O-01.
4. THE BOUNDARY TOPOGRAPHY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY ROMEO LAND SURVEYING, INC., ON MAY 9, 2022.
5. THE EXISTING VARIABLE WIDTH WATER EASEMENT ALONG STREET ROAD IS SHOWN PER DEED OF EASEMENT GRANTED TO WARRINGTON TOWNSHIP ON AUGUST 28, 2012.
6. 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.
7. VERTICAL DATUM FOR THE PROJECT BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88); OBTAINED FROM GPS OBSERVATIONS.
8. BEARING BASIS AND COORDINATE VALUES SHOWN ARE PA STATE PLANE, SOUTH ZONE, COORDINATE SYSTEM UTILIZING NORTH AMERICAN DATUM OF 1983 (NAD83).
9. CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM IF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS WARRANTS ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITE WORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
10. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/ FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
8. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ADHERING TO ALL REGULATIONS RELATED TO HEALTH AND SAFETY AS WELL AS ALL APPLICABLE STATE, FEDERAL AND LOCAL RULES AND REGULATIONS.
9. ALL DEMOLITION MUST BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
10. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OF FOLLY ROAD MUST COMPLY WITH THE WARRINGTON TOWNSHIP STANDARDS AND SPECIFICATIONS. ALL IMPROVEMENTS WITH THE PUBLIC RIGHT-OF-WAY OF STREET ROAD MUST COMPLY WITH PENNDOT STANDARDS AND SPECIFICATIONS.
11. ALL TOWNSHIP PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
12. ALL PROPERTY LINES WHERE GRADING CANNOT BE SET BACK THE MINIMUM 5 FEET DISTANCE SHALL BE STAKED-OUT AT THE SITE BY A REGISTERED PROFESSIONAL LAND SURVEYOR PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES AND SHALL BE DELINEATED BY CONSTRUCTION FENCING MATERIAL SUBJECT TO THE APPROVAL OF THE TOWNSHIP ENGINEER.
13. ALL CONCRETE STRUCTURES TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI UNLESS OTHERWISE NOTED.
14. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF PROPOSED BUILDINGS. ALSO REFER TO ARCHITECTURAL PLANS FOR UTILITY TIE IN LOCATIONS.
15. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SHALL BE DESIGNED IN ACCORDANCE WITH THE "PENNDOT GUIDELINES", LATEST EDITION.
16. THE CONTRACTOR SHALL PROVIDE ALL APPLICABLE JURISDICTIONAL AUTHORITIES / AGENCIES REQUIRED NOTICE BEFORE BEGINNING ANY ON-SITE OR OFF-SITE WORK.
17. NO TOPSOIL SHALL BE REMOVED FROM THE SITE WITHOUT PRIOR WRITTEN CONSENT BY THE TOWNSHIP.
18. THERE ARE NO DEED RESTRICTIONS EXISTING ON THE LAND DEVELOPMENT SITE THAT COULD IMPACT THE CURRENT DEVELOPMENT.
19. SIGNS SHALL BE POSTED TO PROHIBIT PARKING WITHIN FOUR PARKING SPACES ADJACENT TO THE TRASH ENCLOSURE ON TRASH PICK-UP DAYS.

PARKING SUMMARY TABLE				
Use		**Parking Ratio**		**Required Parking Spaces**
Place of Worship	20,934 sf	1 per 40 gross floor area	OR	523
	200 seats	1 per 2 seats	plus	100
	- employees	1 per 1 full-time employee		0
	TOTAL[1]			**623**

Notes:
1.Per Section 370-802.B-Table 9, the required parking spaces for Place of Worship shall be provided as follows: 1 for each 2 seats for usthrom use or 1 for each 40 square feet of gross floor area, whichever is greater, plus 1 for each full-time employee.

BUILDING FLOOR AREA TABLE				
	EXISTING	TO REMAIN	PROPOSED	**TOTAL**
1ST FLOOR (SF)	7,675	6,871	5,760	**12,631**
2ND FLOOR (SF)	2,543	2,543	5,760	**8,303**
GROSS FLOOR AREA (SF)	10,218	9,414	11,520	**20,934**



LOCATION MAP
SCALE: 1" = 2000'

NATURAL RESOURCE LEGEND

- STREAM
- WETLANDS
- RIPARIAN BUFFER
- WOODLANDS
- SOIL BOUNDARY
- FLOODPLAIN SOIL BOUNDARY

REQUESTED WAIVERS:

1. SECTION § 305 -312.C. - THIS SECTION REQUIRES THAT ALL PARKING AREAS, DRIVES OR ACCESS AND CIRCULATION ROADS SHALL BE PHYSICALLY DEFINED CONCRETE CURBING, BELGIAN BLOCK CURBING, OR CONCRETE TIRE STOPS. THE APPLICANT IS REQUESTING A PARTIAL WAIVER FROM THIS REQUIREMENT TO PROVIDE CONCRETE CURBING TO THE PROPOSED PARKING SPACES WHILE KEEPING THE EDGE OF PAVEMENT FOR THE RE-STRIPPING OF EXISTING PARKING SPACES.
2. SECTION § 305 -329.E(7)(b) & (e) - THESE SECTIONS REQUIRE THAT ALL PARKING AREAS SHALL HAVE AT LEAST ONE SHADE/CANOPY TREE FOR EVERY SIX PARKING SPACES IN SINGLE ROWS AND ONE SHADE/CANOPY TREE FOR EVERY 12 PARKING SPACES IN DOUBLE-LOADED ROWS OF PARKING SPACES. THE APPLICANT IS REQUESTING A PARTIAL WAIVER FROM THIS REQUIREMENT TO PROPOSE 3 SHADE TREES OF THE REQUIRED 11 SHADE TREES.
3. SECTION § 305-501.B. - THIS SECTION REQUIRES THE SUBMISSION OF PRELIMINARY AND FINAL PLANS. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO ALLOW SUBMISSION OF PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS.
4. SECTION § 305-505.E.(b).b. - EXISTING FEATURES WITHIN 400 FEET OF THE SITE - THIS SECTION REQUIRES EXISTING FEATURES (I.E., BUILDINGS, DRIVEWAYS, UTILITIES, STORM DRAINAGE AND SIMILAR FEATURES) WITHIN 400 FEET OF THE SITE. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT AND PROPOSING TO USE THE AERIAL VIEW ON THE COVER SHEET TO DEPICT THE EXISTING FEATURES WITHIN 400 FEET OF THE SITE.

LAND SURVEYOR'S CERTIFICATE
I, MARK. G. ROMEO, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ROMEO LAND SURVEYING, INC., THAT THE MONUMENTATION SHOWN HERON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

REGISTERED PROFESSION LAND SURVEYOR

REGISTRATION NUMBER: SU043666E

DEDICATION OF LAND
TITLE TO LAND LOCATED BETWEEN EXISTING AND FUTURE RIGHTS-OF-WAY IS HEREBY DEDICATED TO THE TOWNSHIP OF WARRINGTON.

(OWNER)

OWNER'S CERTIFICATION OF INTENT
I _____ PRESIDENT OF _____ HAVE LAID OUT UPON OUR LAND SITUATED IN WARRINGTON TOWNSHIP, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, A LAND DEVELOPMENT ACCORDING TO THE ACCOMPANYING PLAN WHICH IS PREPARED WITH CONSENT AND INTENDED TO BE FORTHWITH RECORDING, TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

WITNESSES MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

_____
, PRESIDENT

ACKNOWLEDGEMENT
ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ AND THAT HE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, SIGNED THE WITHIN PLAN OF LAND DEVELOPMENT DESIRING THAT THE PLAN BE RECORDED ACCORDING TO LAW.

I WITNESS WHEREOF, I HEREUNTO SET MY AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

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

APPROVAL OF THE BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP
THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP ON THIS ____ DAY OF _____ 20 ____.

ATTEST:

_____
CHAIRPERSON

_____
TOWNSHIP SECRETARY

APPROVAL OF THE TOWNSHIP ENGINEER, WARRINGTON TOWNSHIP
THIS 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

APPROVAL OF THE WARRINGTON TOWNSHIP PLANNING COMMISSION
THIS SUBDIVISION (LAND DEVELOPMENT) (PLANNED RESIDENTIAL DEVELOPMENT) PLAN WAS APPROVED BY THE WARRINGTON TOWNSHIP PLANNING DEPARTMENT OR PLANNING COMMISSION ON THIS ____ DAY OF _____ 20 ____.

ATTEST:

_____ _____
SECRETARY CHAIRMAN

REVIEW BY THE BUCKS COUNTY PLANNING COMMISSION BCPC NO._____
THIS SUBDIVISION (LAND DEVELOPMENT) (PLANNED RESIDENTIAL DEVELOPMENT) PLAN WAS APPROVED BY THE BUCKS COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 20 ____.

_____
CHAIRMAN

_____
DIRECTOR

ENGINEER CERTIFICATION
I, CHIRAG THAKKAR, P.E., A CERTIFIED 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, 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 OR PLANNED RESIDENTIAL DEVELOPMENT PLAN INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF WARRINGTON IN WHICH THIS SUBDIVISION, LAND DEVELOPMENT OF PLANNED RESIDENTIAL DEVELOPMENT IS LOCATED.

P.E.
REGISTRATION NUMBER: 075153

STORMWATER STATEMENT
DESIGN ENGINEER: I, CHIRAG THAKKAR, P.E., ON THIS DATE_____ HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE.

_____
P.E.
REGISTRATION NUMBER: 075153

APPLICANT: ANY REVISIONS TO THE APPROVED SWM SITE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE BUCKS COUNTY DISTRICT.

_____
, PRESIDENT

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

BY: _____
RECORDER OF DEEDS

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: 230018801 BAPS WARRINGTON

40 0 20 40
SCALE IN FEET

Project

BAPS WARRINGTON TEMPLE EXPANSION

TMP # 50-010-106-001
WARRINGTON TOWNSHIP
BUCKS COUNTY PENNSYLVANIA

Drawing Title

SITE PLAN

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHIRAG V. THAKKAR ENGINEER
CHIRAG V. THAKKAR, P.E.075153
PROFESSIONAL ENGINEER
PA LIC. No. 075153

DATE	COMMENTS	NO.
	REVISIONS	

Project No.	230018801
Date	05-29-2026
Scale	1" = 40'
Drawn By	KGP
Checked By	AB

Drawing No.

CS-100

Sheet 5 of 16

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

From: Staff of the Bucks County Planning Commission

Date: July 24, 2026

Subject: BCPC #13209
Preliminary Plan of Lot Line Changes for Fusco-Heckler
TMPs #52-14-9, 52-14-9-2, 52-9-203
Applicant: Select Properties, Inc.
Owners: Clayton T., Laura B., and John P. Heckler; Christopher Fusco; Real Pro Enterprises, L.P.
Plan Dated: January 14, 2026
Date Received: June 25, 2026

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

GENERAL INFORMATION

Proposal: Convey a portion of TMP #52-9-203 (Lot 3) to TMP #52-14-9-2 (Lot 2). Convey portions of TMP #52-14-9-2 (Lot 2) and TMP #52-9-203 (Lot 3) to TMP #52-14-9 (Lot 1). The submission indicates that no new building lots are being created. The existing and proposed lot areas for each parcel are summarized in the table below:

TMP #	Existing Lot Area (Net)	Proposed Lot Area (Net)	Conveyances
52-9-203 (Lot 3)	10.0224 acres	6.4271 acres	- 3.5953 acres
52-14-9-2 (Lot 2)	10.0002 acres	4.7016 acres	- 5.2986 acres
52-14-9 (Lot 1)	15.3437 acres	24.6633 acres	+ 9.3196 acres

Location: Along the east side of Forrest Road, between Mountain View Road and Lawn Avenue. The site also has frontage along the north side of Lawn Avenue, between Forrest Road and Route 563.

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

Zoning: The RA Residential Agriculture District (TMP #52-8-203 and part of 52-14-9-2) permits various options for single-family detached subdivisions depending on the size of the tract and the acreage of farmland soils on a site. Single-family detached dwellings as part of a standard subdivision are permitted on a minimum lot area of 1 acre with a maximum density of 1 dwelling unit per 64,000 square feet. The VR Village Residential District (TMP #52-14-9 and part of 52-14-9-2) permits single-family detached dwellings on a minimum lot area of 12,000 square feet with a maximum impervious surface ratio of 35 percent. A minimum open space ratio of 40 percent is required for subdivisions of six or more dwelling units.

Present Use: Residential, vacant

COMMENTS

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

   Section 365-18.D.(4)
   from showing existing vegetation, including wooded areas, large trees over 6 inches caliper standing alone, and other significant vegetation limits of trees/vegetation to be removed/preserved; the application indicates that construction is not proposed on this lot, and no trees are proposed to be removed

   The final plan should note all granted waivers.

2. **Split zoning**—TMP #52-14-9-2 is currently split-zoned with the lane portion of the lot zoned RA and the remaining area of the lot zoned VR. The proposed lot line changes will eliminate the split zoning on TMP #52-14-9-2 but will create a new split-zoned parcel for TMP #52-14-9, as a portion of the lot will be zoned VR and another portion of the lot will be zoned RA. Split-zoned parcels often present difficulties to develop due to multiple and differing regulations. If the proposed lot line changes are approved, the applicant and township may wish to consider rezoning the affected portions of the property into a single zoning district to avoid future complications associated with a split-zoned parcel.

3. **Sidewalks**—Section 365-40.A. of the SALDO requires sidewalks or bicycle/pedestrian paths along both sides of all existing and proposed streets unless waived by the board of supervisors.

4. **Lot 4**—Plan notes 3 and 4 on Sheet 1 reference Lot 4; however, the plan identifies only Lots 1 through 3.

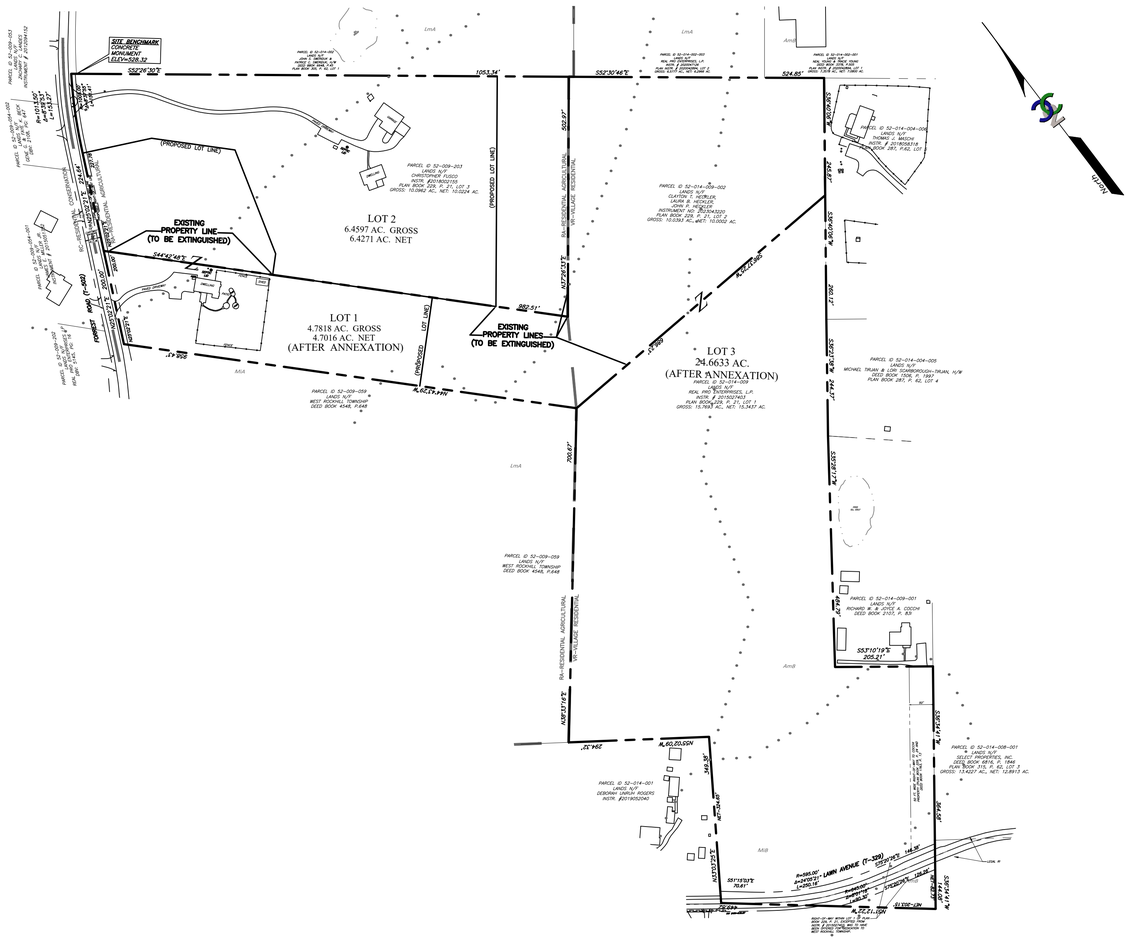
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 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
26-0183

cc: Select Properties, Inc. (via email)
Dan Bartolo, PE, C2C Design Group (via email)
Elliot Leomporra, Project Manager, C2C Design Group (via email)
Steve Baluh, PE, Wynn Associates, Inc., Township Engineer (via email)
Greg Lippincott, Township Manager (via email)


SITE BENCHMARK
CHISELED
MONUMENT
ELEV=500.10
S52°W 20'
105.34'
S52°30'46"E
524.85'
(PROPOSED LOT LINE)
PARCEL ID 52-009-203
LANDS N/F
CHRISTOPHER FUSCO
INSTR. #2018002155
PLAN BOOK 229, P. 21, LOT 3
GROSS: 10.0962 AC., NET: 10.0224 AC.
LOT 2
6.4597 AC. GROSS
6.4271 AC. NET
EXISTING
PROPERTY LINE
(TO BE EXTINGUISHED)
S44°52'48"E
552.51'
N17°25'57"E
552.51'
LOT 1
4.7818 AC. GROSS
4.7016 AC. NET
(AFTER ANNEXATION)
EXISTING
PROPERTY LINES
(TO BE EXTINGUISHED)
PROPOSED LOT LINE
N72°34'03"W
417.95'
PARCEL ID 52-009-059
LANDS N/F
WEST ROCKHILL TOWNSHIP
DEED BOOK 4348, PAGE
LOT 3
24.6633 AC.
(AFTER ANNEXATION)
PARCEL ID 52-014-009-002
LANDS N/F
CLAYTON T. HECKLER
LAURA B. HECKLER
JOHN P. HECKLER
INSTRUMENT NO: 2023043220
PLAN BOOK 229, P. 21, LOT 2
GROSS: 10.0393 AC., NET: 10.0002 AC.
PARCEL ID 52-014-004-005
LANDS N/F
MICHAEL TRUAN & LORI SOMBROKOUSKI-TRUAN, H/W
INSTRUMENT #: 1992
PLAN BOOK 287, P. 62, LOT 4
PARCEL ID 52-014-009-001
LANDS N/F
RICHARD W. & JOYCE A. COCCHI
DEED BOOK 2103, P. 83
S53°10'19"E
205.21'
PARCEL ID 52-014-008-001
LANDS N/F
SELECT PROPERTIES, INC.
DEED BOOK 4818, P. 1944
PLAN BOOK 315, PAGE 62, LOT 3
GROSS: 13.4427 AC., NET: 12.8815 AC.
PARCEL ID 52-014-001
LANDS N/F
DEBORAH CONROY ROGERS
INSTR. #2019052040
N37°33'14"E
N83°20'00"E
148.38'
S51°15'33"E
70.81'
PROPOSED LAWN AVENUE (T-329)
R=60.00'
L=249.31'
CH=S75°58'27"E
CH=240.92'
R=60.00'
L=47.12'
CH=S38°15'48"E
CH=42.43'
S14°25'57"E
148.38'
S83°20'00"W
148.38'
S51°15'33"E
70.81'
S51°15'33"E
S51°15'33"E
S51°15'33"E

Bucks County Planning Commission

Planning Module Reviews

June 20, 2026 to July 24, 2026

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
Bensalem Township	Galloway Road Subdivision	13146	26-0181	2-41-22-2	1-09004-462-3J
Bristol Township	714 River Road	13205	26-0166	5-11-446-1	1-09001-402-3J
Milford Township	Milford Village Center – Section 1	11660-M	26-0191	23-10-175-1	1-09930-511-3J
Newtown Borough	532 Penn Street	13174	26-0144	28-5-132	1-09934-034-3J

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 30, 2026

Larry Young, PE
Tri State Engineers
801 West Street Rd
Feasterville, PA 19503

RE: Galloway Road Subdivision Planning Module
PaDEP Code # 1-09004-462-3J
BCPC #13146
TMP # 2-41-22-2
Bensalem Township, Bucks County, PA

Dear Mr. Young:

We have received a copy of the planning module[1] regarding the construction of three single-family detached dwellings at the eastern corner of Galloway Road and Hulmeville Road. New wastewater flows will increase by 750 gallons per day (3 EDUs) and will be conveyed through the BCWSA collection and conveyance system into the Neshaminy Interceptor for treatment at the Philadelphia Water Department's (PWD) Northeast Water Pollution Control Plant.

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.

Component 3 Sewage Collection and Treatment Facilities has several sections that are incomplete and do not contain the requisite signatures. They include Section G.2 Proposed Wastewater Facilities, Section J. Chapter 94 Consistency Determination and Section Q. False Swearing Statement.

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.

[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*

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

Sincerely,

David C. Zipf

David C. Zipf, AICP
Planner

DCZ:emh
26-0181

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 #:
1-09004-462-3J

BCPC #: 13146

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

Galloway Road Subdivision

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

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

   Agency name _____
3. Date review completed by agency June 30, 2026

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

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

SECTION C. AGENCY REVIEW (continued)

Yes	No		
☐	☐	11.	Have all applicable zoning approvals been obtained? N/A
☐	☒	12.	Is there a county or areawide subdivision and land development ordinance?
☐	☐	13.	Does this proposal meet the requirements of the ordinance? N/A
			If no, describe which requirements are not met _____
☒	☐	14.	Is this proposal consistent with the municipal Official Sewage Facilities Plan?
			If no, describe inconsistency _____
☐	☒	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
			If yes, describe _____
☐	☒	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐		If yes, is the proposed waiver consistent with applicable ordinances.
			If no, describe the inconsistencies _____
☒	☐	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 30, 2026

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

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

Telephone Number: 215 345-3400

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

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

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

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

BCPC 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

July 2, 2026

Mr. Justin Fischetti
Fioravanti, Inc.
618 B Street Road
Southampton, PA 18966

RE: 714 River Road Planning Module
PaDEP Code #1-09001-402-3J
BCPC #13205
TMP #5-11-446-1
Bristol Township, Bucks County, PA

Dear Mr. Fischetti:

We have received a copy of the planning module[1] regarding the proposed minor subdivision to create two residential lots, each containing an existing dwelling. It is proposed to replace Dwelling 1 with a new dwelling that will reuse the existing water and sewer laterals. Existing Dwelling 2 will remain but will be provided with new and separate water and sewer laterals. The new sewer extension for Dwelling 2 will connect to the Bristol Township public sewer system via gravity flow along River Road for eventual treatment at the Croydon Wastewater Treatment Plant, owned by the Bristol Township Sewer Department. Project flows are proposed to be 238 gallons per day (gpd) based on 1 EDU (238 gpd/EDU).

The *Update Revision to Bristol Township's Sewage Facilities Management (Act 537) Plan* (dated November 12, 2018, with subsequent revisions) is the official Act 537 Plan for Bristol Township. The proposal to connect to the public sanitary sewage system is consistent with the official Act 537 Plan, since this plan indicates that the site is within a public sewer service area.

We are aware that the Croydon Wastewater Treatment Plant is subject to a Connection Management Plan (CMP). Flows generated by projects intended to connect to the system must be consistent with the CMP and within the system's conveyance limitations. As noted in correspondence from the Pennsylvania Department of Environmental Protection (PaDEP), dated February 11, 2026, if this project is tributary to the hydraulically overloaded portion of the township's conveyance system, the applicant must obtain capacity on the township's Connection Management Plan. The planning module submission should also include a letter from the township granting capacity consistent with the Connections Management Plan.

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

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

This information, as well as the completion of Section J.2. of Component 3 and all required signatures and dates, should be included in the planning module package that will be sent to PaDEP.

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

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

Sincerely,



Lisa M. Wolff
Senior Planner

LMW:emh
26-0166

Attachment

cc: Corey Lettieri (via email)
Vincent Fioravanti, PE, PLS, President, Fioravanti, Inc. (via email)
Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Randee J. Mazur, Township Manager (via email)
Dawn Ragan, Township Department of Building, Planning & Development (via email)
Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)
Act 537 file (via email)

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09001-402-3J
BCPC #:
13205

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

714 River Road Subdivision

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

1. Date plan received by county planning agency June 5, 2026
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency July 2, 2026

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

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

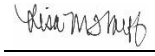
SECTION C. AGENCY REVIEW (continued)

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

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

Name: Lisa M. Wolff

Title: Senior Planner

Signature: 

Date: July 2, 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:
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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

July 21, 2026

Aiden Russell, Planning Specialist
Ebert Engineering
4397 Skippack Pike
Skippack, PA 19474

RE: Milford Village Center – Section 1 Planning Module
PaDEP Code #1-09930-511-3J
BCPC #11660-M
TMP #23-10-175-1
Milford Township, Bucks County, PA

Dear Mr. Russell:

We have received a copy of the planning module[1] regarding the proposed connection to an existing sewage collection system to serve a land development consisting of four buildings containing a total of 262 multifamily dwelling units, a 37,200-square-foot retail building, a 6,000-square-foot retail building, and a 4,950-square-foot clubhouse. The 13-acre site is located along the northern side of John Fries Highway (PA 663), approximately 700 feet west of Lifequest Drive.

Wastewater flows, totaling 31,416 gallons per day (132 EDUs), will be conveyed via individual gravity laterals to the Milford Village collection system. The wastewater will then enter the Milford-Trumbauersville Area Sewer Authority's system within John Fries Highway before being conveyed to the Airport Interceptor for ultimate treatment at the Milford-Trumbauersville Waste Water Treatment Plant.

The *Milford Township Sewage Facilities Plan* is the official Act 537 Plan for this portion of Milford Township. The proposal to connect to the public sanitary sewage system is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewer service.

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

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

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

According to the Pennsylvania Department of Environmental Protection (PaDEP), the sewer system designated to serve this project has an existing hydraulic overload and is subject to a Connection Management Plan (CMP). Documentation that capacity has been granted for this project under the CMP must be provided to PaDEP.

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

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

Sincerely,

Matthew M. Walters
Senior Planner

MMW:emh
26-0191

Attachment

cc: Del Markward, MVP 663 I, LLC (via email)
Frederick Ebert, PE, Ebert Engineering (via email)
Martin F. Smith, PE, Pany & Lentz Engineering Co. (via email)
Diana Silva, Manko, Gold, Katcher & Fox, LLP (via email)
Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Jeffrey A. Vey, Township Manager
Devan Ambron, Township Secretary/Treasurer & Office Manager
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 #:
1-09930-511-3J
BCPC #:
11660-M

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

Milford Village Center – Section 1

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

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

   Agency name _____
3. Date review completed by agency July 21, 2026

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

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

SECTION C. AGENCY REVIEW (continued)

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

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

Name: Matthew M. Walters

Title: Senior Planner

Signature: Matthew M. Walters

Date: July 21, 2026

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

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

Telephone Number: 215 345-3400

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

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

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

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

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 23, 2026

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

RE: 532 Penn Street Planning Module
PaDEP Code #1-09934-034-3J
BCPC #13174
TMP #28-5-132
Newtown Borough, Bucks County, PA

Dear Mr. Byrne:

We have received a copy of the planning module[1] regarding the proposal for a two-lot subdivision located at 532 Penn Street in Newtown Borough. The proposed improvements consist of demolishing an existing single-family dwelling and constructing two new single-family attached dwelling units and associated driveways. The existing single-family dwelling is connected to public sewer. The proposed development will require one additional EDU for the site and will continue to be serviced by the Newtown Bucks Joint Municipal Authority. New wastewater flows, totaling 242.1 gallons per day, will then flow to the Neshaminy Inceptor that is owned and operated by the Bucks County Water and Sewer Authority for ultimate treatment at the Philadelphia Water Department's Northeast Wastewater Treatment Plant.

The Borough of Newtown, Bucks County, PA Act 537 Plan Special Study (2020) is the official Act 537 Plan for this portion of Newtown Borough. The proposal to connect to the public sanitary sewage system is consistent with the official Act 537 Plan, since this plan indicates that the site is within a public sewer service area.

The 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.

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

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,

Deanna Miller
Planner

DM:emh
26-0144

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Judy Musto, Borough Secretary (via email)
Act 537 file (via email)

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-09934-034-3J
BCPC #: 13174

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

532 Penn Street Subdivision

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 23, 2026

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

Yes	No		
☒	☐	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq*.)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
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			If no, describe inconsistencies _____

SECTION C. AGENCY REVIEW (continued)

Yes	No		
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☐	☒	12.	Is there a county or areawide subdivision and land development ordinance?
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☒	☐		If yes, will this project plan require the implementation of storm water management measures?

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

Name: Deanna Miller

Title: Planner

Signature: Deanna Miller

Date: June 23, 2026

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

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

Telephone Number: 215 345-3400

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

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