

BOARD MEETING

AGENDA

WEDNESDAY, SEPTEMBER 2, 2026

2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from August 5, 2026
5. Executive Director's Report
6. Presentation: Riegelsville Borough Comprehensive Plan
By Matthew Walters, Senior Planner
7. Act 247 Reviews for September 2, 2026
8. Old Business
9. New Business
10. Adjournment

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

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING

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

MINUTES OF MEETING

WEDNESDAY, AUGUST 5, 2026

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

MEMBERS PRESENT: Eleanor M. Breslin; Richard Donovan; Thomas Jennings; David R. Nyman;
Edward Tokmajian; Tom Tosti

MEMBERS ABSENT: James Keenan; James E. Miller Jr.

STAFF PRESENT: Scott Burton; Cassandra Goodmansen; Andrew Heimark; Bryn-Erin Kerr;
Justin Magnus; Michael A. Roedig; Luke Rosanova; Patricia Rosica; Jeremy Stoff;
Matthew M. Walters; Lisa M. Wolff

SOLICITOR: Trevor L. Gross

IT SUPPORT: Maxim Dolinsky, Shawn Loughlin, Bucks County IT Department

- **CALL TO ORDER**

Ms. Breslin 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**

Mr. Roedig reported we received an email from Carolyn Perzan from Hilltown Township on July 20, 2026, voicing concerns on the PA 309 Connector Section HT3 Design Project. The public comment was emailed to the BCPC Board on July 30, 2026. Mr. Nyman asked if the planning commission has a role in these types of projects. Mr. Roedig replied that we are not involved in the design process and there is no official review process with these local projects. A brief conversation continued about the project. Mr. Burton will reach out to those involved for an update on this project and note our concerns about emergency services in the area. See Attachment A for the public comment.

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

Upon motion of Mr. Tosti, seconded by Mr. Donovan, the motion carried to approve the minutes of the July 1, 2026, meeting as presented. Ms. Breslin abstained from the vote.

- **EXECUTIVE DIRECTOR'S REPORT**

Mr. Roedig announced that Luke Rosanova has been promoted to Director of Planning Services. Mr. Rosanova brings seven years of planning experience to the position, during which he has worked on a variety of projects, including zoning ordinances and comprehensive plans. He has demonstrated strong skills in project management, organization, and leadership. His passion for

planning makes him an excellent fit for the position. The board congratulated Mr. Rosanova on his promotion.

Mr. Roedig reported that in July 2026, we received 22 applications, reviewed a total of 53 lots or units and 1,127,746 square feet of nonresidential land development, collecting \$31,512.36 in revenue. Year-to-date we have received 155 applications, reviewed a total of 1,179 lots or units and 1,985,965 square feet of nonresidential development, collecting \$114,283.13 in revenue.

- **ACT 247 REVIEWS**

The reviews of August 5, 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. Donovan. Mr. Jennings abstained from voting on the two Morrisville Municipal Authority Reviews, BCPC #24-25-WS1R and BCPC #13-26-WS1, due to client conflict.

Mr. Nyman commented on the number of waivers that developers have been putting on plans lately.

- **OLD BUSINESS**

There was no old business.

- **NEW BUSINESS**

Mr. Roedig commented that we will get back to presentations this Fall.

Mr. Heimark reported that a Household Hazardous Waste event is scheduled for this Saturday, August 8, 2026, at Bensalem High School. The final Household Hazardous Waste event of the year is scheduled for Saturday, October 24, 2026, at Strayer Middle School in Quakertown.

Mr. Burton announced that the design change for the floating walkway at Core Creek Park has been approved. The walkway has been fabricated and is ready for shipping.

- **ADJOURNMENT**

Upon the motion of Mr. Tosti, seconded by Mr. Nyman, Ms. Breslin adjourned the meeting at 2:14 PM.

Submitted by:

Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **Staffing** – We have promoted Planner/Recycling Coordinator Cassandra Goodmansen to the newly created Senior Planner (Sustainability) position. In her new role Cassandra will spearhead the county's sustainability efforts, including the implementation of the Sustainability for County Operations Plan. We are conducting interviews for the open planner position and will be advertising for the open Planner/Recycling Coordinator position.
- **New Britain Township Open Space Plan** – I presented a new open space plan to the New Britain Township Board of Supervisors. We have been working with the township for the last two-plus years on the plan. Plan recommendations include raising program awareness, maintaining a database of preserved properties, and initiating a monitoring program.
- **Circuit Trails Coalition** – We met with representatives of the Circuit Trails Coalition, who were looking to understand the status of our trail system and the challenges we faced in completing our sections of the circuit. The coalition is meeting with county and other trail development partners throughout the region and will be issuing a report in the coming year.
- **MS4 Program** – We have begun working with General Services, Gilmore & Associates, and the Conservation District to develop county's MS4 annual report (Municipal Separate Storm Sewer System). As with municipalities, the county must demonstrate compliance with specified control measures in keeping pollution out of local waterways as it relates to county facilities. Our role in this process is to provide GIS support and ensure up-to-date public education via the county's website.
- **Hazard Mitigation Plan** – Our municipalities have begun adopting the plan by resolution. The county is scheduled to adopt the plan at the October 7, 2026, Commissioners meeting. Adoption ensures participating municipalities remain eligible for FEMA hazard mitigation grant programs.
- **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.

[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 and with rewriting the zoning ordinance.

[New Hope Borough Comprehensive Plan](#) — Staff presented a second draft of the comprehensive plan update in August. Comments from the borough planning commission and borough council are being collected, with a third draft expected in September. A public meeting is anticipated in October, marking the start of the formal adoption process.

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.

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**

Staff and the Agricultural Land Preservation Board recently went to settlement on the county and state agreement for the Bender Farm (17.22 acres) in **Milford Township**.

Staff and the Agricultural Land Preservation Board worked with the Pennsylvania Department of Agriculture, Bureau of Farmland Preservation, to approve the following farms for preservation at the August 20, 2026, state board meeting:

- Kashner Farm (18.01 acres) in **Bedminster Township**
- Bello Farm (20.42 acres) in **Plumstead 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:

12	Subdivision and Land Development Proposals
0	Sketch Plans
16	Municipal Plans and Ordinances
2	Sewage Facility Planning Modules
0	Traffic Impact Studies

Geographic Information Systems (GIS)

Staff is working with the Emergency Communications team to evaluate address changes in the Almshouse complex. The county received official notice from Doylestown Township that the DART's new address is 1268 Almshouse Road.

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

Staff is 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.

Sustainability

The sustainability staff attended the following meetings:

- SEP Infosession
- Energy Manager Recap Meeting
- DVRPC Inter-County Sustainability Dialogue
- EnergyCAP webinar
- Municipal Sustainability Dialogues
- Design Team Meeting
- Sustainability Champions
- SEP Infosession
- County Overstock Marketplace design meeting
- Constellation Energy

Recycling

- SEPA regional Recycling meeting
- PROP Mentorship virtual meeting

Transportation and Trails

The transportation and trails staff attended the following key meetings:

- Bucks County EV Charging Project Kick-off Meeting
- Circuit Trails 2040 Meeting
- Delaware River Bridge Check-in Meeting
- DVRPC TASA Technical Assistance Meeting
- Frosty Hollow RFP Eval Kick-off Meeting
- Langhorne Manor LTAP Meeting
- NGT-1 Status Meeting
- NGT-Core Creek Progress Meeting
- NRT-2 Progress Meeting
- PennDOT Collaboration/Research Webinar
- PennDOT Local Bridge Coordination Meeting

The transportation and trails staff continue to work on the following:

- Development, contract and project management of Trail Portfolio
- Development of Northpoint Bike/Ped mobility and transit access assessment
- Management of County EV Charging contract and project
- Review of proposals for Newtown Rail Trail Structures Inspections Contract
- Monitor progress of measures to be taken to improve conditions at the Tyburn/New Falls Road intersection and assess the need for adding a project to the TIP
- Work with Trinity Church in Holland regarding possible trailhead for NRT-3
- Monitor and give input regarding Washington Crossing Bridge Project
- Monitor and give input regarding TPK-DRB project
- Monitor and give input regarding RT1 RC-3 Project
- Have appraisal reviewed by PennDOT approved vendor and then commence negotiations with Aqua PA regarding NRT-2 trail easement and TCE's

BCPC Activity Report August 2026

- Continued development of private trail access FAQ sheet
- Coordination with county officials and SEPTA regarding proposed bus route/service changes and facilitate coordination between SEPTA and Bucks County Paratransit
- Develop private trail access FAQ sheet
- Coordinate 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

Public Comment Received by the BCPC via email on July 20, 2026

From: carolyn perzan <>

Sent: Monday, July 20, 2026 6:51 PM

To: shasan@pa.gov; Bellotti, Kristian <KBellotti@mccormicktaylor.com>

Cc: ctorrice@hilltown.org; igroff@hilltown.org; jmetzinger@hilltown.org; dferry@hilltown.org; Planning Commission <planningcommission@buckscounty.org>

Subject: Fwd: Fw: New Entry: PA 309 Contact Form Response

External Sender

Dear Project Team and Hilltown/Bucks County Officials,

I live on Maron Road in Hilltown Township, Bucks County, and I am writing because the current PA 309 Connector Section HT3 design—combined with Hilltown Township’s request to cul-de-sac Fairhill Road and Spur Road—appears to remove my local throughways and leave PA 309/Bethlehem Pike as the only practical access to my home.

You already have most of the background from my June 30, 2026 email to Mr. Bellotti (included below). In that email I:

- Explained the actual conditions on Maron Road (narrow Rural Residential geometry, high speeds, cut-through behavior, pets and wildlife at risk).
- Described my informal traffic count (about 50–60 vehicles in a two-hour weekday afternoon peak) and the recent Bergey Road access changes.
- Asked four specific, engineering-focused questions about traffic impacts, speed limits, safety, and public notification related to Maron Road and similar local streets.

I have not received any response to those questions. Leaving those questions unanswered while the design advances only increases residents’ concerns that local access and safety issues are being overlooked. Supervisor Metzinger’s July 14 reply acknowledges that Hilltown requested the Fairhill and Spur road changes and that there were “competing interests,” but it does not identify any actual analysis on Maron Road or explain how my neighborhood’s access and safety concerns are being integrated into the Connector design rather than deferred to a later date.

The access issue is not limited to my household. Once Fairhill Road and Spur Road are cul-de-sac’d, drivers coming off PA 309 onto Bethlehem Pike will have no direct way to reach homes on Fairhill Road, Fairhill School Road, and the streets behind Maron Road. In practice, their choices will be limited to using Maron Road as a cut-through, despite its narrow Rural Residential geometry and zoning, or making longer detours via routes like PA 113 or Church Road. It is unrealistic to assume that most drivers will choose the long detours when a short local cut-through exists, which means additional traffic pressure will be placed on Maron Road and the small neighborhood streets behind it.

At this point, I am asking all of you to do three things:

1. Treat my June 30 email and this letter as part of the official record and answer the technical questions directly.

My June 30 email to Mr. Bellotti lays out the core issues and four specific questions about Maron Road and related local streets. Simply listing general “improvements” on PA 309 and Bethlehem Pike does not answer those questions.

I would appreciate a written, point-by-point response to that email, shared among PennDOT, McCormick Taylor, Hilltown Township, and the Bucks County Planning Commission.

2. Confirm whether any formal traffic/safety analysis has been done on Maron Road and similar Bucks County local roads, and if not, commit to doing it now.

When Hilltown requested that Fairhill and Spur be cul-de-sac’d, did the project team evaluate how that change would affect volumes, speeds, and safety on Maron Road and nearby local streets in Bucks County, given existing cut-through behavior and the Bergey Road access changes?

If such analysis exists, please provide it.

If it does not exist, please explain why not and indicate how and when such analysis can be completed before final design is approved.

3. Identify the process and timeline for reconsidering or mitigating the Fairhill/Spur configuration if that analysis shows harm to local streets like mine, and explain the justification for the Bethlehem Pike/County Line roundabout.

The original Phase 3 concept kept Fairhill open with a roundabout at PA 309; the current cul-de-sac design was driven by Hilltown’s preference. If that preference is shown to create new safety and access problems for Bucks County residents on Maron Road and similar streets, what mechanism exists to:

- Revisit the Fairhill/Spur configuration or adopt a controlled connection that maintains some local circulation; and/or
- Implement concrete mitigation (speed-limit changes, traffic calming, access controls) on affected local roads as part of the PA 309 Connector program rather than as a separate, “maybe later” Township issue; and
- In addition, please document and share the specific traffic and safety analysis that led to the decision to construct a roundabout at Bethlehem Pike and County Line Road “to allow for a safer intersection,” including the crash patterns, operational issues, and alternatives considered for that location.

I am not asking you to stop the entire PA 309 Connector program. I am asking you to recognize that a state highway project at the county line, currently framed as a safety and connectivity improvement, has direct impacts on small Rural Residential roads in Bucks County—and that those impacts have not yet been clearly analyzed or addressed.

Finally, this is being presented as a regional PA 309 Connector project spanning multiple municipalities and both Montgomery and Bucks Counties, with major mobility and economic benefits described on the Montgomery County side along Sumneytown Pike, Wambold Road, and the industrial corridors there. From a Bucks County resident's perspective, it appears that Bucks and Hilltown are providing land, right-of-way, and local road changes to help complete that regional connector, while small Rural Residential streets like Maron Road are left to absorb increased traffic and reduced local connectivity with no clear explanation of how our side of the county line is being protected. I am asking the Bucks County Planning Commission and Hilltown officials to address directly whether this is an acceptable balance of benefits and burdens for Bucks County residents, and if not, what changes or mitigation will be made on the Bucks side to ensure that regional traffic problems in Montgomery County are not solved at the expense of narrow local roads in Hilltown.

Please consider this letter and my June 30 email together and provide a coordinated written response addressing each of the questions raised. I would appreciate having that response shared among all recipients so there is a common understanding of how the project team and local governments intend to protect access and safety for residents on Maron Road and surrounding streets.

I have attached a map titled "Exhibit 1 – Local travel routes" showing the local routes I use on a daily basis on both sides of the county line, including Cherry Lane and East Township Line Road in Montgomery County and Spur Road, Fairhill Road, Maron Road, Bethlehem Pike, and County Line Road in Bucks County. The red lines illustrate how the current HT3 design—cul-de-sac'ing Fairhill and Spur and adding a roundabout at Bethlehem Pike/County Line—would eliminate those local throughways and leave PA 309/Bethlehem Pike as my only practical access to my home and neighborhood. Based on existing cut-through behavior and the loss of alternative routes, it is reasonable to expect that traffic volumes on Maron Road will increase substantially, potentially doubling or tripling, even though this narrow Rural Residential street is not designed to function as a connector, while the added capacity primarily serves regional movements along the Sumneytown Pike/East Township Line corridor.

Sincerely,
Carolyn Perzan
Maron Road, Hilltown Township, Bucks County

----- Forwarded message -----

From: **carolyn perzan** <>
Date: Tue, Jun 30, 2026 at 9:48 AM
Subject: Re: Fw: New Entry: PA 309 Contact Form Response
To: Bellotti, Kristian <KBellotti@mccormicktaylor.com>

Dear Mr. Bellotti,
Thank you for your reply and for confirming that the original design for PA 309 Connector

Phase 3 included a roundabout at PA 309 and Fairhill Road to keep that connection open, and that Hilltown Township ultimately requested that Fairhill Road and Spur Road be cul-de-sac'd instead.

I understand that PennDOT and your firm originally proposed a roundabout at Fairhill to keep the connection open and to improve safety at a busy intersection, and I know engineers often cite strong crash-reduction statistics for roundabouts compared with traditional stop-sign or signalized intersections. I personally do not like roundabouts and many local residents opposed them, but the solution chosen—dead-ending Fairhill and ignoring Maron Road—does not feel like a safety improvement from where I live. It removes our access and pushes more traffic onto my narrow Rural Residential road that your map does not even show.

While I appreciate the clarification, your response does not address the core issues I raised: the loss of local connectivity, the diversion of traffic onto an already overburdened, narrow Rural Residential street (Maron Road), and the lack of direct notice and input for residents who will bear these impacts.

Maron Road is not shown on your project map, yet in reality it is a small, very narrow local road that runs parallel to Fairhill Road and already functions as a cut-through for drivers trying to avoid Bethlehem Pike and PA 309. Two cars traveling in opposite directions can barely pass without slowing down, and any parked car or trash cans near the edge of the pavement require drivers to slow significantly to avoid a collision. Despite this geometry, the posted speed limit is 35 mph, and many vehicles travel faster—closer to 50 mph. We have had pets struck by cars, and there is significant deer and wildlife activity in this area that appears not to have been evaluated in the context of increased traffic volumes.

Last year, I did my own study over a week's time and personally counted roughly 50–60 vehicles using Maron Road between 3:00 pm and 5:00 pm on a typical weekday. That is already too much traffic for a narrow rural road that was never intended to absorb diverted regional or connector traffic. If Spur Road and Fairhill Road are both dead-ended near PA 309, the drivers who previously used those roads will have no practical choice but to stay on PA 309/Bethlehem Pike or divert onto local side streets like mine. Combined with the recent restriction that prevents northbound drivers on PA 309 from turning left onto Bergey Road—forcing industrial and truck traffic to access Bergey via Bethlehem Pike—this is already making it difficult and time-consuming just to turn onto Bethlehem Pike from Maron Road.

Your response lists several intersection improvements along PA 309 and Bethlehem Pike—widening Township Line/County Line, converting the Bethlehem Pike loop ramp to two-way, and changes at Bergey, Unionville, and Church Road. I do not oppose legitimate safety and congestion improvements on PA 309; in fact, they are badly needed. However, none of the improvements mentioned address the specific and very real impact of funneling more traffic onto a narrow Rural Residential road that is not shown on your map,

has a too-high speed limit for its geometry, and already experiences speeding and wildlife/vehicle conflicts.

I would therefore ask you to respond to the following specific points:

1. When Hilltown Township requested that Fairhill Road be cul-de-sac'd, was any analysis done of how that decision would affect traffic volumes, speeds, and safety on Maron Road and similar local roads, including consideration of existing cut-through behavior and the recent Bergey Road access changes? If so, please share those findings. If not, I believe such an analysis is essential before this design is finalized.
2. Has the project team evaluated whether the posted 35 mph speed limit on Maron Road is appropriate given its width, residential character, and current traffic behavior, especially compared to other Hilltown/Silverdale roads of similar or larger size that are posted at 25 mph? If not, will you commit to coordinating with Hilltown Township and PennDOT to review and potentially lower that speed limit and to consider traffic-calming measures?
3. What, specifically, was the public notification and comment process for Hilltown residents who rely on Spur Road and Fairhill Road and who live on affected local streets like Maron Road? From my perspective as a resident, there was no direct mailed notice, and I have only been able to piece together information by visiting multiple township websites and attending meetings where no clear explanation was given. A major change like dead-ending Fairhill and Spur should not move forward without targeted communication to the people most affected.
4. Given that the original design maintained a connection at Fairhill via a roundabout, and that the current cul-de-sac design was driven by Hilltown Township's preference, is there still an opportunity to revisit that decision or to develop an alternative that keeps some form of safe, controlled connection open while protecting nearby neighborhoods from cut-through traffic? If Hilltown's request is creating substantial new safety and livability problems for residents like me, there should be a process for reconsideration.

I am not asking you to stop the entire PA 309 Connector program. I am asking you, as the Design Project Manager, to recognize that dead-ending Fairhill and Spur has serious consequences for local residents that were not adequately communicated or addressed, and to commit to evaluating and mitigating those impacts rather than simply listing regional intersection improvements that do not solve our problem.

I would appreciate a detailed response to these questions, and I also ask that you share this correspondence with PennDOT's project manager and Hilltown Township officials so that they fully understand the concerns of residents on Maron Road and similar streets. Thank you for your time and attention.

Sincerely,
Carolyn Perzan
Maron Road, Hilltown Township

On Mon, Jun 29, 2026 at 8:45 AM Bellotti, Kristian <KBellotti@mccormicktaylor.com> wrote:
Carolyn,

Thank you for your inquiry into the PA 309 Connector Website.

The original design of the PA 309 Connector Phase 3 included a roundabout at the intersection of PA 309 and Fairhill Road to keep this connection open. However after numerous discussions with Hilltown Township, it was decided to cul-de-sac Fairhill Road. The PA 309 Connector project does include numerous improvements along PA 309 and Bethlehem Pike area including widening of the existing intersection at Township Line Road and County Line Road, reconfiguring the Bethlehem Pike Loop Ramp to be 2-way and improvements to the PA 309/Bergey Road, PA 309/Unionville Road and PA 309/Church Road intersections.

Please let me know if you have any additional questions.

Thanks,
Kris Bellotti, P.E.
Director, Transportation Engineering
O 215.592.4200 | D 215.600.3940 | C 856.495.7352
kbellotti@mccormicktaylor.com

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From: PA 309 Connector <eegokgoz@mccormicktaylor.com>
Sent: Wednesday, June 24, 2026 2:25 PM
To: Bellotti, Kristian <KBellotti@mccormicktaylor.com>
Subject: New Entry: PA 309 Contact Form Response

Name

Carolyn Perzan

Email**Comment or Message**

Hello. I live on Maron Road in Hilltown Township. My road runs parallel to Fairhill Road...the road that looks like you are cutting off and making a dead end. I use Spur Road and Fairhill Road almost every day to commute throughout my community. I just saw the map that looks like you are making these two roads dead ends. So are you telling me that I will now have to use Route 309 - the road that has not widened in over 20 YEARS, even though the amount of traffic has quadrupled to get back and forth to my house where I've lived for more than 15 years?

I am awestruck that Hilltown township has not explained any of this project to any of us. I first found out about this project through Franconia township's website. And when I mentioned it at a Hilltown Supervisor's meeting, the supervisors stared at me and said nothing. And how am I supposed to get around - you don't even have my road on your map. That's how much you considered the people that actually live here. Yeah. I'm hopping mad.

Sent from [PA 309 Connector](#)

Bucks County Planning Commission

Municipal Reviews

September 2, 2026

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Bedminster Township	1-26-1	26-0231	Board of Supervisors	-	Zoning Ordinance Amendment: Data Centers, Battery Storage Facilities, Industrial Performance Standards, and Outdoor Lighting Regulations
Bensalem Township	2-11-4(P)R	26-0219	Sat Pal and Shakuntla Jassal	2-33-57-1	Private Zoning Map Change: R-11 Residential District to BP Business and Professional District
East Rockhill Township	12-26-1R	26-0224	Board of Supervisors	-	Zoning Ordinance Amendment: Data Centers, General Farming, and Contracting
Falls Township	13-26-1(P)	26-0217	KPK Development Company, LP	13-13-10 and 13-13-11	Private Zoning Change: FM-Farming/HI-A Heavy Industrial A District to MPM-Material Processing and Manufacturing District
Lower Southampton Township	21-26-1	26-0239	Board of Supervisors	-	Zoning Ordinance Amendment: Various
Richland Township	36-26-1	26-0237	Board of Supervisors	-	Zoning Ordinance Amendment: Data Centers
Warminster Township	49-26-WS3	26-0207	Warminster Municipal Authority	49-11-159	Municipal Land Development: 1,260 square feet
Warminster Township	49-26-WS4	26-0208	Warminster Municipal Authority	49-27-87	Municipal Land Development: 1,260 square feet
Warminster Township	49-26-WS5	26-0209	Warminster Municipal Authority	49-17-371	Municipal Land Development: 1,260 square feet
Warminster Township	49-26-WS6	26-0210	Warminster Municipal Authority	49-10-225	Municipal Land Development: 1,260 square feet
Warminster Township	49-26-WS7	26-0211	Warminster Municipal Authority	49-36-89	Municipal Land Development: 1,260 square feet

Warminster Township	49-26-WS8	26-0212	Warminster Municipal Authority	49-39-30	Municipal Land Development: 1,260 square feet
Warminster Township	49-26-WS9	26-0213	Warminster Municipal Authority	49-41-36 and 49-41-37	Municipal Land Development: 1,260 square feet
Warminster Township	49-26-WS10	26-0214	Warminster Municipal Authority	49-1-10-2	Municipal Land Development: 1,260 square feet
Warminster Township	49-26-WS11	26-0215	Warminster Municipal Authority	49-1-10-3	Municipal Land Development: 1,260 square feet
West Rockhill Township	52-26-1R2	26-0242	Board of Supervisors	-	Zoning Ordinance Amendment: Data Centers



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

UNOFFICIAL

MEMORANDUM

To: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #1-26-1
Proposal to Amend the Zoning Ordinance—Data Centers, Battery Storage Facilities,
Industrial Performance Standards, and Outdoor Lighting Regulations
Applicant: Board of Supervisors
Date Received: August 10, 2026
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on September 2, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by establishing use regulations for I20 Data Center and I21 Battery Facility, creating performance standards for all industrial uses, establishing outdoor lighting regulations, and adding definitions related to the new provisions.

Proposed Zoning Provisions:

Amend Article II, Definitions, by adding definitions for Battery, Battery Energy Storage System (BESS), Battery Management System (BMS), Cell, Fixture, Full Cutoff, Fully Shielded Lights, and Light Trespass.

Amend Section 405.I. to add use regulations for I20 Data Center as a principal use as follows:

- Principal data centers are permitted by conditional use in the I Industrial Zoning District.
- Dimensional requirements include a minimum site area of 25 acres, maximum impervious surface coverage of 60 percent, maximum building coverage of 30 percent, property line setbacks of 200 feet, street line setbacks of 100 feet, a minimum building spacing of 100 feet, and a maximum height of 40 feet.



- All building facades facing public rights-of way or existing residential uses shall be designed as to provide the appearance of an office building or similar professional space.
- The site must have two direct accesses to either an arterial or collector street.
- Parking is required at a rate of one space per 8,000 square feet of floor area or one space per employee on the largest shift, whichever is less.
- An eight-foot-high berm is required in addition to the standard buffer requirements of the zoning ordinance.
- A preliminary and as-built sound assessment performed by a professional acoustic engineer is required. The applicant is required to post financial security with the township guaranteeing the sound levels predicted by the preliminary sound assessment will be met.
- A thermal impact plan is required with the conditional use application. Reuse of waste heat is encouraged.
- Projects shall be designed and constructed to meet the current USGBC LEED BD+C: Data Center rating system.
- An energy usage plan is required to identify annual electricity demand, energy supply sources that will be utilized, energy storage capacity, proposed sources of back-up power, and efforts to maximize use of renewable energy. Roof surfaces, parking and loading areas, and building facades shall be utilized for the generation of solar energy. Facilities with a power demand of over 50 megawatts shall be required to procure a minimum of 10 percent of its power from renewable generation sources.
- Conditional use standards for principal data centers include the requirement for a Master Plan to show the site layout, natural resources, compliance with zoning requirements, proposed traffic information, estimated economic impact, and an environmental impact statement.

Amend Section 405.I. to add use regulations for I20 Data Center as an accessory use as follows:

- Accessory data centers are permitted by special exception in the C-1, C-2, and I zoning districts.
- Floor area is limited to 5,000 square feet or 20 percent of the principal use, whichever is smaller.
- Accessory data centers within the same building as the principal use shall comply with the dimensional requirements and buffering and screening requirements of the principal use.
- Accessory data centers located in an accessory building or structure shall meet the dimensional requirements and buffering and screening requirements applicable to a principal data center use.
- A preliminary sound assessment prepared by a professional acoustic engineer is required for the special exception application. An as-built sound assessment is required six months after the data center is fully operational. If the data center is not performing as expected the applicant shall undertake improvements to the site and structure to bring the data center into compliance with the preliminary sound assessment.
- The applicant shall integrate renewable energy systems, waste heat recovery, and water reuse systems into the project where feasible as determined by the township engineer.

Amend Section 405.I. to add use regulations for I21 Battery Facility as follows:

- Small Battery Facilities which have an aggregate capacity less than or equal to 80 kWh are considered accessory uses and are permitted by right in all zoning districts. In addition to the dimensional requirements imposed on its principal use the small battery facility must be setback 20 feet from property lines and 50 feet from neighboring structures.

- Large Battery Facilities which have an aggregate energy capacity greater than 80 kWh are permitted by conditional use in the I-Industrial Zoning District. Dimensional requirements include a minimum site area of 5 acres, maximum impervious surface coverage of 60 percent, maximum building coverage of 30 percent, property line setbacks of 200 feet, street line setbacks of 100 feet, a minimum setback from neighboring structures of 500 feet, a minimum building spacing of 100 feet, and a maximum height of 35 feet.
- Parking for a Large Battery Facility is required at a rate of one space per 8,000 square feet of floor area or one space per employee on the largest shift, whichever is less.
- The conditional use application for a Large Battery Facility must provide an operations agreement, a site plan, a copy of the applicant's power purchase agreement, and proof of compliance with applicable DEP regulations.
- An automatic fire suppression system designed to suppress lithium or lithium-ion fires is required for any facility using lithium or lithium-ion batteries.
- Large Battery Facility requiring specialized fire suppression tools, equipment, vehicles, or training which the local fire company does not have shall acquire and provide training to the local fire company.
- All Battery Facilities are prohibited in environmentally sensitive areas.
- Large Battery Facilities must be enclosed by perimeter security fencing with a minimum of at least six feet.
- Areas within 30 feet of building or structure shall be cleared of combustible vegetation.

Amend the I-Industrial District regulations to add Industrial Performance Standards including:

- Allow accessory structures and uses including office space, logistical buildings, storage buildings, security buildings, backup power sources, utility systems, environmental controls, and fire detection and control equipment.
- Require all building facades facing public rights-of-way, residential zoning districts, or existing residential uses to incorporate building design features to minimize visual massing.
- The applicant shall demonstrate adequate utility capacity and mitigate any capacity constraints. Requirements for water supply, wastewater disposal, electrical power and broadband are provided.
- An Emergency Response Plan prepared by a qualified professional in consultation with first responders is required to address fire hazards, hazardous material concerns, evacuation, containment, and facility shutdown procedures.
- A decommissioning plan is required for industrial uses over 100,000 square feet of buildings and structures.
- Industrial uses containing a footprint of less than 100,000 square feet of buildings and structures may request a waiver from the board of supervisors from some or all the Industrial Performance Standards.

Add new Outdoor Lighting standards to Section 613 as follows:

- All uses shall direct, deflect, and shield lighting fixtures and control the intensity of lighting fixtures and illuminated signs to avoid nuisances and prevent glare onto other properties and streets and to avoid distractions to motorists.
- Lighting for any use other than a single residential or agricultural use must be extinguished between 10:00 PM and dawn. Exceptions are made for safety, security or all-night operations.

- Light spillover may not exceed one footcandle at the centerline of a street, 0.1 footcandle for an adjacent residential or agricultural property, and 1 footcandle for an adjacent nonresidential property.
- Pole-mounted fixtures are limited to 20 feet in height except in the case of a parking lot containing greater than 100 spaces where the maximum height is 25 feet. Lighting fixtures mounted on the building shall not exceed the height of the building face. Fixtures for recreational lighting are allowed up to 75 feet in height, dependent upon the activity.
- Security lighting must be motion-activated and operate at 75 percent lower intensity than normal permitted levels.
- Illuminated signs are subject to limits on intensity, light spill, shielding, and operating hours.
- Search lights, lasers, flashing/flickering lights, or strobe lights are prohibited.
- Temporary holiday lighting, civic event lighting, government/public safety lighting, and emergency response lighting are exempt from the lighting standards.

COMMENTS

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

1. **Emergency equipment donation**—The use regulations for I21 Battery Facility in Section 153-405.I.I21.i.2 requires the applicant to donate specialized equipment for emergency response. Requiring an applicant to provide such equipment that may constitute an off-site improvement or capital expenditure unrelated to the impacts of the proposed development could be considered an exaction. Section 503-A(b) of the Pennsylvania Municipalities Planning Code (MPC) generally prohibits a municipality from requiring, as a condition of approval of a land development or subdivision application the construction, dedication, or payment for off-site improvements or capital expenditures, or an in-lieu contribution.

If the township wishes to obtain specialized equipment from a developer, a voluntary community benefit agreement may provide an alternative that does not run afoul of the MPC. The community benefit agreement should not be codified as a mandatory ordinance provision and not required as a condition of development approval.

2. **Noise level**—The existing noise standard for the I Industrial District in Section 604.(6) permits a maximum sound level of 75 decibels and 65 decibels from 10 PM to 7 AM. 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 Guide¹ 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.
3. **Delaware River Basin Commission (DRBC) review**—The amendment requires review of data center use of nonpublic water by the DRBC. Bedminster Township 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. Bedminster Township 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

¹ <https://www.chescoplanning.org/UandI/DataCenters/pdf/DataCenterOrdinanceGuide.pdf>

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.

4. **Industrial use waivers**—The amendment to the I Industrial Zoning District in Section 404-A.(7) allows for small industrial uses containing less than 100,000 square feet to request a waiver from the board of supervisors for some or all of the Industrial Performance Standards in Section 404-A.(5). The MPC does not permit waivers of zoning ordinance regulations, only for subdivision and land development ordinance standards. Relief from zoning ordinance standards are granted through the variance process with approval by the zoning hearing board.
5. **Sign regulations**—The new outdoor lighting regulations in Section 613 include lighting standards for gasoline sales canopies and signs. We recommend that a cross-reference to Section 613 Outdoor Lighting be included in Article VII Signs.
6. **Data center ordinance resources**—The Bucks County Planning Commission has developed a data center resource page on its BCPC Connects² 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.

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
26-0231

cc: Peter Nelson, Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)
Richard H. Schilling, Township Manager (via email)
Patricia S. McVaugh, Administrative Assistant (via email)

² <https://connects.buckscounty.gov/data-centers>



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Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #2-11-4(P)R
Private Request for Zoning Map Change
TMP #2-33-57-1
Owner: Sat Pal and Shakuntla Jassal
Applicant: Same
Date Received: August 17, 2026
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on September 2, 2026.

GENERAL INFORMATION

Requested Action: Rezone TMP #2-33-57-1 from R-11 Residential District to BP Business and Professional District.

Location and Size of Tract: The 1.91-acre site is located on the northwestern side of Hulmeville Road about 1,000 feet northeast of its intersection with Galloway Road.

Proposed Zoning Provisions: The BP Business Professional District permits professional services limited to offices, business services, for profit business, professional, trade and technical school on lots of no less than 12,000 square feet, with a minimum lot width of 80 feet frontage at the building setback line. If, however, any portion of the lot abuts an R-1 or R-11 district, the minimum lot size shall be 20,000 square feet with a minimum lot width of 100 feet of frontage measured at the building setback line. Not more than 25 percent of the area of each lot may be occupied by buildings and the total impervious surface coverage shall not exceed 60 percent.

Existing Zoning Provisions: The R-11 Residential permits single-family detached dwelling, municipal use, and residential agricultural uses on lots of 20,000 square feet or more. The maximum building area is



20 percent when the net lot area is greater than 40,000 square feet. The maximum impervious coverage is 45 percent when the net lot area is between 20,000 square feet and 40,000 square feet and 40 percent when the lot area is greater than 40,000 square feet.

COMMENTS

We recommend that the township council consider the following in addressing the proposal to rezone TMP #2-33-57-1 from R-11 Residential District to BP Business and Professional District:

1. **Petition information**—The petition for change of zoning submitted to our office proposes to rezone the subject parcel from R-1 Residential District to BP Business Professional District. However, the subject parcel is currently zoned R-11. The petition for change of zoning should be corrected to identify the parcel's current zoning district.

Because the proposed amendment would need to be substantially revised, we recommend that the petition be corrected and resubmitted to the township and BCPC prior to the public hearing. This would avoid the need for a new public hearing if the amendment is substantially changed after the initial hearing, as required by Section 608(d) of the Pennsylvania Municipalities Planning Code.

2. **Comprehensive Plan**—The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) makes no specific recommendation as to the parcel's future land use. However, the land use goals and objectives state that because of the limited availability of vacant parcels and to prevent further imbalances in the distribution of land uses the township should encourage the development of commercial and office space. The plan also recommends the consolidation of older, declining commercial centers into more clustered centers of higher intensity uses to enhance convenience. It also recommends giving particular attention to large, underutilized tracts within the township.

Furthermore, the plan identifies Hulmeville Road as a minor arterial, which are roads intended to handle external traffic movements to provide connections to major facilities in the township. The location of the subject parcel along a minor arterial makes it less suited for residential use and more viable for business and professional office uses.

3. **Compatibility with adjacent land uses and zoning**—The site abuts the R-2 Residential District and single-family residential dwellings to the north. To the east and south is the R-11 Residential District and the Bensalem High School. To the west is the BP Business Professional District and a single-family residential dwelling.

The western side of the Hulmeville Road corridor along this stretch consists of a mix of commercial, office, and institutional uses, including a church and cemetery. The proposed rezoning would extend office zoning along Hulmeville Road into an area that contains numerous residential and institutional uses and directly abuts a residential area. The township zoning ordinance requires a buffer yard adjacent to a residential land use or zoning district.

4. **Buffer yard requirements**—Land developments in the BP District that abut a residential district are required by Section 232-592.(1) of the zoning ordinance to provide a 20-foot buffer yard and planting strip. Section 232-593 further requires a yard at least 75 feet wide, measured from the rear of the 20-foot buffer yard required by Section 232-592.(1). Because the subject site abuts the R-2 Residential District, a 95-foot-wide buffer yard is required along the northeast and northwest boundaries. Given

that the site has less than 200 feet of frontage on Hulmeville Road this requirement would permit little, if any, development outside of the required buffer yard and planting strip.

Summary

The township comprehensive plan encourages development of office and commercial uses but also recommends consolidation of declining commercial centers in more clustered centers of higher intensity uses to enhance convenience. The parcels along Hulmeville Road to the southwest of the site are a mix of BP Business Professional, IN Institutional, R-1 Residential, and G-C General Commercial zoning but the area is occupied mainly by residential and institutional uses. There is a large area zoned BP Business Professional at the eastern side of the intersection of Galloway and Hulmeville that is currently occupied primarily by residential uses. We note that the township comprehensive plan is 24 years old and the real estate market has changed. A recent Cushman & Wakefield¹ suburban Philadelphia market report indicates that 19.2 percent of office space is vacant. We recommend that the township determine if the rezoning is appropriate for the site and if the township has an adequate amount of land zoned for office use.

We would appreciate being notified of the township 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
26-0219

cc: Sat Pal and Shakuntla Jassal (via email)
Chelsey Jackman, Esq., Begley, Carlin & Mandio, LLP (via email)
Joseph Pizzo, Esq., Pizzo Rudolph, LLC, Township Solicitor (via email)
Phil Wursta, Township Engineer, PE, WK2 (via email)
Nicole Khan, Senior Municipal Engineer, WK2 (via email)
Ken Farrall, Township Director of Building and Planning/Zoning Officer (via email)
John Chaykowski, Director of Administration (via email)
Loretta Alston, Township Department of Building and Planning (via email)

¹https://assets.cushmanwakefield.com/-/media/cw/marketbeat-pdfs/2026/q2/us-reports/office/philadelphia_suburban_americas_marketbeat_office_q22026.pdf?rev=faf093199f284dcab055986db44f6b88

PERTINENT INFORMATION

Site Characteristics, Natural Features: The parcel contains a single-family detached dwelling (built in 1986) surrounded by lawn with a wooded stream corridor along the rear of the site.

Existing Land Use: Residential

Surrounding Land Use:

North:	Residential
East:	Institutional (Bensalem High School)
South:	Residential
West:	Residential

Surrounding Zoning:

North:	R-2 Residential
East:	R-11 Residential
South:	R-11 Residential
West:	BP Business Professional

Zoning History: We reviewed a previous rezoning request for this site in November 2011 (BCPC #2-11-4(P), dated November 2, 2011).

Municipal Comprehensive Plan: The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) makes no specific recommendation as to the parcel's future land use. However, the land use goals and objectives state that because of the limited availability of vacant parcels and to prevent further imbalances in the distribution of land uses the township should encourage the development of commercial and office space.



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David R. Nyman
Edward J. Tokmajian
Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #12-26-1R
Proposal to Amend the Zoning Ordinance—Data Centers, General Farming, and Contracting
Applicant: Board of Supervisors
Date Received: July 30, 2026
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on September 2, 2026.

GENERAL INFORMATION

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

Proposed Zoning Provisions:

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

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

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



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

- Dimensional requirements include a minimum lot size of 50 acres, a maximum height of 35 feet, and minimum setbacks of 400 feet from all property lines and 500 feet from all property lines adjacent to an existing residential use or any uses permitted under Section 27-304.B.
- Data Center Equipment and Data Center Accessory Uses/Structures are permitted by right and are not subject to the setback requirements under Section 27-1708.C.
- The maximum sound level for a site adjacent to a residential use or district is 50 dB(A) and for non-residential use or district is 62 dB(A). A Pre-Construction Study is required as part of the conditional use application and quarterly Post-Construction Study is required. Noise mitigation measures are required if the Post-Construction Study shows that the site exceeds the maximum sound level.
- Architectural standards for the data center include building façade design, material, aesthetic elements, and fencing. A rendering of all principal building façade is required.
- Minimum parking requirements are based on at least one parking space per 8,000 square feet of floor area or one space per employee.
- A minimum of one off-street loading space/dock is required.
- Utility review requirements include an on-lot electricity generation assessment, public water and sewer disposal assessment, a will-serve letter by a public utility provider and/or a written utility sufficient assessment by a certified professional. If the assessments are not sufficient, the applicant will provide system improvements to accommodate the proposed use. The applicant is required to provide proof of review and approval from the Delaware River Basin Commission for daily withdrawal of 10,000 gallons per day or more from groundwater, impoundments, or running streams.
- All utility lines are to be placed underground except specific above-ground requirements by utility company or if the underground lines are not feasible.
- A Class 1 buffer yard that includes landscaped earthen berms of at least six feet in height is required.
- A second ingress and egress for emergency access is to be provided. The fire chief shall review the proposal to ensure adequate emergency access, truck turning, fire suppression, and fire hydrant availability.
- Outdoor lighting requirements are determined by the township on a case-by-case basis depending on the needs to accommodate the data center.
- Environmental impacts associated with the data center are to be mitigated by demonstrating compliance with standards for air pollution, vibrations, glare or heat, and electrical power.
- Hours of construction are limited to between the hours of 7:00 am and 7:00 pm on Monday through Saturday.
- Any form of on-site energy generation shall be approved by the Township Fire Inspector with the requirement that an annual safety plan be submitted and a site inspection by the Fire Chief is required.
- Financial security in the form of a bond, irrevocable letter of credit or escrow to guarantee full decommissioning of the site. A Decommissioning Plan is required within 90 days of abandonment of the site.
- A data center may be developed in multiple phases with a separated site plan to be submitted to the township with the issuance of any building permit.

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

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

COMMENTS

We issued a review of a previous version of this proposal (BCPC #12-26-1, dated June 3, 2026). Although several of the comments from our previous reviews have been addressed, we want to reiterate and add comments that should be considered before adoption:

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

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

2. **Sub-section numbering**—For consistency with the overall zoning ordinance, the proposed zoning ordinance amendment should use the same numbering system to keep the ordinance code consistent to read. For example, the proposed Section 27-304.H.H19.l.a. should be edited to read as Section 27-304.H.H19.i.(a).

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

LYL:emh
26-0224

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



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Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Falls Township Board of Supervisors
Falls Township Planning Commission

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #13-26-1(P)
Private Request for Zoning Map Change
TMPs #13-13-10, -11
Owner: KPK Development Company
Applicant: Same
Date Received: July 24, 2026
Hearing Date: September 28, 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 September 2, 2026.

GENERAL INFORMATION

Requested Action: Rezone TMPs #13-13-10 and 13-13-11 from the FM Farming and Mining District and HI-A Heavy Industrial-A District to the MPM Materials Processing and Manufacturing District.

Location and Size of Tract: The combined acreages of the two adjacent parcels total approximately 190 acres. The parcels are bordered by Penn Valley Road to the south and Route 13 to the west. The site also has frontage along Tyburn Road to the north and Cedar Lane to the east.

Proposed Zoning Provisions:

The MPM Materials Processing and Manufacturing District permits a variety of large-scale industrial uses as well as permitted principal uses in the FM Farming and Mining, LI Light Industrial, PIP Planned Industrial Park District, and the HI Heavy Industrial District. This district requires a minimum tract area of 50 acres with a required minimum lot area of 5 acres for each principal building. Required yards are: front—100 feet, and side and rear—20 feet. This district permits a maximum building coverage of 40 percent. The maximum permitted impervious surface ratio varies from 50 percent for parcels of less than 1 acre to 80 percent for parcels greater than 8 acres.



Existing Zoning Provisions:

The FM Farming and Mining District (p/o TMP #13-13-10 and 13-13-11) permits mining and agricultural uses. Uses related to mining, such as processing, cleaning, crushing, and storage of sand and gravel, are permitted. A minimum tract area of 10 acres with a minimum required lot area for each principal building of 2 acres is required. Minimum yard setbacks of 100 feet are required for any mining operation. This district permits a maximum building height of 60 feet and a maximum building coverage and impervious surface ratio of 40 and 50 percent, respectively.

The HI-A Heavy Industrial-A District (p/o TMP #13-13-10) permits small-scale industrial operations including industrial and manufacturing, product distribution and warehousing, and transportation terminal and freight-handling facility on a minimum tract of 0.50 acre. Required yards are: front—100 feet, and side and rear—30 feet. This district permits a maximum building height of 60 feet and a maximum building coverage and impervious surface ratio of 40 and 50 percent, respectively.

COMMENTS

The parcels requested for rezoning are related to a preliminary plan submission for land development reviewed by our office on August 24, 2026 (BCPC #12374-A). The land development proposal entails subdividing a 165.489-acre industrial site into two lots consisting of 98.802 acres (Lot 1) and 66.68 acres (Lot 2) and constructing a 994,257-square-foot warehouse, a 2,400-square-foot maintenance shed, a 2,547-square-foot pump house and water tank, and three smoker sheds totaling 252 square feet on Lot 2.

We recommend that the board of supervisors consider the following in addressing the proposal to rezone TMPs #13-13-10 and 13-13-11 from the FM Farming and Mining District and HI-A Heavy Industrial-A District to the MPM Materials Processing and Manufacturing District:

1. **Comprehensive Plan**—The Future Land Use map in the *Falls Township Comprehensive Plan Update* (2004) delineates the tract primarily as water in areas that were and still are quarry ponds, surrounded by Mining to the west, south, and central area between delineated quarry ponds. The northeastern section of the tract is shown as Industrial. The northwestern area of the tract, adjacent to Tyburn Road and the ramp to Tyburn Road, is designated as Future Open Space. A notation on the Future Land Use map states that “Future Open Space areas not acquired or preserved shall be utilized for existing zoning, unless and until preserved.”

Further, the Open Space, Existing Institutional & Historic Resources map included in the township’s 2004 comprehensive plan update identifies a majority of the site as “Route 13 – East, West & Interchange—Rock Run.” The map identifies that area as a moderate priority for open space, based on the 1999 Open Space Plan Recommendations.

The township’s comprehensive plan recognizes the continuation of the existing zoning but indicates an ultimate intent to preserve the area as open space.

2. **Purpose and location of the MPM District**—Section 209-30.A. of the zoning ordinance states the purpose and intent of the MPM District, noting that the district “... is devoted to integrated, large-scale industrial production of iron, steel or other materials, processing, fabrication and related activities which utilize massive or heavy equipment, manufacture products from primary raw material sources, require larger areas for indoor and outdoor storage of equipment or machinery for manufacturing, production, processing or storage purposes, massive uses of highway, rail, or water

transportation, including port facilities, or exceptionally large uses of water or waste disposal facilities, all on a tract which is physically isolated from the principal residential districts of the Township.”

Lands currently zoned MPM are located in the far eastern portion of the township, surrounded by similar, complementary zoning districts and bordered to the east and south by the Delaware River. That area of the township contains primarily heavy industrial uses and is located away from the township’s residential neighborhoods.

3. **Surrounding land use**—Commercial and industrial businesses border the site to the north and are also located further north, across Tyburn Road. Land immediately bordering the site to the east contains industrial uses, a residential lot, and a wooded area. East of Cedar Lane, which borders part of the site, is the Pennwood Crossing residential neighborhood. Falls Township Community Park, located across Penn Valley Road to the south, contains Falls Township Lake and various recreational facilities such as trails, playgrounds, recreational courts and fields, a skate park, and a dog park. Also, to the south, east of Penn Valley Road, is a former quarry site that is a privately-owned lake. Route 13 borders the site to the west, beyond which are a couple of quarry ponds, natural areas, and residential communities. While some of the uses permitted in the MPM District are similar to uses permitted in the existing zoning districts, the MPM District also permits additional uses for large-scale industrial operations.
4. **Surrounding zoning**—The HI-A Heavy Industrial-A District is located to the north of the site, bordering both sides of Tyburn Road. To the east, the site is bordered by the HI-A Heavy Industrial-A District and the MHC Manufactured Home Community District. The FM Farming and Mining District is south of the site on the other side of Penn Valley Road, east of Wheatsheaf Road. Also, to the south, but west of Wheatsheaf Road, is the OSP Open Space and Park District. Route 13 borders the entire western portion of the site. To the west of Route 13 is the LR Low Density Residential District. While areas to the north and east contain some industrial uses, the location of the site requested for rezoning is nearby existing residential neighborhoods.
5. **Impact statements**—Section 209-39 of the zoning ordinance contains requirements for impact studies whenever a change of zoning is proposed. Section 209-39.B. of the zoning ordinance requires analyses of environmental impact, transportation impact, and services impact. Our office did not receive any impact statements with the petition for amendment (rezoning) or for any proposal associated with the site.

The Petition for Zoning Map Amendment refers to impact studies, stating that no additional impact studies are required as a result of the map amendment (Paragraph 8). However, Section 209-39 of the zoning ordinance requires impact statements specifically for zoning map change requests.

Based on a general comparison of the area and dimensional requirements between the existing and requested zoning districts, such as permitted uses, maximum permitted height, and maximum permitted impervious surface, the proposed MPM District allows additional industrial uses that may be developed at a greater intensity. We strongly recommend the required impact statements be prepared and submitted to the township.

Summary

As township officials review the request to rezone the site from the FM and HI-A Districts to the MPM District, we recommend consideration be given the recommendations in the township’s comprehensive

plan, the site's surrounding land use and zoning, and whether the MPM District is appropriate for the subject parcels. Impact statements required for all rezoning requests should be provided for careful review by officials.

The request to rezone the site involves a change in zoning from two existing industrial districts, the HI-A Heavy Industrial-A and FM Farming and Mining Districts, to a different industrial district, the MPM Materials Processing and Manufacturing District. While the site contains existing quarry-related uses and is currently zoned for industrial and mining uses, the proposed MPM District would allow for additional heavy industrial uses and would permit a greater intensity of development than the existing districts.

A few of the differences between the existing and requested zoning districts include the permitted uses, required setbacks, the maximum permitted height, and the maximum permitted density. For instance, the existing HI-A and FM Districts permit a maximum height of 60 feet, while the requested MPM District does not specify a maximum height requirement for buildings and structures (other than that required for wireless communications facilities). Also, the existing HI-A and FM Districts permit a maximum impervious surface ratio of 50 percent, while the MPM District permits a maximum impervious surface ratio up to 80 percent depending on the size of the parcel. Township officials should consider these differences when reviewing the proposal.

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.

LMW:emh
26-0217

cc: KPK Development Company, LP (via email)
 Chelsey Crocker Jackman, Esq., Begley, Carlin & Mandio, LLP (via email)
 Michael Clarke, Esq., Clarke Gallagher Barbiero Amuso & Glassman Law, Falls Township Solicitor
 (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)

PERTINENT INFORMATION

Site Characteristics, Natural Features: As a result of mining and quarrying operations, large bodies of water, known as quarry ponds, exist in the eastern portion of the site. Some quarry ponds that previously existed on the site have been filled. Almost all of the site is within the 100-year floodplain. The western side of the site contains significant resources including woodlands, floodplains, and wetlands. Two creeks, Rock Run Creek and Martins Creek, flow through and converge in the western portion of the site, just east of Route 13. Land adjacent to the creek corridors are within the Regulatory Floodway, with the rest of the site primarily in the delineated 100-year floodplain.

Existing Land Use: The site is used for quarrying and includes stone drives, water basins, and storage areas related to the primary industrial use.

Surrounding Land Use:

North:	Transportation, vacant, industrial
East:	Residential, wooded, industrial
South:	Park and recreation (Falls Township Community Park), mining and quarry ponds
West:	Mining, future open space (east of Route 13)

Surrounding Zoning:

North:	HI-A Heavy Industrial-A District, PIP Planned Industrial Park District
East:	MHC Manufactured Home Community District, LI Light Industrial District
South:	OSP Open Space and Park District, FM Farming and Mining District
West:	LR Low Density Residential District (east of Route 13)



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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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

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #21-26-1
Proposal to Amend the Zoning Ordinance—Various
Applicant: Board of Supervisors
Date Received: August 18, 2026
Hearing Date: October 6, 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 September 2, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance related to exceptions to minimum lot areas and lot width and modification of parking requirements.

Proposed Zoning Provisions:

Amend Section 27-1712 to require commonly owned, adjacent nonconforming lots to be merged to eliminate or reduce nonconformities and to prohibit the sale, conveyance, or assignment of a nonconforming lot which is deemed to have been merged by this provision. The amendment changes the existing provision from a restriction on when the nonconforming lot exception can be used to a mandatory merger provision for adjacent, commonly owned nonconforming lots.

Amend Section 27-1902 to require special exception approval by the zoning hearing board for modifications of parking requirements. The existing ordinance allows the zoning officer to approve such modifications.

Amend Section 27-1902.B. to allow a reduction greater than 70 percent of the required number of parking spaces with approval by the zoning hearing board in consultation with the township engineer.

Amend Section 27-1903.4.C. to allow the zoning officer to approve shared parking.



Amend Section 27-1903.8. to require condominiums submit for approval for off-street parking based on the proposed use. The Township reserves the right to request a traffic study or parking analysis subject to review and approval by the Township.

COMMENT

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

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

SN:emh
26-0239

cc: Frank Dillon, Esq., Begley, Carlin & Mandio, LLP, Township Solicitor (via email)
Joseph Galdo, Township Manager (via email)
Christina Lynn (via email)



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Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #36-26-1
Proposal to Amend Zoning Ordinance—Data Centers
Applicant: Board of Supervisors
Date Received: August 17, 2026
Hearing Date: Not indicated

In accordance with the provisions of Section 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on September 2, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by adding a new use, Use G19 Data Center, with a use description for Data Center, definitions for Data Center Accessory Uses/Structures and Data Center Campus, Data Center Equipment, required area and dimensional requirements, and use requirements and standards.

Proposed Zoning Provisions:

Amend Chapter 27, Part 2, Section 27-201 Definitions to define Data Center, Data Center Accessory Uses/Structures, Data Center Campus, and Data Center Equipment.

Amend Chapter 27, Part 4, Section 27-404 Table of Use Regulations to add G19 Data Center, Data Center Accessory Use/Structure, and Data Center Campus as a use permitted by conditional use in the Planned Industrial (PI) District.

Amend Chapter 27, Part 4, Section 27-405 Use Regulations by creating a new use, G19 Data Center, Data Center Campus, and Data Center Accessory Uses/Structures with the following use regulations:

- Use G19 Data Center shall be defined as a facility primarily used for housing and operating computers, computer systems, telecommunications hardware/software and associated equipment, including servers, data storage and processing systems, where electronic



information is processed, transferred and/or stored, and accessory infrastructure such as cooling systems, power generators, electrical substations, and network hardware. This use shall also include cryptocurrency mining, blockchain transaction processing, and server farms.

- A pre- and post- operation sound study is required to examine all exterior utility functions of the building that produce sound.
- The use shall be served by public water and sanitary sewer utilities. System improvements must be provided at the applicant's expense.
- An Energy Usage Plan is required. On-site energy generation including substations, solar, and fuel cell power stations are encouraged.
- A Decommissioning Plan is required when the use is proposed to be terminated.
- A Data Center Campus Master Plan is required during the land development process.

Amend Chapter 27, Part 5, Section 27-541.(9) Off-Street Parking Space Requirements chart to add parking requirements of 1 space per employee on the largest shift plus 3 visitor spaces for the G19 Data Center and Data Center Accessory Use/Structures use.

COMMENTS

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

1. **Data center ordinance resources**—The Bucks County Planning Commission has developed a data center resource page on its BCPC Connects¹ website that includes recently adopted data center ordinances from municipalities throughout Bucks County, as well as guidance and reference materials from other reputable sources. We recommend consulting these resources during the development of the township's data center regulations to identify best practices, compare regulatory approaches, and ensure the ordinance reflects current industry standards and emerging issues.
2. **Decommissioning**—The proposed ordinance includes a requirement for a Decommissioning Plan to be prepared when a data center is proposed to be terminated. Such provisions can help protect surrounding properties, support future redevelopment opportunities, and prevent long-term vacant or obsolete facilities. We recommend that additional provisions be added that require the owner to post financial security with the township to ensure proper removal of all data center equipment.
3. **Area and dimensional requirements**—The proposed ordinance does not include specific area and dimensional requirements for the G19 Data Center, Data Center Campus, and Data Center Accessory Uses/Structures use. Instead, these requirements are set forth in Section 27-512, Table of Performance Standards, and Section 27-513, Area and Dimensional Requirements, and apply to any use within the Planned Industrial (PI) District. The current standards include a 50-foot front and rear yard setback, a 30-foot side yard setback, and a minimum lot area of 1 acre.

Given the scale and intensity of data center development and the potential impacts associated with large buildings, mechanical equipment, noise, and lighting we recommend establishing greater minimum lot area and setback requirements.

4. **Community benefits agreement**—Data centers have the potential to create substantial impacts on local communities and infrastructure. Some municipalities have encouraged or negotiated community benefit agreements prior to the commencement of the land development process. Such agreements

¹ <https://connects.buckscounty.gov/data-centers>

may provide for off-site improvements or other measures intended to offset impacts associated with data center development, including impacts to environmental resources, historic resources, emergency services, transportation infrastructure, sewer and utility systems, and other public facilities.

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

5. **Architectural design guidelines**—Large-scale data centers can have significant visual impacts that differ from other traditional industrial buildings. Therefore, we recommend that architectural design guidelines be added to the use regulations for G19 Data Center, Data Center Campus, and Data Center Accessory Uses/Structures. Data centers often consist of large, windowless buildings with extensive mechanical equipment. Without design guidelines they can appear out of scale or visually incompatible with nearby uses.

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

6. **Ordinance structure**—The ordinance includes provisions for an Emergency Response Plan and Public Engagement but does not specify where in the zoning ordinance they would be incorporated. We recommend that these provisions be made part of the use regulations for G19 Data Center, Data Center Campus, and Data Center Accessory Uses/Structures in Section 27-405.G.G19.
7. **Inconsistent use name**—The use name for G19 is inconsistent among Sections 404, 405, and 541. Section 404 refers to the use as "G19 Data Center, Data Center Accessory Use, Structure, OR Data Center Campus", Section 405 refers to it as "G19 Data Center, Data Center Campus, Data Center Accessory Uses/Structures", and Section 541 refers to it "G19 Data Center and Data Center Accessory Uses/Structures." We recommend correcting this inconsistency and using a consistent use name through the 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.

AXT:emh
26-0237

cc: B. Lincoln Treadwell, Jr., Esq., Treadwell Law Offices, Township Solicitor (via email)
Tim Arnold, Township Manager (via email)
Richard Brittingham, Zoning Officer (via email)



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Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Warminster Township Board of Supervisors
Warminster Township Planning Commission

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #49-26-WS3
Proposal to Construct PFAS Water Treatment Facilities—Well 1
TMP #49-11-159
Applicant: Warminster Municipal Authority
Owner: Same
Plan Dated: October 2025
Last Revised: July 14, 2026
Date Received: July 22, 2026
Hearing Date: Not indicated

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 September 2, 2026.

GENERAL INFORMATION

Proposal: Construct a 1,260-square-foot filter building on an 84,378-square-foot lot to remove per- and polyfluoroalkyl substances (PFAS) from the public water supply. The site contains an existing well and a 6,647-square-foot building occupied by the Warminster Municipal Authority (WMA) administrative offices. The site is served by public water and sewer.

This proposal is one part of an overall PFAS water treatment project proposed by the WMA. The project proposes the development of a filter building at nine separate well sites throughout the township, each of which has been reviewed separately. This review is one of nine reviews for the project.

Location: Between Gibson and Henry Avenues and Spruce and Chestnut Streets, to the rear of the Warminster Township administration building.



Zoning: The GOV Government/Public District permits Use 67 Utility operating facility on lots meeting the required setbacks of 100 feet for a well facility. The maximum permitted building area and impervious surface area are 25 and 50 percent, respectively.

The plan indicates existing nonconformities in regard to the required side yards.

Present Use: Public well and administration building for municipal authority

COMMENTS

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

Section 22-301.2.

to provide a combined preliminary and final plan

Section 22-406.C.7.

to indicate the size and location of trees within or in the vicinity of the limit of disturbance rather than providing the locations, sizes, and species of existing standalone trees 3 inches in caliper or greater

Section 22-521.2.D.

to allow for storm sewer pipes of less than a 15-inch diameter

Section 22-523.2.D.

to indicate the size and locations of trees within or in the vicinity of the limit of disturbance rather than providing an inventory of the sizes, species, and locations of existing trees 3 inches in caliper or greater

Section 22-523.5.C.

to not provide the required buffer

Section 22-524.6.F.

to provide manufacturer lighting information for building-mounted lighting on the plan rather than the required IES file

The final plan should note all granted waivers.

2. **Buffering**—We note the applicant is requesting a waiver from Section 22-523.5.C. of the SALDO to not provide the required buffer. Section 27-1769.F.(3). of the zoning ordinance requires a buffer yard with visual screening for utility operating facilities. We recommend that the township determine if the existing landscaping is sufficient to minimize potential nuisances to adjacent property owners.
3. **Plan information**—Section 22-404.D.(9) of the SALDO requires that the building setback lines (building envelope) be shown. The plan shows the distances of the proposed building from the lot lines but does not show the required yards.

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
26-0207

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



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Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Warminster Township Board of Supervisors
Warminster Township Planning Commission

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #49-26-WS4
Proposal to Construct PFAS Water Treatment Facilities—Well 3
TMP #49-27-87
Applicant: Warminster Municipal Authority
Owner: Same
Plan Dated: October 2025
Last Revised: July 14, 2026
Date Received: July 22, 2026
Hearing Date: Not indicated

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 September 2, 2026.

GENERAL INFORMATION

Proposal: Construct a 1,260-square-foot filter building on a 51,731-square-foot lot to remove per- and polyfluoroalkyl substances (PFAS) from the public water supply. The site contains an existing 367-square-foot well building. The site is served by public water and sewer.

This proposal is one part of an overall PFAS water treatment project proposed by the Warminster Municipal Authority. The project proposes the development of a filter building at nine separate well sites throughout the township, each of which has been reviewed separately. This review is one of nine reviews for the project.

Location: Along the west side of Colonial Drive, southwest of William Tennent High School.

Zoning: The R2 Residential District permits Use 67 Utility operating facility on lots of 20,000 square feet or greater. The maximum permitted building area and impervious surface area are 25 and 50 percent, respectively. Use regulations for utility operating facilities require setbacks of 100 feet from all property lines for a well facility.



The plan indicates existing nonconformities in regard to the required front, side, and rear yards.

Present use: Public well

COMMENTS

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

Section 27-1769.1.F.(3)

to allow a front yard of 59.18 feet and a side yard of 45.45 feet rather than the required 100 feet

Section 27-1769.1.I.

to partially buffer the expanded use along the western property line and add street trees at the Colonial Drive frontage to buffer the expanded use

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

2. **Nonconformities**—Section 27-2401 of the zoning ordinance states that the alteration, reconstruction, or extension of nonconforming structures may be permitted provided that such alteration, reconstruction, or enlargement does not increase the extent of the nonconformity. The proposal would increase existing nonconformities by reducing the front yard from 83.20 feet to 59.18 feet and the side yard from 83.79 feet to 45.45 feet. Township officials should determine if this requirement is applicable for the proposal.
3. **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 22-301.2.

to provide a combined preliminary and final plan

Section 22-406.C.7.

to indicate the size and location of trees within or in the vicinity of the limit of disturbance rather than providing the locations, sizes, and species of existing standalone trees 3 inches in caliper or greater

Section 22-521.2.D.

to allow for storm sewer pipes of less than a 15-inch diameter

Section 22-523.2.D.

to indicate the size and locations of trees within or in the vicinity of the limit of disturbance rather than providing an inventory of the sizes, species, and locations of existing trees 3 inches in caliper or greater

Section 22-523.5.C.

to not provide the required buffer

Section 22-523.8.A.

to provide 12 inches of replacement trees instead of the required 48 inches

Section 22-524.6.F.

to provide manufacturer lighting information for building-mounted lighting on the plan rather than the required IES file

The final plan should note all granted waivers.

4. **Plan information**—Section 22-404.D.(9) of the SALDO requires that the building setback lines (building envelope) be shown. The plan shows the distances of the proposed building from the lot lines but does not show the required yards.

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
26-0208

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



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Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Warminster Township Board of Supervisors
Warminster Township Planning Commission

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #49-26-WS5
Proposal to Construct PFAS Water Treatment Facilities—Well 5
TMP #49-17-371
Applicant: Warminster Municipal Authority
Owner: Same
Plan Dated: October 2025
Last Revised: July 14, 2026
Date Received: July 22, 2026
Hearing Date: Not indicated

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 September 2, 2026.

GENERAL INFORMATION

Proposal: Construct a 1,260-square-foot filter building on a 16,869-square-foot lot to remove per- and polyfluoroalkyl substances (PFAS) from the public water supply. The site contains an existing 355-square-foot well building. The site is served by public water and sewer.

This proposal is one part of an overall PFAS water treatment project proposed by the Warminster Municipal Authority. The project proposes the development of a filter building at nine separate well sites throughout the township, each of which has been reviewed separately. This review is one of nine reviews for the project.

Location: Eastern corner of the intersection of June Road and Violet Road.



Zoning: The R2 Residential District permits Use 67 Utility operating facility on lots of 20,000 square feet or greater. The maximum permitted building area and impervious surface area are 25 and 50 percent, respectively. Use regulations for utility operating facilities require setbacks of 100 feet from all property lines for a well facility.

The plan indicates existing nonconformities in regard to the minimum lot area and the required front, side, and rear yards.

COMMENTS

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

Section 27-1769.F.(3)

to allow a front yard of 49.23 feet and a rear yard of 23.77 feet rather than the required 100 feet

Section 27-1769.1.I.

to partially buffer the expanded use along the northern and eastern property lines and to add street trees along the entire June Road frontage and a portion of the Violet Road frontage

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

2. **Nonconformities**—Section 27-2401 of the zoning ordinance states that the alteration, reconstruction, or extension of nonconforming structures may be permitted provided that such alteration, reconstruction, or enlargement does not increase the extent of the nonconformity. The proposal would increase existing nonconformities by reducing the front yard from 79.35 feet to 49.23 feet and the rear yard from 45.20 feet to 23.77 feet. Township officials should determine if this requirement is applicable for the proposal.

3. **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 22-301.2.

to provide a combined preliminary and final plan

Section 22-521.2.D.

to allow for storm sewer pipes of less than a 15-inch diameter

Section 22-523.4.C.

to provide fewer than the required number of street trees

Section 22-523.5.C.

to not provide the required buffer

Section 22-524.6.F.

to provide manufacturer lighting information for building-mounted lighting on the plan rather than the required IES file

The final plan should note all granted waivers.

4. **Plan information**—Section 22-404.D.(9) of the SALDO requires that the building setback lines (building envelope) be shown. The plan shows the distances of the proposed building from the lot lines but does not show the required yards.

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
26-0209

cc: Tim Hagey, Manager, Warminster Municipal Authority (via email)
Pat P. DiGangi, PE, ARRO Consulting, Inc. (via email)
Bradley Ferrero, ARRO Consulting, Inc. (via email)
Craig Kennard, PE, Gilmore & Associates, Inc., Township Engineer (via email)
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Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Warminster Township Board of Supervisors
Warminster Township Planning Commission

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #49-26-WS6
Proposal to Construct PFAS Water Treatment Facilities—Well 7
TMP #49-10-225
Applicant: Warminster Municipal Authority
Owner: Same
Plan Dated: October 2025
Last Revised: July 14, 2026
Date Received: July 22, 2026
Hearing Date: Not indicated

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 September 2, 2026.

GENERAL INFORMATION

Proposal: Construct a 1,260-square-foot filter building on a 21,388-square-foot lot to remove per- and polyfluoroalkyl substances (PFAS) from the public water supply. The site contains an existing 344-square-foot well building.

This proposal is one part of an overall PFAS water treatment project proposed by the Warminster Municipal Authority. The project proposes the development of a filter building at nine separate well sites throughout the township, each of which has been reviewed separately. This review is one of nine reviews for the project.

Location: Along the south side of Fairfield Drive, southwest of the intersection of Fairfield Drive and Primrose Drive.

Existing zoning: The R2 Residential District permits Use 67 Utility operating facility on lots of 20,000 square feet or greater. The maximum permitted building area and impervious surface area are 25 and 50



percent, respectively. Use regulations for utility operating facilities require setbacks of 100 feet from all property lines for a well facility.

The plan indicates existing nonconformities in regard to the required front, side, and rear yards.

Present Use: Public well

COMMENTS

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

Section 27-1769.F.(3)

to allow a front yard of 53.16 feet, a side yard of 35.11 feet, and a rear yard of 49.97 feet rather than the required 100 feet

Section 27-1769.1.I.

to partially buffer the expanded use along the side and rear property lines and to add street trees along the Fairfield Drive frontage

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

2. **Nonconformities**—Section 27-2401 of the zoning ordinance states that the alteration, reconstruction, or extension of nonconforming structures may be permitted provided that such alteration, reconstruction, or enlargement does not increase the extent of the nonconformity. The proposal would increase existing nonconformities by reducing the front yard from 54.59 feet to 53.16 feet, a side yard from 65.25 feet to 35.11 feet, and the rear yard from 62.31 feet to 49.97 feet. Township officials should determine if this requirement is applicable for the proposal.

3. **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 22-301.2.

to provide a combined preliminary and final plan

Section 22-406.C.7.

to indicate the size and location of trees within or in the vicinity of the limit of disturbance rather than providing the locations, sizes, and species of existing standalone trees 3 inches in caliper or greater

Section 22-521.2.D.

to allow for storm sewer pipes of less than a 15-inch diameter

Section 22-523.2.D.

to indicate the size and locations of trees within or in the vicinity of the limit of disturbance rather than providing an inventory of the sizes, species, and locations of existing trees 3 inches in caliper or greater

Section 523.4.C.

to provide fewer than the required number of street trees

Section 22-523.5.C.

to not provide the required buffer

Section 22-524.6.F.

to provide manufacturer lighting information for building-mounted lighting on the plan rather than the required IES file

The final plan should note all granted waivers.

4. **Plan information**—Section 22-404.D.(9) of the SALDO requires that the building setback lines (building envelope) be shown. The plan shows the distances of the proposed building from the lot lines but does not show the required yards.

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

DCZ:emh
26-0210

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



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David R. Nyman
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Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Warminster Township Board of Supervisors
Warminster Township Planning Commission

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #49-26-WS7
Proposal to Construct PFAS Water Treatment Facilities—Well 9
TMP #49-36-89
Applicant: Warminster Municipal Authority
Owner: Warminster Township
Plan Dated: October 2025
Last Revised: July 14, 2026
Date Received: July 22, 2026
Hearing Date: Not indicated

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 September 2, 2026.

COMMENTS

Proposal: Construct a 1,260-square-foot filter building on an 82,328-square-foot lot to remove per- and polyfluoroalkyl substances (PFAS) from the public water supply. The site contains an existing 420-square-foot well building. The site is served by public water and sewer.

Location: Along the northern side of Log College Drive, northwest of the intersection of Log College and Gorson Drives.

Zoning: The R2 Residential District permits Use 67 Utility operating facility on lots of 20,000 square feet or greater. The maximum permitted building area and impervious surface area are 25 and 50 percent, respectively. Use regulations for utility operating facilities require setbacks of 100 feet from all property lines for a well facility.

The plan indicates existing nonconformities in regard to the required front and side yards.



Present Use: Public well

COMMENTS

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

Section 27-1769.F.(3)

to allow a side yard of 28.17 feet rather than the required 100 feet

Section 27-1769.1.I.

to partially buffer the expanded use along the western side property line and add street trees along the Log College Drive frontage

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

2. **Nonconformities**—Section 27-2401 of the zoning ordinance states that the alteration, reconstruction, or extension of nonconforming structures may be permitted provided that such alteration, reconstruction, or enlargement does not increase the extent of the nonconformity. The proposal would increase an existing nonconformity by reducing the side yard from 58.18 feet to 28.17 feet. Township officials should determine if this requirement is applicable for the proposal.

3. **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 22-301.2.

to provide a combined preliminary and final plan

Section 22-406.C.7.

to indicate the size and location of trees within or in the vicinity of the limit of disturbance rather than providing the locations, sizes, and species of existing standalone trees 3 inches in caliper or greater

Section 22-521.2.D.

to allow for storm sewer pipes of less than a 15-inch diameter

Section 22-523.2.D.

to indicate the size and locations of trees within or in the vicinity of the limit of disturbance rather than providing an inventory of the sizes, species, and locations of existing trees 3 inches in caliper or greater

Section 22-523.4.C.

to provide less than the required number of street trees

Section 22-523.5.C.

to not provide the required buffer

Section 22-524.6.F.

to provide manufacturer lighting information for building-mounted lighting on the plan rather than the required IES file

Section 22-602.8.B.

to permit disturbance in the Riparian Buffer Zone 2

The final plan should note all granted waivers.

4. **Plan information**—Section 22-404.D.(9) of the SALDO requires that the building setback lines (building envelope) be shown. The plan shows the distances of the proposed building from the lot lines but does not show the required yards.

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
26-0211

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



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James J. Keenan
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Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Warminster Township Board of Supervisors
Warminster Township Planning Commission

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #49-26-WS8
Proposal to Construct PFAS Water Treatment Facilities—Well 14
TMP #49-39-30
Applicant: Warminster Municipal Authority
Owner: Same
Plan Dated: October 2025
Last Revised: July 14, 2026
Date Received: July 22, 2026
Hearing Date: Not indicated

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 September 2, 2026.

GENERAL INFORMATION

Proposal: Construct a 1,260-square-foot filter building on a 51,139-square-foot lot to remove per-and polyfluoroalkyl substances (PFAS) from the public water supply. The site contains an existing 325-square-foot well building.

This proposal is one part of an overall PFAS water treatment project proposed by the Warminster Municipal Authority. The project proposes the development of a filter building at nine separate well sites throughout the township, each of which has been reviewed separately. This review is one of nine reviews for the project.

Location: Northeast of the intersection of Nassau Road and Log College Drive.

Zoning: The R2 Residential District permits Use 67 Utility operating facility on lots of 20,000 square feet or greater. The maximum permitted building area and impervious surface area are 25 and 50 percent, respectively. Use regulations for utility operating facilities require setbacks of 100 feet from all property lines for a well facility.



The plan indicates existing nonconformities in regard to the required front and side yards.

Present use: Public well

COMMENTS

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

Section 27-1769.F.(3)

to allow a side yard of 21.52 feet rather than the required 100 feet

Section 27-1769.1.I.

to allow existing vegetation to remain and to provide no buffer plantings as the lot is heavily wooded except in the improved area

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

2. **Nonconformities**—Section 27-2401 of the zoning ordinance states that the alteration, reconstruction, or extension of nonconforming structures may be permitted provided that such alteration, reconstruction, or enlargement does not increase the extent of the nonconformity. The proposal would increase an existing nonconformity by reducing the side yard from 54.23 feet to 21.52 feet. Township officials should determine if this requirement is applicable for the proposal.

3. **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 22-301.2.

to provide a combined preliminary and final plan

Section 22-406.C.7.

to indicate the size and location of trees within or in the vicinity of the limit of disturbance rather than providing the locations, sizes, and species of existing standalone trees 3 inches in caliper or greater

Section 22-521.2.D.

to allow for storm sewer pipes of less than a 15-inch diameter

Section 22-523.2.D.

to indicate the size and locations of trees within or in the vicinity of the limit of disturbance rather than providing an inventory of the sizes, species, and location of existing trees 3 inches in caliper or greater

Section 22-523.4.C.

to not provide street trees; the site is at the end of a stub street

Section 22-523.5.C.

to not provide the required buffer

Section 22-524.6.F.

to provide manufacturer lighting information for building-mounted lighting on the plan rather than the required IES file

Section 22-602.3.B.

to disturb more than 30 percent of woodlands outside of an environmentally sensitive area

The final plan should note all granted waivers.

4. **Plan information**—Section 22-404.D.(9) of the SALDO requires that the building setback lines (building envelope) be shown. The plan shows the distances of the proposed building from the lot lines but does not show the required yards.

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
26-0212

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



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

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Warminster Township Board of Supervisors
Warminster Township Planning Commission

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #49-26-WS9
Proposal to Construct PFAS Water Treatment Facilities—Well 15
TMPs #49-41-36 and 49-41-37
Applicant: Warminster Municipal Authority
Owner: Same
Plan Dated: October 2025
Last Revised: July 14, 2026
Date Received: July 22, 2026
Hearing date: Not indicated

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 September 2, 2026.

GENERAL INFORMATION

Proposal: Construct a 1,260-square-foot filter building on a 33,276-square-foot site to remove per- and polyfluoroalkyl substances (PFAS) from the public water supply. The site contains an existing 373-square-foot well building. The plan also includes a lot consolidation of TMPs #41-41-36 (12,190 square feet) and 41-41-37 (21,086 square feet).

This proposal is one part of an overall PFAS water treatment project proposed by the Warminster Municipal Authority. The project proposes the development of a filter building at nine separate well sites throughout the township, each of which has been reviewed separately. This review is one of nine reviews for the project.

Location: Southeast of the intersection of Valley and Sinkler Roads.

Zoning: The R2 Residential District permits Use 67 Utility operating facilities on lots of 20,000 square feet or greater. The maximum permitted building area and impervious surface area are 25 and 50 percent,



respectively. Use regulations for utility operating facilities require setbacks of 100 feet from all property lines.

The plan indicates existing nonconformities in regard to the required front and side yards.

COMMENTS

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

Section 27-1769.F.(3)

to allow a front yard of 40 feet and a rear yard of 91.81 feet rather than the required 100 feet

Section 27-1769.1.I.

to partially buffer the expanded use along the eastern side property line and to provide street trees along the Valley Road and Sinkler Road frontages

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

2. **Nonconformities**—Section 27-2401 of the zoning ordinance states that the alteration, reconstruction, or extension of nonconforming structures may be permitted provided that such alteration, reconstruction, or enlargement does not increase the extent of the nonconformity. The proposal would increase an existing nonconformity by reducing a front yard from 66.84 feet to 40 feet. Township officials should determine if this requirement is applicable for the proposal.

3. **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 22-301.2.

to provide a combined preliminary and final plan

Section 22-406.C.7.

to indicate the size and location of trees within or in the vicinity of the limit of disturbance rather than providing the locations, sizes, and species of existing standalone trees 3 inches in caliper or greater

Section 22-521.2.D.

to allow for storm sewer pipes of less than a 15-inch diameter

Section 22-523.2.D.

to indicate the size and location of trees within or in the vicinity of the limit of disturbance rather than providing the locations, sizes, and species of existing standalone trees 3 inches in caliper or greater

Section 22-523.5.C.

to not provide the required buffer

Section 523.4.C.

to not provide street trees

Section 22-524.6.F.

to provide manufacturer lighting information for building-mounted lighting on the plan rather than the required IES file

The final plan should note all granted waivers.

4. **Plan information**—Section 22-404.D.(9) of the SALDO requires that the building setback lines (building envelope) be shown. The plan shows the distances of the proposed building from the lot lines but does not show the required yards.

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
26-0213

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



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Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Warminster Township Board of Supervisors
Warminster Township Planning Commission

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #49-26-WS10
Proposal to Construct PFAS Water Treatment Facilities—Well 43/44
TMP #49-1-10-2
Applicant: Warminster Municipal Authority
Owner: Same
Plan Dated: October 2025
Last Revised: July 14, 2026
Date Received: July 22, 2026
Hearing Date: Not indicated

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 September 2, 2026.

GENERAL INFORMATION

Proposal: Construct a 1,260-square-foot filter building on a 2.548-acre lot to remove per- and polyfluoroalkyl substances (PFAS) from the public water supply. The site contains two wellheads and an existing 518-square-foot building.

This proposal is one part of an overall PFAS water treatment project proposed by the Warminster Municipal Authority. The project proposes the development of a filter building at nine separate well sites throughout the township, each of which has been reviewed separately. This review is one of nine reviews for the project.

Location: Western side of Norristown Road, at the intersection of Norristown and Birch Roads.

Zoning: The G Government/Public District permits Use 67 Utility operating facility on lots meeting the required setbacks of 100 feet for a well facility. The maximum permitted building area and impervious surface area are 25 and 50 percent, respectively. Use regulations for utility operating facilities require setbacks of 100 feet from all property lines.



The plan indicates existing nonconformities in regard to the required front and side yards.

COMMENTS

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

Section 27-1769.F.(3)

to allow a front yard of 21.17 feet rather than the required 100 feet

Section 27-1769.1.I.

to partially buffer the expanded use along the portion of the northern side property line only

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

2. **Nonconformities**—Section 27-2401 of the zoning ordinance states that the alteration, reconstruction, or extension of nonconforming structures may be permitted provided that such alteration, reconstruction, or enlargement does not increase the extent of the nonconformity. The proposal would increase an existing nonconformity by reducing the front yard from 50.86 feet to 21.17 feet. Township officials should determine if this requirement is applicable for the proposal.

3. **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 22-301.2.

to provide a combined preliminary and final plan

Section 22-406.C.7.

to indicate the size and location of trees within or in the vicinity of the limit of disturbance rather than providing the locations, sizes, and species of existing standalone trees 3 inches in caliper or greater

Section 22-521.2.D.

to allow for storm sewer pipes of less than a 15-inch diameter

Section 22-523.2.D.

to indicate the size and locations of trees within or in the vicinity of the limit of disturbance rather than providing an inventory of the sizes, species, and locations of existing trees 3 inches in caliper or greater

Section 22-523.5.C.

to not provide the required buffer

Section 22-524.6.F.

to provide manufacturer lighting information for building-mounted lighting on the plan rather than the required IES file

The final plan should note all granted waivers.

4. **Plan information**—Section 22-404.D.(9) of the SALDO requires that the building setback lines (building envelope) be shown. The plan shows the distances of the proposed building from the lot lines but does not show the required yards.

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
26-0214

cc: Tim Hagey, Manager, Warminster Municipal Authority (via email)
Pat P. DiGangi, PE, ARRO Consulting, Inc. (via email)
Bradley Ferrero, ARRO Consulting, Inc. (via email)
Craig Kennard, PE, Gilmore & Associates, Inc. (via email)
Tom Scott, Township Manager (via email)
Mike Walsh, Township Planning Director (via email)
Mike Italia, Township Zoning Officer (via email)



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

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Warminster Township Board of Supervisors
Warminster Township Planning Commission

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #49-26-WS11
Proposal to Construct PFAS Water Treatment Facilities—Well 45
TMP #49-1-10-3
Applicant: Warminster Municipal Authority
Owner: Same
Plan Dated: October 2025
Last Revised: July 14, 2026
Date Received: July 22, 2026
Hearing Date: Not indicated

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 September 2, 2026.

GENERAL INFORMATION

Proposal: Construct a 1,260-square-foot filter building on a 0.80-acre lot to remove per- and polyfluoroalkyl substances (PFAS) from the public water supply. The lot contains an existing 395-square-foot well building and separate wellhead.

This proposal is one part of an overall PFAS water treatment project proposed by the Warminster Municipal Authority. The project proposes the development of a filter building at nine separate well sites throughout the township, each of which has been reviewed separately. This review is one of nine reviews for the project.

Location: Southeast side of Delmont Avenue, approximately 350 feet southwest of its intersection with Street Road.

Zoning: The G Government/Public District permits Use 67 Utility operating facility on lots meeting the required setbacks of 100 feet for a well facility. The maximum permitted building area and impervious surface area are 25 and 50 percent, respectively.



The plan indicates existing nonconformities in regard to the required front and side yards.

Existing use: Public well

COMMENTS

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

Section 27-1769.F.(3)

to allow a rear yard of 95 feet and a side yard of 40.37 feet rather than the required 100 feet

Section 2769.1.I.

to partially buffer the expanded use with the existing wooded area and to plant street trees along a portion of the Delmont Avenue frontage

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

2. **Nonconformities**—Section 27-2401 of the zoning ordinance states that the alteration, reconstruction, or extension of nonconforming structures may be permitted provided that such alteration, reconstruction, or enlargement does not increase the extent of the nonconformity. The proposal would increase an existing nonconformity by reducing a side yard from 70.43 feet to 40.37 feet. Township officials should determine if this requirement is applicable for the proposal.

3. **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 22-301.2.

to provide a combined preliminary and final plan

Section 22-406.C.7.

to indicate the size and location of trees within or in the vicinity of the limit of disturbance rather than providing the locations, sizes, and species of existing standalone trees 3 inches in caliper or greater

Section 22-521.2.D.

to allow for storm sewer pipes of less than a 15-inch diameter

Section 22-523.2.D.

to indicate the size and locations of trees within or in the vicinity of the limit of disturbance rather than providing an inventory of the sizes, species, and locations of existing trees 3 inches in caliper or greater

Section 22-523.4.C.

to provide fewer than the required number of street trees

Section 22-523.5.C.

to not provide the required buffer

Section 523.8.A.

to offer a fee in lieu of providing replacement trees

Section 22-524.6.F.

to provide manufacturer lighting information for building-mounted lighting on the plan rather than the required IES file

The final plan should note all granted waivers.

4. **Plan information**—Section 22-404.D.(9) of the SALDO requires that the building setback lines (building envelope) be shown. The plan shows the distances of the proposed building from the lot lines but does not show the required yards.

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
26-0215

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



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

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #52-26-1R2
Proposal to Amend the Zoning Ordinance—Data Centers
Applicant: Board of Supervisors
Date Received: August 20, 2026
Hearing Date: Not indicated

In accordance with the provisions of Section 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on September 2, 2026.

GENERAL INFORMATION

Proposed Action: Amend Section 450-1604.G(18) of the zoning ordinance, Data Center Use Regulations, to include updated provisions for Use G18 Data Centers.

Proposed Zoning Provisions:

Amend Section 450-1604.G(18) Data Center to include additional regulations pertaining to noise and vibration, required plans and studies, and batteries. Newly added provisions include:

- Definitions including Compliance metric, Natural Environment Sounds, Normal Community Sound and Pure Tone.
- Sound level limits set per zoning district for daytime, evening and nighttime hours. These sound level limits are included in the newly added Table 1: Equivalent Continuous Sound Level (L_{EQ}) Limits and Table 2: Maximum allowable LAL_{PTL} in dB by Tone Frequency and L_{EQ} limit.
- Performance standards to regulate the quality and characteristics of noise and vibration.
- A required Sound and Vibration Study conducted by a professional acoustical expert for all proposed data centers.
- Requiring require an Emergency Response Plan, Master Signage Plan and Thermal Impact Mitigation Plan to be submitted with any data center application.



- Addressing adverse groundwater impacts, on-site energy generation and storage related to batteries, backup generator use and testing, and electronic waste.
- Permitting an independent township review of any data center proposals. The township may retain independent acoustical, engineering, planning, or other consultants to review any application to ensure compliance under the ordinance.

COMMENT

We reviewed a previous version of this ordinance in July of 2026 (BCPC #52-26-1R, dated July 1, 2026). We note the amended ordinance includes additional provisions for Use G18 Data Center, including enhanced noise regulations, environmental protections, and increased planning and review requirements for data center proposals.

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

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

DM:emh
26-0242

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

Bucks County Planning Commission
Subdivision and Land Development Reviews
July 25, 2026 to August 21, 2026

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bensalem Township	<u>13212</u>	26-0189	2-47-35	CRBN, LLC	P	Commercial Land Development: 8,427 square feet
Falls Township	<u>12374-A</u>	26-0128	13-13-10	KPK Development Company, LP	P	2 Industrial Lots; Industrial Land Development: 999,456 square feet
New Britain Borough	<u>9121-F</u>	26-0229	25-1-138	Krager Properties, LLC	P	Industrial Land Development: 10,000 square feet
Plumstead Township	<u>13203</u>	26-0200	34-11-135-5 & 34-11-135-8	Beans ProShop, LLC & Beans Family Partnership	P	Lot Line Change; Industrial Land Development: 20,460 square feet
Plumstead Township	<u>13215</u>	26-0218	34-11-13-2 & 34-11-54-2	Glenn & Ann Willard	P	2 Single-family lots
Richland Township	<u>13214</u>	26-0203	36-5-15	Pennsylvania Investment Group, LLC	P	Commercial Conversion: 3,961 square feet
Solebury Township	<u>13210</u>	26-0185	41-1-20 and 41-1-20-29	Peter and Elizabeth Richardson	F	Lot Line Adjustment
Springfield Township	<u>13102-A</u>	26-0193	42-12-46-1	Next Level Structures, LLC	P	3 Single-family lots; 1 Agricultural lot; Agricultural Land Development: 15,000 square feet
Warminster Township	<u>6201-C</u>	26-0205	49-9-44	PB Warminster, LLC	P	Commercial Land Development: 9,986 square feet
Warrington Township	<u>12439</u>	26-0192	50-35-16	Park at Warminster, LP	P	26 Multifamily units; 15,976-square-foot community center
Warwick Township	<u>13143</u>	26-0198	51-3-86	Altomonte's Italian Markets	P	Commercial Land Development: 8,500 square feet
West Rockhill Township	<u>13035-A</u>	26-0204	52-3-129	Vicki L. Guenst, et al.	F	2 Single-family lots



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

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

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 31, 2026

Subject: BCPC #13212
Preliminary Plan of Land Development for CRBN, LLC
TMP #2-47-35
Applicant: CRBN, LLC
Owner: 3237 Bristol Road LLC
Plan Dated: June 16, 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: Construct an 8,427-square-foot child play area next to an existing two-story 14,600-square-foot commercial building on an 80,615-square-foot (1.85-acre) site. According to information submitted with the plan, the applicant proposes to use the first floor of the building as a daycare, with the second floor continuing as an office. The site is served by public water and sewer.

Location: Northern side of Bristol Road, approximately 300 feet northwest of its intersection with Third Avenue.

Zoning: The GC General Commercial District permits child daycare center and various commercial uses on lots of 7,200 square feet. The permitted maximum building area and impervious surface coverage are 35 and 60 percent, respectively.

The plan notes an existing nonconformity regarding the required front yard setback.

The Bensalem Township Zoning Hearing granted variances from the following requirements of the zoning ordinance on February 18, 2026:

Section 232-380.(16)(b)

to permit the proposed outdoor recreational facility to be located 57 feet from a side or rear property line, where a minimum of 75 feet is required, and 5 feet from the existing building, where a 50-foot separation is required



Section 232-593

to permit the proposed outdoor recreational facility to be located 63 feet and 76.2 feet, respectively, from a residentially zoned lot, where a minimum of 95 feet is required

The above variances were granted based on the following conditions:

- the applicant must construct a 6-foot-high privacy fence to the rear of the property, in a style and location to be determined during land development
- the applicant is to plant arborvitae for screening and buffering the residential properties, in a density and location to be addressed during the land development process
- the playground is to be locked when the daycare is not in operation

Present Use: Commercial office

COMMENTS**1. Transportation and site circulation**

- 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 that the plan be revised to clearly identify parking areas and spaces that are intended for caregivers dropping off and picking up children. Child drop-off and pick-up areas should be properly placed to ensure vehicle queues don't back up into Bristol Road.
- Sight distance**—Due to the horizontal curve in Bristol Road to the southeast of the site, we recommend that information be provided confirming that there is sufficient sight distance where the driveway intersects Bristol Road.
- Access width**—To facilitate the safe and efficient operation of access driveways 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.
- Site circulation**—We recommend that the plan submission include turning templates showing internal circulation for the largest vehicle type anticipated to access the site.
- Signage**—We recommend that the intended locations of appropriate signage to control the one-way driveways be shown on the plan.

2. Parking

- Separation from building**—Section 201-112.(d) of the subdivision and land development ordinance (SALDO) requires a planting strip with an average width of 10 feet and a minimum width of 7 feet between the edge of the parking area and the outside wall of the nearest building. The existing building and closest parking spaces are less than 7 feet apart.
- Parking spaces**—The Parking Requirements table on Sheet 1 shows that 54 spaces are required based on parking standards for office and childcare uses. However, 76 spaces will remain after construction of the proposed playlot, which is almost 30 percent more than required for the proposed uses. If it is determined that not all 76 spaces are necessary for the intended businesses, we recommend the applicant consider providing fewer spaces. Reducing the impervious surface on the site will help lower maintenance costs and reduce stormwater runoff.

3. **On-lot walkway**—We recommend that a walkway or sidewalk be provided connecting the parking spaces in the rear of the lot with the proposed sidewalk between the building and play area, so employees and visitors have a delineated pedestrian path to the building and don't have to walk through the parking lot.
4. **Refuse collection**—Section 201-114.(h) of the SALDO requires that outdoor refuse collection stations be provided for garbage and trash removal when indoor collection is not provided. If outdoor collection stations are intended, the location of the station should be clearly identified on the plan so that site circulation can be adequately reviewed.
5. **Landscaping**
 - a. **Landscape plan**—Section 201-106.(c)(9) of the SALDO requires that a landscape plan be submitted for all land developments. Proposed landscape information is included on Sheet 3, Construction & Sediment Control Plan. We recommend the required landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.
 - b. **Number of 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 a single tree in front of the existing building but does not show any proposed street trees.
 - c. **Parking lot landscaping**—Section 201-106.(c)(10)b. requires 10 trees per acre of gross site area plus one tree for every five parking spaces in all nonresidential subdivisions and land developments. The plan does not show the required trees around the parking lot.
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 September 2, 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
26-0189

cc: Daniel Kostinsky, CRBN, LLC (via email)
Wayne R. Kiefer, PE, R.L. Showalter and Associates (via email)
Gwen Simek, Office Manager, R. L. Showalter and Associates (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)

LEGEND	
	BOUNDARY LINE
	ADJ. BOUNDARY LINE
	SETBACK LINE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING SANITARY LATERAL
	EXISTING WATER MAIN
	EXISTING WATER SERVICE
	EXISTING GAS MAIN
	EXISTING OVERHEAD ELECTRIC
	PROPOSED CONTOUR
	PROPOSED STORM SEWER
	PROPOSED SANITARY MAIN
	PROPOSED SANITARY LATERAL
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED GAS MAIN
	PROPOSED UNDERGROUND ELECTRIC
	EXIST. UTILITY POLE
	EXIST. WATER VALVE
	EXISTING TREE
	EXISTING EVERGREEN TREE
	PROPOSED UTIL. POLE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	SPOT ELEVATION
	ELEVATION
	ELEVATION
	ELEVATION
	ELEVATION

VARIANCES GRANTED:

VARIANCES FROM THE FOLLOWING ZONING REQUIREMENTS WERE GRANTED BY THE ZONING HEARING BOARD OF BENSALEM TOWNSHIP AT A PUBLIC MEETING ON FEBRUARY 18, 2026.

232-380(16)(b) TO PERMIT THE THE PROPOSED OUTDOOR REREATIONAL FACILITY TO LOCATE 57 FEET, FROM A SIDE OR REAR PROPERTY LINE WHERE A MINIMUM OF 75 FEET IS REQUIRED AND 5 FEET FROM THE EXISTING BUILDING, WHERE A 50 FOOT SEPARTION IS REQUIRED.

232-593 TO PERMIT THE PROPOSED OUTDOOR RECREATIONAL FACILITY TO LOCATE 63 FEET, AND 76.2 FEET RESPECTIVELY FROM A RESIDENTIALLY ZONED LOT, WHERE A MINIMUM OF 95 FEET IS REQUIRED.

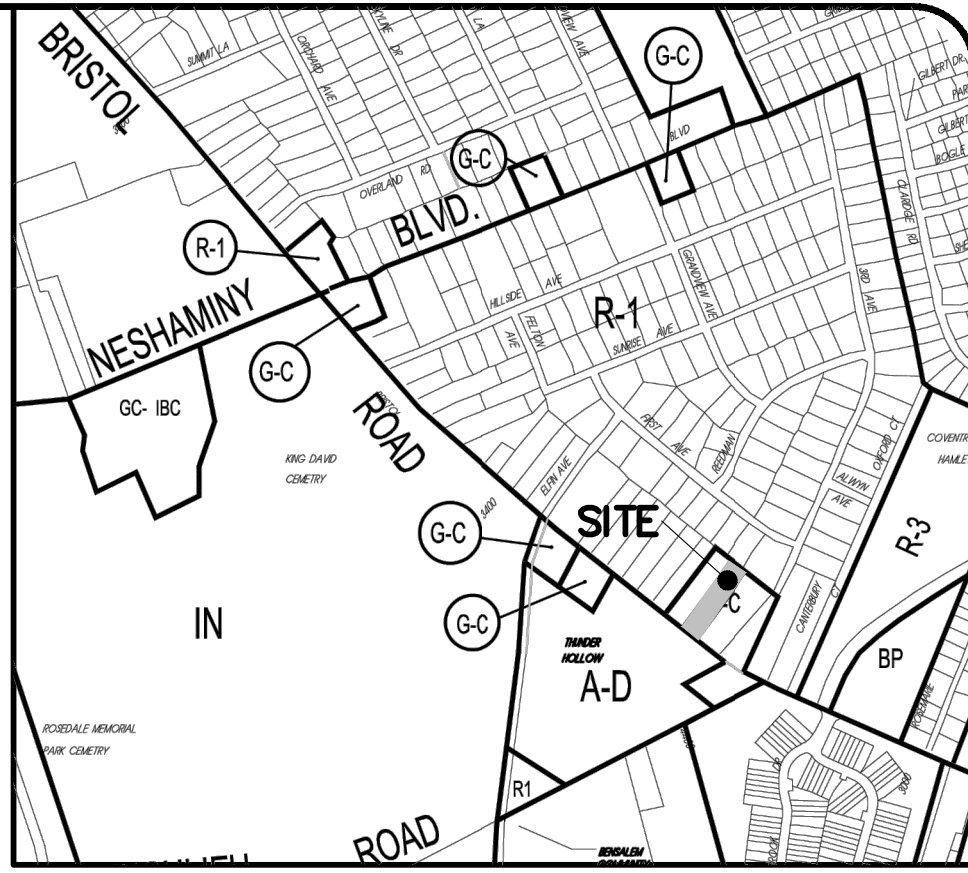
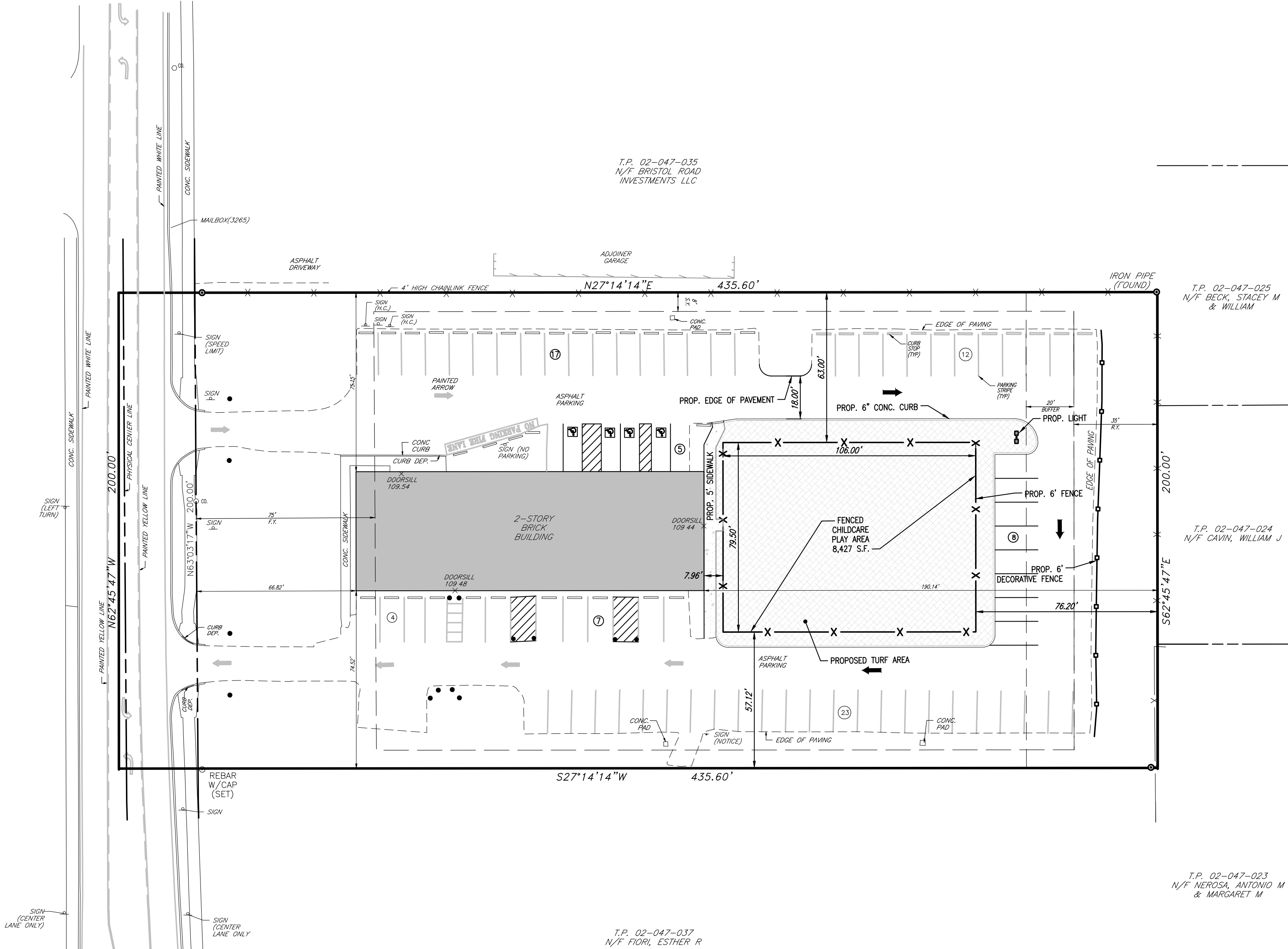
CONDITIONED UPON:

- CONSTRUCTION OF A 6 FOOT PRIVACY FENCE TO THE REAR OF THE SUBJECT PROPERTY.
- PROVIDE ARBORVITAE FOR SCREENING AND BUFFERING THE RESIDENTIAL PROPERTIES.
- PLAYGROUND IS TO BE LOCKED WHEN THE DAYCARE IS NOT IN OPERATION.

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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NO.	DATE	COMMENT
REVISIONS		



LOCATION MAP
SCALE 1" = 1000'

SITE DATA
OWNER: 3237 BRISTOL RD LLC
1015 N YORK ROAD
WILLOW GROVE, PA 19090
APPLICANT: CRBN, LLC
1701 POPLAR STREET, SUITE C
PHILADELPHIA, PA 19130
CONTACT: DANIEL KOSTINSKY, daniel@crbndev.com
SITE ADDRESS: 3237 BRISTOL RD, PA 19020
PARCEL NO.: T.M.P. #02-047-035
RECORDING INFO: INST. NO. 2022028158

ZONING
ZONING DISTRICT: G-C, GENERAL COMMERCIAL
PROPOSED USE: DAY CARE CENTER

TOTAL SITE AREA (GROSS):	80,615 SF. (1.85 AC.)
BASE SITE AREA (NET):	80,615 SF. (1.85 AC.)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (BSA):	7,200 SF (0.16AC.)	80,615 SF (1.85 AC.)	80,615 SF (1.85 AC.)
MIN. LOT WIDTH:	60 FT.	200 FT.	200 FT.
-YARDS-			
MIN. FRONT:	75 FT.	66.8 FT.*	66.8 FT.*
MIN. SIDE:	8 FT.	74.9 FT.	74.9 FT.
MIN. REAR:	35 FT.	190.1 FT.	190.1 FT.
MAX. BUILDING HEIGHT:	45 FT.	<45 FT.	<45 FT.
MAX. BUILDING COVERAGE:	35%	9.1%	9.1%
MAX. IMPERVIOUS COVER:	60%	64%*	52%

OUTDOOR REC. SETBACK	75 FT.	-	57 FT.(V)
SIDE/REAR	95 FT.	-	63 FT. (V)
RESIDENTIAL			

* EXISTING NON-CONFORMITY
(V) VARIANCE GRANTED

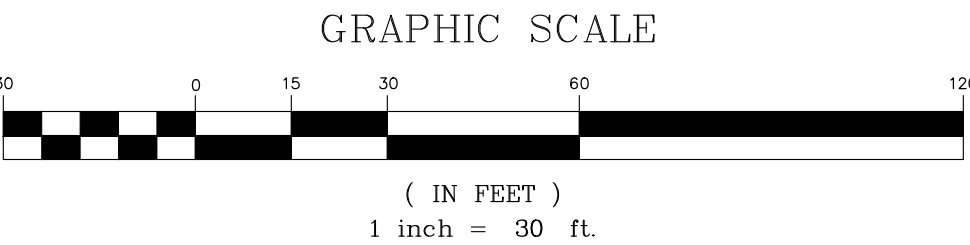
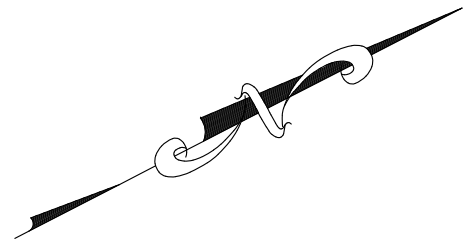
IMPERVIOUS SURFACE CALCULATION

	TOTAL PRE-DEV. IMP. (SF)	IMP. TO BE REMOVED (SF)	EXIST. IMP. TO REMAIN (SF)	PROPOSED IMP. (SF)	TOTAL POST DEV. IMP. (SF)
BUILDING	7,294		7,294		7,294
PAVING	43,533	10,414	33,119	152	33,271
CONCRETE	787	60	727	473	1,200
ASTRO-TURF (PERVIOUS)				11,187	11,187
TOTAL IMPERVIOUS AREA:	51,614	10,474	41,140	625	41,765
IMP. RATIO	64.0%				51.8%
TOTAL LOT AREA(NET):	80,615				

PARKING REQUIREMENTS				
	SPACES PER 1,000 SF	SPACES PER EMPLOYEE	FLOOR AREA	EMPLOYEES
CHILDCARE	1	1	6382	18
OFFICE	5		5748	28.7
TOTAL				54
	EXISTING	TO BE REMOVED	PROPOSED	TOTAL PROVIDED
SPACES PROVIDED	103	40	13	76

NOTES:

- PROPERTY INFORMATION BASED ON A PLAN TITLED "EXISTING FEATURES PLAN" PREPARED BY CAVANAUGH'S SURVEYING SERVICES, DATED NOVEMBER 14, 2025.



SHEET INDEX	
1 OF 4	LAND DEVELOPMENT PLAN
2 OF 4	EXISTING FEATURES & DEMOLITION PLAN
3 OF 4	GRADING PLAN
4 OF 4	CONSTRUCTION DETAILS

TMP:02-047-035

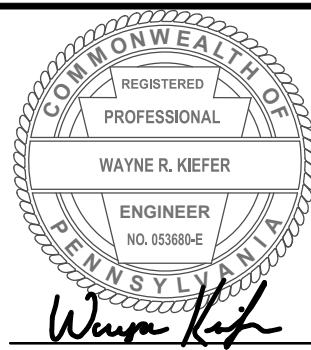
LAND DEVELOPMENT PLAN

R. L. Showalter & Associates



116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2990
FAX (215) 822-5684
EMAIL: admin@rshowalter.com

• Engineering • Planning • Surveying •



SCALE: 1" = 30'
DATE: 6/16/2026
JOB NO.: 2026-028
DRAWN BY: LAZ
CHECKED BY: WK

SITUATE: BENSALEM TOWNSHIP
BUCKS COUNTY, PA
PREPARED FOR:
CRBN, LLC
1701 POPLAR STREET, SUITE C
PHILADELPHIA, PA 19130

SHEET
1 OF 4



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*
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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: Falls Township Board of Supervisors
Falls Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 24, 2026

Subject: BCPC #12374-A
Preliminary Plan of Land Development for Route 13 and Penn Valley Road
TMP #13-13-10
Applicant: KPK Development Company, LP
Owner: Same
Plan Dated: May 15, 2026
Date Received: July 23, 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 165.489-acre industrial site into two lots consisting of 98.802 acres (Lot 1) and 66.687 acres (Lot 2). Construct a 994,257-square-foot warehouse, a 2,400-square-foot maintenance shed, a 2,547-square-foot pump house and water tank, and three smoker shacks totaling 252 square feet on Lot 2. Other proposed improvements shown on Lot 2 include stormwater management facilities and a total of 1,503 vehicle parking spaces and 45 truck parking spaces. The plan does not show improvements for Lot 1, a majority of which contains two quarry lakes. Public water and sewer facilities are intended to serve Lot 2.

Location: Along the northern side of Penn Valley Road, bordered by Route 13 to the west. The site also has frontage on Tyburn Road and Cedar Lane.

Zoning:

Existing zoning—The FM Farming and Mining District permits mining and agricultural uses. Uses related to mining, such as processing, cleaning, crushing, and storage of sand and gravel, are permitted. A minimum tract area of 10 acres with a minimum required lot area for each principal building of 2 acres is required. Minimum yard setbacks of 100 feet are required for any mining operation. This district permits a maximum building height of 60 feet and a maximum building coverage and impervious surface ratio of 40 and 50 percent, respectively.



The HI-A Heavy Industrial-A District permits small-scale industrial operations including industrial and manufacturing, product distribution and warehousing, and transportation terminal and freight-handling facility on a minimum tract of 0.50 acre. Required yards are: front—100 feet, and side and rear—30 feet. This district permits a maximum building height of 60 feet and a maximum building coverage and impervious surface ratio of 40 and 50 percent, respectively.

Proposed zoning—The MPM Materials Processing and Manufacturing District permits a variety of large-scale industrial uses as well as permitted principal uses in the FM Farming and Mining, LI Light Industrial, PIP Planned Industrial Park District, and the HI Heavy Industrial District. This district requires a minimum tract area of 50 acres with a required minimum lot area of 5 acres for each principal building. Required yards are: front—100 feet, and side and rear—20 feet. This district permits a maximum building coverage of 40 percent. The maximum permitted impervious surface ratio varies from 50 percent for parcels of less than 1 acre to 80 percent for parcels greater than 8 acres.

Present Use: Industrial (Quarry/Mine)

COMMENTS

We note that a majority of the tract is located within the existing FM Farming and Mining District, which does not permit warehouse use. The proposed land development, as shown on the preliminary plan submission, would therefore not be permitted under the existing zoning.

However, the applicant has submitted a separate private request to rezone TMPs #13-13-10 and 13-13-11, from the FM and HI-A Districts to the MPM Materials Processing and Manufacturing District. The Bucks County Planning Commission will review the private request for rezoning at their September 2, 2026, meeting (BCPC #13-26-1(P)). Since a private request for rezoning has been officially submitted for the township's consideration, we are reviewing this proposed subdivision/land development based on the regulations of the proposed district.

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 191-8.B.

to allow a combined preliminary and final submission

Sections 191-31.A., 191-39.G., 191-61, & 191-62

to allow the existing cartway widths on Cedar Lane to remain, to allow the existing cartway width of Penn Valley Road to remain outside of the area of proposed widening, to allow the existing right-of-way of Penn Valley Road to remain outside of the areas of proposed widening; to not require curbs or sidewalks along Route 13, Penn Valley Road, Cedar Lane, or Tyburn Road

Section 191-36.D.

to allow the proposed eastern driveway to be less than 12 feet from the proposed property line

Section 191-37.B.

to allow parking within 15 feet of the proposed building

Sections 191-78.A.(6) and 191-80.A.(2)

to allow the plans to be 36-inches by 48-inches

Section 191-78.C.(2)

to not require existing features within 200 feet of any part of the site to be shown; the application indicates an aerial photograph has been included in the plan set

Section 191-78.C.(6)

to allow partial representation of wetlands

Section 191-78.C.(8)

to not require site capacity calculations

Section 191-48

to not require street trees along U.S. Route 13, Tyburn Road, Cedar Lane, or a portion of Penn Valley Road; the application indicates this is due to existing vegetation and areas of the site that will not be disturbed

Section 191-48.G.

to allow smaller ornamental trees in lieu of shade trees for street trees due to overhead powerlines

The applicant has not provided the reasons for all of the waiver requests. Section 512.1.(b) of the Pennsylvania Municipalities Planning Code requires applicants to state in full the grounds and facts of unreasonableness or hardship on which the request for each waiver is based. 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 stormwater management ordinance requirements:

Section 187-12.C.

to allow a minimum slope of 0.25 percent in the rain garden instead of the allowable 1 percent slope

Section 187-13.B.(1)

to allow a minimum of 8-inch pipes on-site instead of the minimum required 15-inch pipes

Section 187-13.B.(2)

to allow SBCPP and PVC in addition to RCP instead of only RCP

Section 187-13.B.(4)

to allow a slope of 0.25 percent for underdrain pipes instead of the allowable 0.5 percent slope for pipes

Section 187-13.C.(3)

to allow pipes to match inverts instead of crowns

Section 187-17.B.

to allow SCM-1 to drain within 19 hours of the point where the maximum volume of water from the 1-year storm is captured instead of the allowable 24 hours

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 final plan approval.

2. **Site capacity calculations and existing natural resources**—We recommend that the board of supervisors not waive the requirements in Sections 191-78.C.(6) and 191-78.C.(8) of the SALDO and require the submission of site capacity calculations along with the identification of all natural resources, including wetlands, on the entire site. According to the National Wetlands Inventory Maps, a large portion of the site contains wetlands.

The natural resource protection standards in Sections 191-52.1.B.(2) and 191-52.1.B.(8) of the SALDO contain protection standards for wetlands and wetland margins. Specifically, Section 191-52.1.B.(2)(b) states that wetlands shall not be altered, regraded, developed, filled, piped, diverted, or built upon except where required permits and approvals have been obtained authorizing such activities from the Pennsylvania Department of Environmental Resources and/or the United States Army Corps of Engineers. Section 191-52.1.B.(8) requires wetland margins to extend 100 feet from the wetland boundary, and no more than 20 percent of such areas shall be altered, regraded, filled, or built upon.

The plan should delineate all existing wetlands and the required wetland margin. Site capacity calculations should be submitted to help determine compliance with the noted protection standards.

3. **Floodplain**—According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for this area, effective March 21, 2017 (data refreshed June 2024), the far eastern portion of the site (bordering Martins Creek and Rock Run) is within the Regulatory Floodway, and the remaining portion of the site is identified as within a Special Flood Hazard Area. The plan delineates the boundary of the floodway in the eastern portion of the site and the 100-year floodplain boundary on much of the remaining site area. The applicant should indicate compliance with Chapter 131 Floodplain Management of the Falls Township Code of Ordinances.

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.

4. **Buffer yards**—Section 209-38.1.E.(1) of the zoning ordinance requires a minimum buffer yard of 50 feet for industrial uses or districts against all other uses or districts. Per Section 209-38.1., the plan should indicate the required 50-foot buffer yard, in addition to the required front, side, and rear yards.
5. **Building envelope**—Section 209-5 of the zoning ordinance states that the building envelope shall not include the area of any required building setbacks, buffer yards, or natural resources within the 100

percent protection requirement and the portion of those natural resources that may not be developed or intruded upon as specified in the natural resource protection standards. The plan should delineate all resource protection areas and show required setbacks measured from the edge of protected lands and required buffer yards.

6. **Driveway**—The plan shows significant regrading on proposed Lot 1 adjacent to the proposed lot line while the proposed truck access drive serving Lot 2 is located approximately 10 feet from the intended lot line. We recommend that this layout be carefully reviewed to ensure that the proposed grading does not create unsafe conditions along the truck access drive.
7. **Transportation issues**
 - a. **Proposed use**—We recommend that the submission provide more details regarding the proposed use on Lot 2, as this will affect the amount of site-generated traffic.
 - b. **Traffic impact study (TIS)**—Section 191-30.I. of the SALDO requires a traffic impact study for all industrial development consisting of over 50,000 square feet. The submission should include the required TIS to analyze the impacts to the nearby road network. We recommend that the TIS indicate routes that will be used by trucks accessing the site and whether geometric improvements will be needed at any nearby intersections.
 - c. **Emergency access**—Consideration should be given to how emergency vehicles and responders would reach the site in the event access to Penn Valley Road were to become blocked. Township officials should determine if an emergency access should be provided, in addition to the existing driveways on Penn Valley Road.
 - d. **Wheat Sheaf Road**—We recommend that consideration be given to providing a left turn lane for westbound vehicles on Penn Valley Road intending to turn left onto Wheat Sheaf Road.
 - e. **Eastern access drive from Penn Valley Road**—We recommend that the eastern access drive from Penn Valley Road be designated for trucks only and that appropriate signage be provided. Also, the extent of the left turn lane for trucks entering the site at the eastern driveway should be indicated.
 - f. **Turning template**—At the proposed eastern driveway, the plan should show the right-in movement without encroaching on opposing traffic for the WS-67 design vehicle (tractor-trailer combination).
8. **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.
9. **Building height**—The plan indicates that the proposed building will be less than 80 feet in height. We recommend that the plan be revised to clearly indicate the proposed building height.
10. **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.¹ The C-PACE program creates a financing tool for energy efficiency, renewable energy, and water conservation projects that result in consumption and cost savings for commercial, agricultural, and industrial properties.

The Bucks County Planning Commission completed a model alternative energy ordinance² 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.

11. **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*³ 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*⁴ which provides guidelines and standards for EV charging stations.

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

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

This review will be included in the Bucks County Planning Commission board materials for the September 2, 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.

¹ https://www.pacpacecounties.org/wp-content/uploads/sites/5/2020/10/PA-C_PACE-Program-Guidelines-Final-20210914_Bucks.pdf

² <https://www.buckscounty.gov/DocumentCenter/View/3811/Model-Sustainable-and-Renewable-Energy-Ordinance-pdf>

³ <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>

⁴ <https://buckscounty.gov/DocumentCenter/View/12835/EV-Charging-Stations-Best-Practices-and-Standards--March-2023>

LMW:emh
26-0128

cc: KPK Development Company, LP (via email)
 Heath Alan Dumack, MS, PE, President, Dumack Engineering (via email)
 John Richardson, MS, PE, Director of Land Development, Dumack Engineering (via mail)
 Jacqueline Aimino, MS, Project Manager, Dumack Engineering (via email)
 Chelsey D. Jackman, Esq., Begley, Carlin & Mandio, LLP (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)
 Jennifer Dougherty, AICP, Manager, Real Estate Planning and Development, SEPTA (via email)



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

PLANNING COMMISSION:
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: New Britain Borough Council
New Britain Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 13, 2026

Subject: BCPC #9121-F
Preliminary Plan of Land Development for Krager Properties, LLC
TMP #25-1-138
Applicant: Krager Properties, LLC
Owner: Same
Plan Dated: November 10, 2025
Last Revised: June 1, 2026
Date Received: August 6, 2026

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

GENERAL INFORMATION

Proposal: Construct a 10,000-square-foot warehouse and 21 parking spaces on a 1.0-acre lot. The site will be served by public water and public sewer.

Location: On the east side of the Industrial Drive cul-de-sac.

Zoning: The LI Light Industrial District permits Warehousing & Distribution use by special exception on lots of greater than 1.0 acre. The minimum lot width within the LI Light Industrial District is 150 feet, while the allowable maximum building coverage and maximum impervious surface ratio are 20 percent and 50 percent, respectively.

The plan indicates that on July 2, 2025, the zoning hearing board granted a special exception to permit Warehousing & Distribution use on the site. Relief was also granted from the following zoning ordinance provisions:

Section 450-24.D.(3)

to permit 58.37 percent of impervious coverage

Section 450-24.D.(4)

to permit 23 percent of building coverage

Present Use: Vacant



COMMENTS

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

Sections 385-10 & 385-11

to permit the submission of a combined preliminary/final land development plan; the application indicates this is due to the nature and scope involved with this previously subdivided commercial building lot

Section 385-17.D.

to permit proposed slopes of 3:1 where a maximum slope of 4:1 is required; the application indicates a 3:1 slope may be necessary in the front yard where a retaining wall and swale are required to accommodate the proposed parking lot and sidewalk

Section 385-17.F.

to permit grading within the Industrial Drive right-of-way to accommodate the proposed sidewalk and drainage swale; the application indicates the plan proposes grading within the right-of-way to accommodate a proposed sidewalk and a drainage swale that is necessary without curbing

Section 385-21.B.

to not require the construction of curbing along Industrial Drive; the application indicates curbing is not proposed for consistency with the existing cul-de-sac, which is fully developed

Section 385-24.A.

to not require the installation of street trees along Industrial Drive; the application indicates there are existing trees along the site frontage that will be replaced if any are damaged or die as a result of lot construction

Section 385-39.F.

to not require a transportation impact study; the application indicates the site resulted from a subdivision which involved planning when it was first designed and approved, and the proposed use is consistent with that design

Section 385-40.C.(2)

to not indicate existing features within 100 feet of the site; the application indicates an aerial has been provided instead

The final plan should note all granted waivers.

2. **Sustainable energy**—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.¹ The C-PACE program creates a financing tool for energy efficiency, renewable energy, and water conservation projects that result in consumption and cost savings for commercial, agricultural, and industrial properties.

The Bucks County Planning Commission completed a model alternative energy ordinance² that provides examples of various incentives that could be included to encourage the use and incorporation of

¹ https://www.pacpacecounties.org/wp-content/uploads/sites/5/2020/10/PA-C_PACE-Program-Guidelines-Final-20210914_Bucks.pdf

² <https://www.buckscounty.gov/DocumentCenter/View/3811/Model-Sustainable-and-Renewable-Energy-Ordinance-pdf>

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.

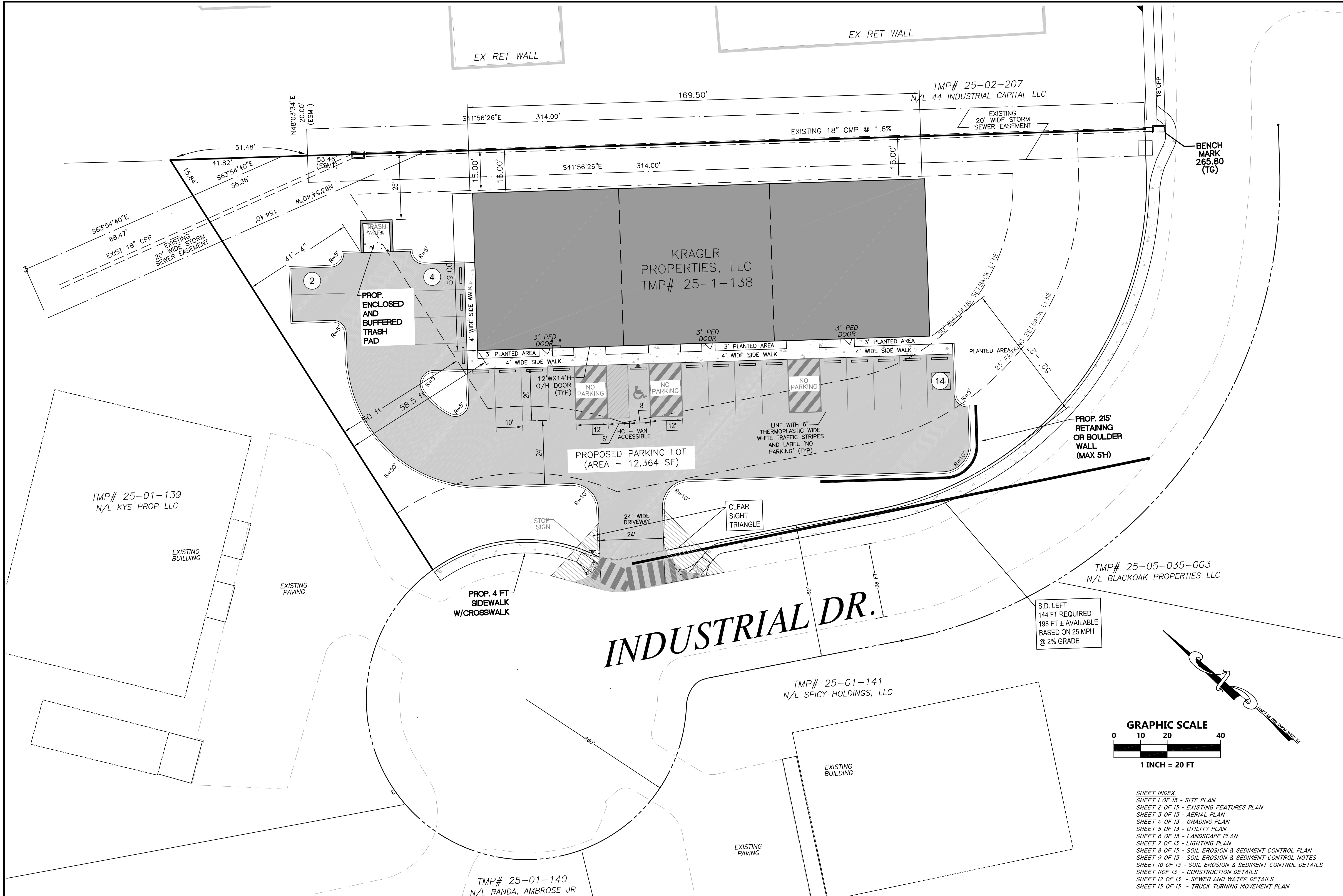
3. **Parking area layout**—The parking spaces located closest to the site driveway may create conflicts between vehicles backing out of the spaces and vehicles entering or exiting the site. We recommend that the applicant explore alternative parking area layouts to address this potential conflict.
4. **Site circulation**—The applicant should confirm that the SU-30 design vehicle (single-unit truck), as shown on Sheet 13, represents the largest vehicle anticipated to access the site. If larger vehicles are anticipated, turning movement templates should be provided demonstrating that the site can adequately accommodate those vehicles.
5. **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.
6. **Sidewalks**—A minimum 5-foot buffer should be maintained between the edge of the proposed sidewalk and the edge of the road as the sidewalk approaches the property line. This may require adjustment of the grate elevation of the existing inlet and installation of a bicycle-safe grate.
7. **Stormwater runoff**—A waiver has been granted to permit a higher impervious surface on the site than is otherwise permitted in the LI District. The submission should include sufficient information confirming that the proposed infiltration basin is sufficient to prevent post-development runoff from spreading into adjacent roadways and parcels, and that all proposed best management practices (BMPs) adequately manage post-development stormwater conditions in accordance with applicable standards.
8. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 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
26-0229

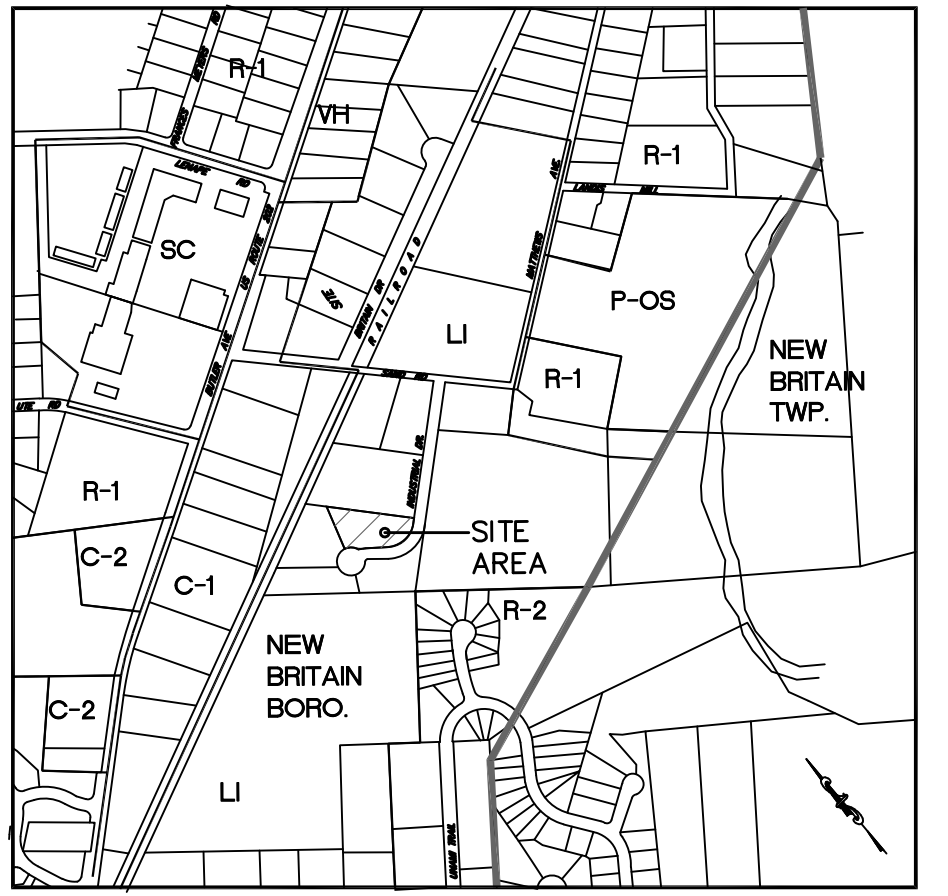
cc: Edward Krager, Krager Properties, LLC (via email)
Leon D. McGuire Jr., PE (via email)
Karen MacNair, PE, Gilmore & Associates, Inc., Borough Engineer (via email)
John Wolff, Borough Manager (via email)



OWNER OF RECORD & APPLICANT:

KRAGER PROPERTIES, LLC
C/O EDWARD KRAGER
1710 FAIRHILL ROAD
SELLERSVILLE, PA 18960
(215) 768-7592

PROPERTY INFORMATION:
T.M.P. # 25-001-138
1.0 ACRE
78 INDUSTRIAL DRIVE
NEW BRITAIN BOROUGH, PA



LOCATION MAP
SCALE: 1" = 800'

OWNER'S CERTIFICATION OF INTENT

COMMONWEALTH OF PENNSYLVANIA
SS.
COUNTY OF BUCKS

ON THE DAY OF
2026, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE
COMMONWEALTH OF PENNSYLVANIA, RESIDING IN
..... PERSONALLY APPEARED
EDWARD KRAGER, WHO ACKNOWLEDGED HIMSELF TO BE THE
PRESIDENT OF KRAGER PROPERTIES, LLC A LIMITED LIABILITY
CORPORATION, AND THAT AS SUCH PRESIDENT, BEING
AUTHORIZED TO DO SO, HE 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 HE DESIRE
THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

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

MY COMMISSION EXPIRES (SEAL) NOTARY PUBLIC

I, EDWARD KRAGER, HAVE LAID OUT UPON MY LAND SITUATE IN
THE BOROUGH OF NEW BRITAIN, 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 2026.

EDWARD KRAGER

APPROVED BY THE NEW BRITAIN BOROUGH COUNCIL ON THIS
..... DAY OF 202.....
PRESIDENT SECRETARY

APPROVAL BY THE NEW BRITAIN BOROUGH ENGINEER ON THIS
..... DAY OF 202.....

ENGINEER

BCPC NO.

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

CERTIFIED THIS DATE

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS,
BUCKS COUNTY, PENNSYLVANIA IN PLAN BOOK:.....
PAGE:.....
ON THE DAY OF 202.....

RECORDER OF DEEDS

NEW BRITAIN BOROUGH ENGINEER'S REVIEW

REVIEWED BY THE BOROUGH ENGINEER THIS DAY OF
..... 20.....

SIGNATURE

DATE

ENGINEER CERTIFICATION

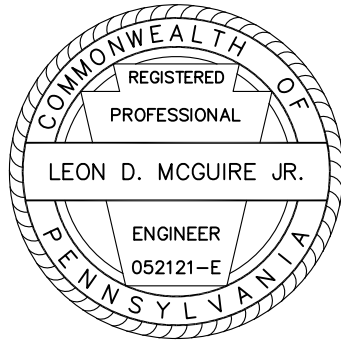
I, LEON D. MCGUIRE, JR., PA PE-052121-E, A LICENSED PROFESSIONAL ENGINEER IN THE
COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING
APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND ACCURATE,
TO THE BEST OF MY KNOWLEDGE.

BUILDING = 10,000 SF
*PARKING LOT = 12,364 SF
*SIDEWALK = 1,000 SF
*TRASH AREA = 110 SF
FUTURE = 1,931 SF
TOTAL = 25,425
*LOCATED OUTSIDE LEGAL ROW

PLAN NOTES

(PLEASE NOTE: THIS PROJECT WAS SURVEYED BY OTHERS: A COPY OF THE SEALED SURVEY PLAN HAS BEEN
PROVIDED WITH THIS LAND DEVELOPMENT APPLICATION.)

- REFERENCE IS MADE TO THE FOLLOWING PLANS:
A) A SITE IMPROVEMENT PLAN DATED SEPT. 3, 1999 AND LAST REVISED NOV. 2, 1999
PREPARED FOR JAMES L. YOST BY URWILER S. WALTER, INC.
B) AN EROSION CONTROL PLAN DATED SEPT. 3, 1999 AND LAST REVISED NOV. 10, 1999
PREPARED FOR JAMES L. YOST BY URWILER S. WALTER, INC.
C) AN EROSION CONTROL DETAIL PLAN DATED SEPT. 3, 1999 AND LAST REVISED SEPT. 28, 1999
PREPARED FOR JAMES L. YOST BY URWILER S. WALTER, INC.
D) A FINAL LAND DEVELOPMENT PLAN DATED SEPT. 3, 1999 AND LAST REVISED NOV. 10, 1999
PREPARED FOR JAMES L. YOST BY URWILER S. WALTER, INC.
E) AN EXISTING FEATURES PLAN DATED SEPT. 3, 1999 AND LAST REVISED SEPT. 28, 1999
PREPARED FOR JAMES L. YOST BY URWILER S. WALTER, INC.
F) AN AS-BUILT PLAN PREPARED FOR GAMES YOST BY THIS OFFICE, DATED DECEMBER 26, 2000
AND LAST REVISED FEBRUARY 23, 2001.
G) A FINAL SUBDIVISION PLAN PREPARED FOR CARL R. BODDEN BY URWILER S. WALTER, INC.,
DATED JULY 18, 1997 AND LAST REVISED JANUARY 8, 1999.
H) REFERENCE IS MADE TO THE USGS BENCHMARK (274.02') AS SHOWN ON EXISTING FEATURES
PLAN LISTED ABOVE.



LEGEND:

EX. BUILDINGS	PROPOSED BUILDING
EX. SITE BOY	PROPOSED CONTOUR INDEX
EX. 2' CONTOUR	PROPOSED CONTOUR INTERVAL
EX. 10' CONTOUR	PROPOSED SPOT ELEVATION
EX. CURBING	PROPOSED FENCE
EX. EDGE OF PAVING	PROPOSED CURB
EX. FENCE	PROPOSED EDGE OF PAVEMENT
EX. TREES/SHRUBS	PROPOSED RIGHT OF WAY
EX. TREES AND BUSHES TO BE RELOCATED OR REMOVED	PROPOSED CLEAR SIGHT TRIANGLE
EX. EASEMENT LINES	PROPOSED SIDEWALK
EX. PAVING	PROPOSED ELECTRIC
EX. UTILITY POLE W/ OVERHEAD LINES	PROPOSED SANITARY SEWER
EX. SANITARY SEWER	PROPOSED STORM SEWER
EX. WATER LINE	PROPOSED ROOF DRAIN LATERAL
EX. GAS LINE	
EX. ELECTRICAL LINE	
EX. TELEPHONE SEWER	
EX. OVERHEAD UTIL. LINE	

PARKING REQUIREMENTS:
FOR WAREHOUSE & DISTRIBUTION USE:

ONE (1) OFF-STREET PARKING SPACE FOR EVERY EMPLOYEE
ON THE LARGEST SHIFT PLUS ONE (1) SPACE FOR EACH COMPANY
VEHICLE NORMALLY STORED ON THE PREMISES.

PRESENT REQUIREMENTS:

EMPLOYEES ON LARGEST SHIFT	= 20
VISITORS	= N/A
COMPANY VEHICLES	= 0
TOTAL SPACES REQUIRED	= 20
TOTAL SPACES PROVIDED	= 20

§ 450-38. ENVIRONMENTAL PROTECTION STANDARDS:

- FLOODPLAINS NONE PRESENT
- FLOODPLAIN SOILS NONE PRESENT
- STEEP SLOPES NONE PRESENT WITHIN BUILDING ENVELOPE
- 15' - 24' % ALONG EDGE OF INDUSTRIAL DRIVE (MAN-MADE BANK DUE TO ROAD CONSTRUCTION)
- FOREST NONE PRESENT
- LAKES, PONDS, WATERS OF COMM., WATERCOURSES NONE PRESENT
- LARGE TREES NONE OVER 16 INCHES IN DIAMETER
- WETLANDS NONE PRESENT

VARIANCES GRANTED:

- §450-24.D(4) TO PERMIT 23% BUILDING COVERAGE V.S. 20% PERMITTED.
- §450-24.D(3) TO PERMIT 58.37% IMPERVIOUS COVERAGE V.S. 50% PERMITTED.

SPECIAL EXCEPTION GRANTED:

- §450-24.C(2) TO PERMIT A WAREHOUSING AND DISTRIBUTION 450-24.C(2) TO PERMIT A WAREHOUSING AND DISTRIBUTION USE

REQUESTED WAIVERS:

- §385-10 & § 385-11 TO PERMIT PRELIM/FINAL SUBMISSION FOR LD APPROVAL.
- §385-17.D TO PERMIT GRADING STEEPER THAN 4:1, 3:1 MAX PROPOSED.
- §385-17.F TO PERMIT GRADING WITHIN INDUSTRIAL DRIVE ROW
- §385-21.B TO NOT PROVIDE CURB ALONG INDUSTRIAL DRIVE
- §385-24.A TO EXCLUDE REQUIREMENT OF NEW STREET TREES (EXISTING ONES ARE ALREADY PRESENT)
- §385-39.F TO EXCLUDE THE REQUIREMENT OF A TRAFFIC STUDY
- §385-40.C(2) TO EXCLUDE THE REQ. FOR EXIST. FEATURES WITHIN 100 FEET OF SITE BE SHOWN WITH AN AERIAL PROVIDED INSTEAD (SHT 3 OF 13).
- WATER SERVICE CONNECTION APPROVAL SHALL BE SUBMITTED TO NEW BRITAIN BOROUGH AS WELL AS OBTAINING A WILL SERVE LETTER FROM AQUA PA.
- SANITARY SEWER CONNECTION APPROVAL SHALL BE SUBMITTED TO NEW BRITAIN BOROUGH OR OTHER SATISFACTORY ARRANGEMENTS THAT COMPLY WITH BUCKS COUNTY DEPARTMENT OF HEALTH REQUIREMENTS AND REGULATIONS AS WELL AS OBTAINING A WILL SERVE LETTER FROM BUCKS COUNTY WATER AND SEWER.
- A BLANKET STORMWATER EASEMENT IS GRANTED TO NEW BRITAIN BOROUGH TO INSPECT THE STORMWATER MANAGEMENT FACILITIES AT WILL.
- ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE OWNER AT NO COST TO THE BOROUGH

GENERAL NOTES:

I. PROJECT NARRATIVE:
THIS SITE PLAN DEPICTS THE COMMERCIAL DEVELOPMENT OF AN EXISTING 1.00 ACRE LOT LOCATED AT 78 INDUSTRIAL DRIVE IN NEW BRITAIN BOROUGH, BUCKS COUNTY PA. THE PROJECT ENTAILS THE CONSTRUCTION OF A PROPOSED WAREHOUSE WITH ASSOCIATED PARKING AND LOADING AREAS AS WELL AS A SUB-SURFACE INFILTRATION BASIN. FURTHER, ROUTED OUTFLOW FROM BASIN WILL ALSO BE CONVEYED AND PEAK RUNOFF RATES WILL BE MITIGATED BY AN OFF-SITE DETENTION BASIN LOCATED ACROSS THE STREET FROM THE SUBJECT PROPERTY. PUBLIC WATER, SEWER, ELECTRIC AND CABLE ARE ALL ACCESSIBLE TO THE SITE VIA THE PUBLIC R.O.W.

ITEM	REQD. PERMITTED	PROPOSED
MIN LOT AREA	1 ACRE	1 ACRE
FRONT YARD	50 FT	52 FT
SIDE YARD	15 FT	15 FT
REAR YARD	50 FT	50 FT
LOT WIDTH @ BSLB	150 FT	311.72 FT
BLDG HEIGHT	35 FT/3 STY	35 FT/3 STY
*MAX BLDG. COV.	20%	23% (10,000 SF)
*MAX IMP SITE	58.37% (25,425 SF)	58.37% (25,425 SF)
*ZONING RELIEF WAS GRANTED ON 07/02/2025 BY ZONING HEARING BOARD W/ CONDITIONS.		

3. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.

4. SHEETS I THROUGH IS INCLUDED IN THIS LAND DEVELOPMENT PLAN ARE TO BE CONSIDERED AS IF RECORDED WITH THE RECORD PLAN.

5. SCREENING AND BUFFERING OF THE DUMPSTER PAD SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 609 OF THE NEW BRITAIN BOROUGH ZONING ORDINANCE.

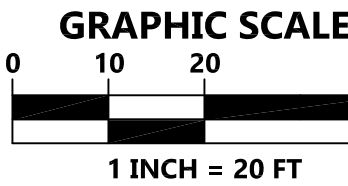
6. ARCHITECTURAL STYLE AND BUILDING MATERIALS WILL BE SUBMITTED TO NEW BRITAIN BOROUGH FOR APPROVAL.

7. WATER SERVICE CONNECTION APPROVAL SHALL BE SUBMITTED TO NEW BRITAIN BOROUGH AS WELL AS OBTAINING A WILL SERVE LETTER FROM AQUA PA.

8. SANITARY SEWER CONNECTION APPROVAL SHALL BE SUBMITTED TO NEW BRITAIN BOROUGH OR OTHER SATISFACTORY ARRANGEMENTS THAT COMPLY WITH BUCKS COUNTY DEPARTMENT OF HEALTH REQUIREMENTS AND REGULATIONS AS WELL AS OBTAINING A WILL SERVE LETTER FROM BUCKS COUNTY WATER AND SEWER.

10. A BLANKET STORMWATER EASEMENT IS GRANTED TO NEW BRITAIN BOROUGH TO INSPECT THE STORMWATER MANAGEMENT FACILITIES AT WILL.

11. ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE OWNER AT NO COST TO THE BOROUGH



SHEET INDEX:

SHEET 1 OF 13 - SITE PLAN
SHEET 2 OF 13 - EXISTING FEATURES PLAN
SHEET 3 OF 13 - AERIAL PLAN
SHEET 4 OF 13 - GRADING PLAN
SHEET 5 OF 13 - UTILITY PLAN
SHEET 6 OF 13 - LANDSCAPE PLAN
SHEET 7 OF 13 - LIGHTING PLAN
SHEET 8 OF 13 - SOIL EROSION & SEDIMENT CONTROL PLAN
SHEET 9 OF 13 - SOIL EROSION & SEDIMENT CONTROL NOTES
SHEET 10 OF 13 - SOIL EROSION & SEDIMENT CONTROL DETAILS
SHEET 11 OF 13 - CONSTRUCTION DETAILS
SHEET 12 OF 13 - SEWER AND WATER DETAILS
SHEET 13 OF 13 - TRUCK TURNING MOVEMENT PLAN

IMPERVIOUS AREA SUMMARY:

BUILDING = 10,000 SF
*PARKING LOT = 12,364 SF
*SIDEWALK = 1,000 SF
*TRASH AREA = 110 SF
FUTURE = 1,931 SF
TOTAL = 25,425
*LOCATED OUTSIDE LEGAL ROW



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: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 7, 2026

Subject: BCPC #13203
Preliminary Plan of Lot Line Adjustment & Land Development for Fred Beans – Truck Shop
TMPs #34-11-135-5 & 34-11-135-8
Applicant: Beans ProShop, LLC & Beans Family Partnership
Owner: Same
Plan Dated: June 25, 2026
Date Received: July 10, 2026

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

GENERAL INFORMATION

Proposal: Convey approximately 23,586 square feet from TMP #34-11-135-8 to TMP #34-11-135-5. The proposal includes construction of a 20,460-square-foot truck repair facility on TMP #34-11-135-5 and the use of TMP #34-11-135-8 for truck parking and automotive storage. An existing repair facility on TMP #34-11-135-5 will be demolished, and 23 parking spaces will be constructed to serve the proposed building. A total of 45 truck parking spaces is proposed on TMP #34-11-135-8. The site will be served by public water and sewer.

Location: Along the east side of North Easton Road (SR 1001), approximately 575 feet south of its intersection with Sawmill Road.

Zoning: The LI Light Industrial District permits Use G23 Automotive Service Center/Repair Shop by right on lots of at least 2 acres with minimum lot widths of 200 feet and a permitted maximum impervious surface ratio of 65 percent.

The C-2 Commercial District permits Use G23 Automotive Service Center/Repair Shop by right on lots of at least 60,000 square feet with minimum lot widths of 200 feet and a permitted maximum impervious surface ratio of 65 percent.

The plan indicates existing nonconformities on TMP #34-11-135-8 with respect to minimum lot area, minimum lot width, and minimum buffer width (Class E). On TMP #34-11-135-5, existing



nonconformities are noted with respect to minimum lot area, minimum lot width, minimum setbacks for front and side yards, minimum buffer width from North Easton Road (Class A), parking setbacks, and minimum handicapped space size.

The plan further indicates that on May 29, 2016, the zoning hearing board granted relief from the following zoning ordinance provisions:

Sections 27-304.74.I. & H.

to provide 23 parking spaces and to continue to permit TMP #34-11-135-8 to be used for Use G23 Automotive Service Center/Repair Shop while having frontage to North Easton Road by way of an easement access with TMP #34-11-135-5

Section 27-1403

to provide an impervious surface ratio of 68 percent

Section 27-2401.8.A.

to provide a disturbance of 55 percent of steep slopes (15-25 percent)

Section 27-2401.8.B.

to provide a disturbance of 60 percent of steep slopes (26 percent or steeper)

Sections 27-2405.2.B.(3)(a) & 5.B.

to provide a Class A buffer yard within the ultimate right-of-way

Sections 27-2503.7. & 27-2503.8.A.

to provide one accessible parking space

Present Use: Commercial

COMMENTS

1. Requested waivers

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

Section 22-301

to permit preliminary and final plan submissions to be considered for approval concurrently; the application indicates this waiver is requested to provide an expedited review because the project has been reviewed and discussed with the township

Section 22-917.1.A.

to permit standard parking spaces measuring 9 feet by 18 feet in lieu of the required 10 feet by 20 feet; the application indicates this waiver is necessary to provide adequate parking spaces with reduced impervious coverage for employees of the facility

Section 22-917.1.G.

to permit accessible parking spaces measuring 8 feet by 18 feet in lieu of the required 9 feet by 20 feet; the application indicates that accessible parking spaces, in accordance with the Americans with Disabilities Act (ADA) parking space guidelines, will be provided

Section 22-917.1.I.

to permit an off-street parking area exceeding 36 parking spaces without the required landscaped planting strips separating parking areas; the application indicates this is intended for truck parking which will be accessed only by the employees of the facility over the already existing paved area on TMP #34-11-135-8, and that curb islands will hinder the movement of trucks in and out of the stacked parking arrangements

Section 22-920.2.

to permit approximately 10.2 percent parking lot tree canopy coverage in lieu of the required 50 percent; the application indicates this is due to the lack of planting areas as a result of wider access aisles necessary for the proposed truck repair shop use

Section 22-921.1.B.(2)

to permit reforestation of approximately 0.087 acre in lieu of the required 0.148 acre; the application indicates this is due to the lack of planting areas as a result of wider access aisles necessary for the proposed truck repair shop use

Section 22-921.9.

to permit the required reforestation plan to be prepared by a professional engineer rather than a registered landscape architect or forester; the application indicates the nature of reforestation for the site is minor and the applicant will work with the township arborist for the reforestation for the project

Sections 22-924.1.

to permit grading within the ultimate right-of-way and within 5 feet of property lines; the application indicates this is necessary for installation of utilities, driveway, and sidewalk connections within the right-of-way and within proximity to the property line

Section 22-936.1.B.(2)

to defer submission of the required traffic impact study until coordination with PennDOT is completed; the application indicates a deferral will allow the application to seek feedback from PennDOT for the access and improvements along North Easton Road

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

Section 26-129.G.(6)

to permit grading within the ultimate right-of-way and within 5 feet of property lines; the application indicates this is necessary for installation of utilities, driveway, and sidewalk connections within the right-of-way and within proximity to the property line

Section 26-130.H.

to permit partial compliance with the existing ground cover requirements by treating 20 percent of the existing impervious surface as meadow in good condition; the application indicates the site is already developed with large impervious areas and compliance with the

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 final plan approval.

2. **Traffic impact study**—Section 22-936.1.B.(2) of the SALDO provides that a traffic impact study will be required for this development, based on the square footage proposed. Among the concerns to be

addressed should be the need for a southbound left-turn lane at the proposed site driveway. The analysis should consider both operational and safety benefits, even if traffic volumes do not warrant a turn lane under conventional traffic engineering criteria.

3. **Internal turning movements**—The plan should include turning movement templates demonstrating that the largest anticipated design vehicle, such as a car carrier or vehicle transport truck, can safely access and maneuver throughout the site.
4. **Stormwater management**—The applicant should demonstrate that the proposed stormwater best management practices (BMPs) are sufficient to manage post-development runoff in accordance with applicable township ordinance requirements. Given the site's proximity to the mapped 1 percent annual chance flood hazard area, particular attention should be given to ensuring that post-development runoff does not adversely affect adjacent flood-prone areas.
5. **Pedestrian network**—The proposed sidewalk should be extended southward to a logical terminus to avoid creating a gap in the pedestrian network along North Easton Road. The applicant should coordinate with the adjacent property owner and/or the township to provide this connection where feasible.
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision and land development.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 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:tmr
26-0200

cc: Beans ProShop, LLC & Beans Family Partnership (via email)
Chirag V. Thakkar, PE, Arna Engineering (via email)
Timothy A. Fulmer, PE, Wynn Associates Inc, Township Engineer (via email)
Stacy Mulholland, Township Manager (via email)



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

PLANNING COMMISSION:
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Richard Donovan, *Vice Chair*
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James J. Keenan
James E. Miller Jr.
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Edward J. Tokmajian
Tom Tosti

Michael A. Roedig
Executive Director

MEMORANDUM

To: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 17, 2026

Subject: BCPC #13215
Preliminary Plan of Subdivision for 4573 Curly Hill Road
TMPs #34-11-13-2 & 34-11-54-2
Applicant: Glenn & Ann Willard
Owner: Same
Plan Dated: July 22, 2026
Date Received: July 24, 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 5.077-acre parcel into two lots. Proposed Lot 1 will be 119,662 square feet and includes an existing single-family detached dwelling and three accessory structures (one barn and two garages), all of which are proposed to remain. Proposed Lot 2 will be 135,834 square feet and is proposed to be developed with a single-family detached dwelling served by a 12-foot-wide driveway. A 20-foot-wide easement is also proposed along the shared property line between Lots 1 and 2. The existing dwelling on Lot 1 is served by public sewer and private well water; proposed Lot 2 will be served by private water and sewer.

Location: Along the northwestern side of Curly Hill Road between Easton Road (SR 611) and Old Easton Road. The property also has frontage along Easton Road (SR 611).

Zoning: The R-2 Residential District permits Use B1 Detached Dwelling on lots of at least 40,000 square feet with a minimum lot width of 150 feet, and a maximum impervious surface coverage of 20 percent.

Present Use: Residential

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 22-603.2.N.

partial relief from the existing features plan requirements; the application indicates the proposed subdivision is limited to approximately half of the overall tract width and an aerial plan has been provided

Sections 22-907.1.M., 22-907.3.B. & G. and 22-918

from the requirements for cartway reconstruction/overlay, drainage improvements, cartway widening, and installation of curb and sidewalk along Curly Hill Road and Easton Road; the application indicates the project has a low number of trips per day so there is no impact to the roadway or traffic, and there is no pedestrian connectivity to either side, as such, the installation of curbing and sidewalks at this time is not practical

Sections 22-909.10. and 910

to permit driveway access to a major collector street; the application indicates the project proposes maintaining the existing access for Lot 1 and providing a new driveway for Lot 2 to the lower classification road bordering the lot

Sections 22-923.1. and 1001.3.

to defer stormwater and erosion control requirements until building permit application

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 26-104, 121, and 131

to defer stormwater and erosion control requirements until building permit application

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. **Access management**—The plan shows a proposed driveway for Lot 2 along Curly Hill Road, less than 100 feet southwest of the existing driveway serving Lot 1. In addition, Lot 2 includes a 20-foot-wide easement extending to TMP #34-3-100-1. The plan should clarify the intended purpose of this easement. If it is intended to provide driveway access to the adjoining parcel, the proposed driveway should be shown on the plan. Further, once development plans for Lot 2 have been established, we recommend that the applicant evaluate opportunities to consolidate driveway access. If feasible, a shared driveway serving Lot 1 and Lot 2, or potentially utilizing the proposed easement, would reduce impervious surface and improve safety by minimizing the number of access points along Curly Hill Road.
3. **Recreation land**—Section 22-1101 of the SALDO requires all residential subdivision or land development plans to provide for suitable and adequate recreation land. Township officials shall provide advice on any proposed recreation land dedication, and any proposed assessment of recreation fees in lieu of land dedication.

4. **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.
5. **Landscape plan**
 - a. **Plan requirements**—Per Section 22-502.8. of the SALDO, a landscape plan is required with the submission of a preliminary plan. Future submissions should include this requirement.
 - b. **Registered landscape architect**—We recommend that when the landscape plan is submitted, it be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.
6. **Editorial**—The cover sheet incorrectly identifies one of the tax map parcel numbers as TMP #34-11-2. It should be corrected to TMP #34-11-13-2.
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 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:tmr
26-0218

cc: Glenn & Ann Willard (via email)
Kristin R. Holmes, PE, Holmes Cunningham LLC (via email)
Timothy A. Fulmer, PE, Wynn Associates Inc, Township Engineer (via email)
Stacy Mulholland, Township Manager (via email)

Lot	LOT CALCULATIONS														
	Gross Lot Area (SF)	Curly Hill Road Legal ROW Area (SF)	Curly Hill Road Ultimate ROW Area (SF)	Easton Road Legal ROW Area (SF)	Easton Road Ultimate ROW Area (SF)	Buffer Area (SF)	Existing Easement Area (SF)	Proposed Easement Area (SF)	Net Lot Area (SF)	Impervious (SF)	Impervious %	Building Area (SF)	Building Coverage	Building Envelope (SF)	Additional Impervious Allowed (SF)
1 (TMP# 34-011-013-002 & 34-011-054-002)	119,862	15,827	6,881	0	0	3,844	0.0	0	93,009	9,859	10.6%	2,430	2.6%	28,480	8,763
2	135,834	1,545	1,733	10,928	8,127	15,935	0.0	7,403	90,163	4,976	5.5%	2,000	2.2%	46,581	13,057



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
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James J. Keenan
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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: August 14, 2026

Subject: BCPC #13214
Preliminary Plan of Land Development for 850 North West End Boulevard
TMP #36-5-15
Applicant: Pennsylvania Investment Group, LLC
Owner: Curtis and Kathleen Johnston
Plan Dated: July 13, 2026
Date Received: July 14, 2026

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

GENERAL INFORMATION

Proposal: Convert an existing 3,961-square-foot building, formerly used as a dance studio, to retail use. The submission application indicates the proposed use is a medical marijuana dispensary/retail store with drive-through facility. A pickup window will be constructed to the south façade of the building, with an additional paved drive to provide access to the window. Individual on-lot water and sewer facilities serve the 1.004-acre site.

Location: Along the western side of Route 309, about 490 feet north of the intersection of Reservoir Road and Route 309.

Zoning: The PC Planned Commercial District permits retail uses on a minimum site area of 1 acre with a minimum lot width of 150 feet. The maximum floor area and impervious surface ratio in this district are 40 and 85 percent, respectively.

The site is located within the Arterial Overlay District and is subject to additional requirements pertaining to yard setbacks and access management.

The plan indicates existing nonconformities with respect to the minimum lot width and the minimum side yard.

Present Use: Commercial



COMMENTS

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

Section 22-423

from submitting plans for preliminary approval prior to submission for final approval

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

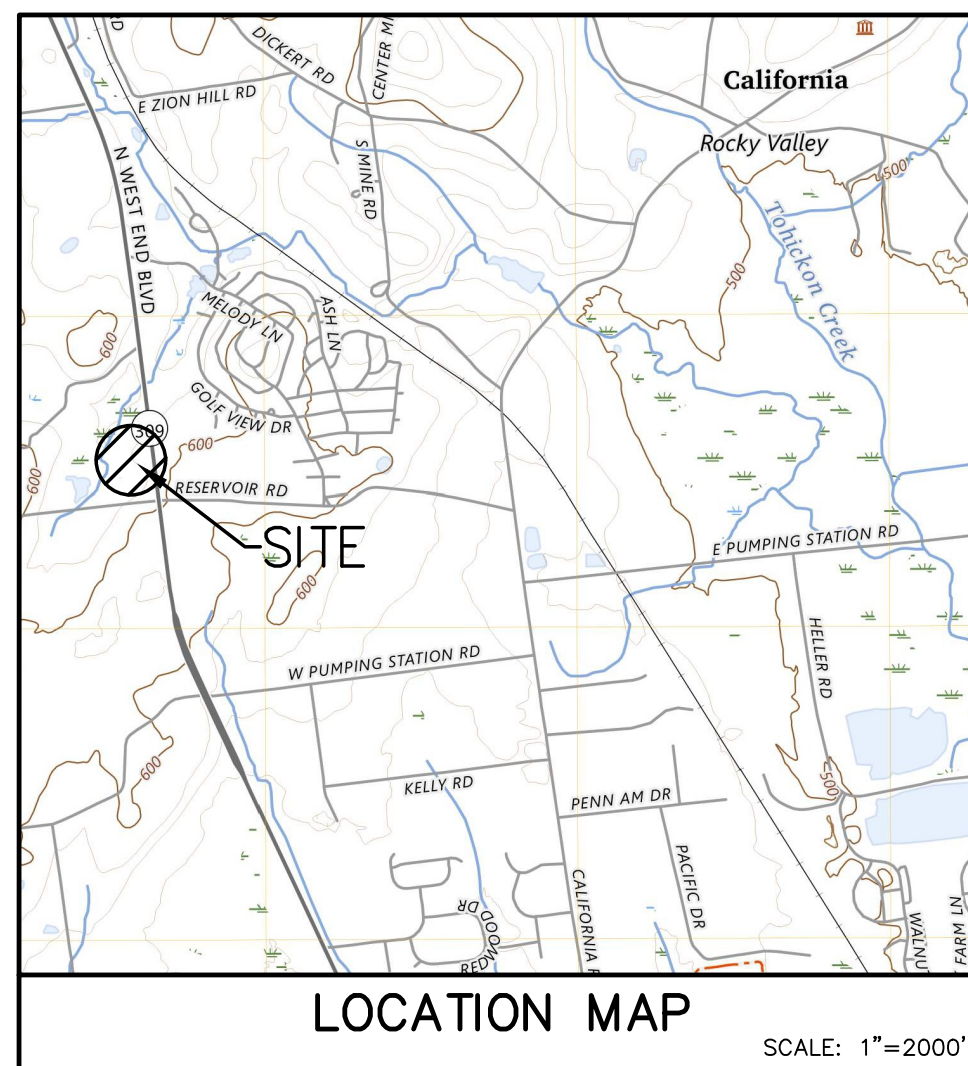
2. **Site capacity calculations**—Section 27-511.1. of the zoning ordinance requires site capacity calculations to be submitted with all applications for subdivision or land development. The land development plan does not include the required site capacity calculations.
3. **Encroachment on adjacent property**—The proposed access scheme will encroach on the adjacent property. We recommend that the encroachment be eliminated or consideration be given to obtaining a permanent access easement.
4. **Transportation**
 - a. **Location of parking spaces**—The plan shows three parking spaces located next to the access driveway onto Route 309. While we realize these parking spaces currently exist, their location raises a concern over the possibility of conflicts between vehicles maneuvering into and out of spaces and vehicles entering/leaving the site. We recommend that the applicant explore alternative parking area layouts to address this potential conflict.
 - b. **Turning templates**—The Vehicle Tracking Plan shows truck turning templates for an aerial fire truck and a van. We recommend that turning templates be provided for the largest delivery vehicles intended to access the site, other than a fire truck. Turning templates for delivery vehicles should show that all truck movements can be made without driving over curbs and without encroaching on opposing traffic both on the site and on the state road.
 - c. **Driveway access**—Section 22-516.5.M.(3) of the SALDO permits a maximum width of exit and entrance drives of 35 feet at the street line and 54 feet at the curb line. We recommend that the plan better define the proposed access opening and indicate the width of the proposed driveway curb cut that will be retained. The remainder of the proposed curb cut should be replaced with full-height curb.
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 September 2, 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:tmr
26-0203

cc: Donald Dungu, Associate Vice President, Pennsylvania Investment Group, LLC (via email)
Rick Stratton, PE, Director of Engineering, Chester Valley Engineers, Inc. (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)



MEMORANDUM

To: Solebury Township Board of Supervisors
Solebury Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 29, 2026

Subject: BCPC #13210
Final Plan of Subdivision for Richardson Property
TMPs #41-1-20 and 41-1-20-29
Applicant: Peter and Elizabeth Richardson
Owner: Same
Plan Dated: June 1, 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: Convey approximately 7.02 acres from TMP #41-1-20 to TMP #40-1-20-29. The existing and proposed lot areas for each parcel are summarized in the table below. Both sites are served by individual on-lot water and sewer.

TMP #	Existing Lot Area (Gross)	Conveyance	Proposed Lot Area (Gross)
41-1-20	10.003 acres	-7.003 acres	3.000 acres
41-1-20-29	5.885 acres	+7.003	12.887 acres

Location: On the east side of Carversville Road, between Street Road and Joshua Lane.

Zoning: The RB Residential/Agriculture District permits Single-family dwellings on lots with a minimum lot area of 3 acres and a maximum impervious surface ratio of 25 percent.

Present Use: Single-family residential

COMMENT

Requested waiver—Correspondence included with the plan submission indicates that the applicant is requesting a waiver from the following subdivision and land development ordinance (SALDO) requirement:

Section 22-407

from providing an erosion and sediment control plan and grading plan to the Bucks County Conservation District. The applicant indicates this proposal does not include any earth disturbance or grading, so no application to BCCD would be required.

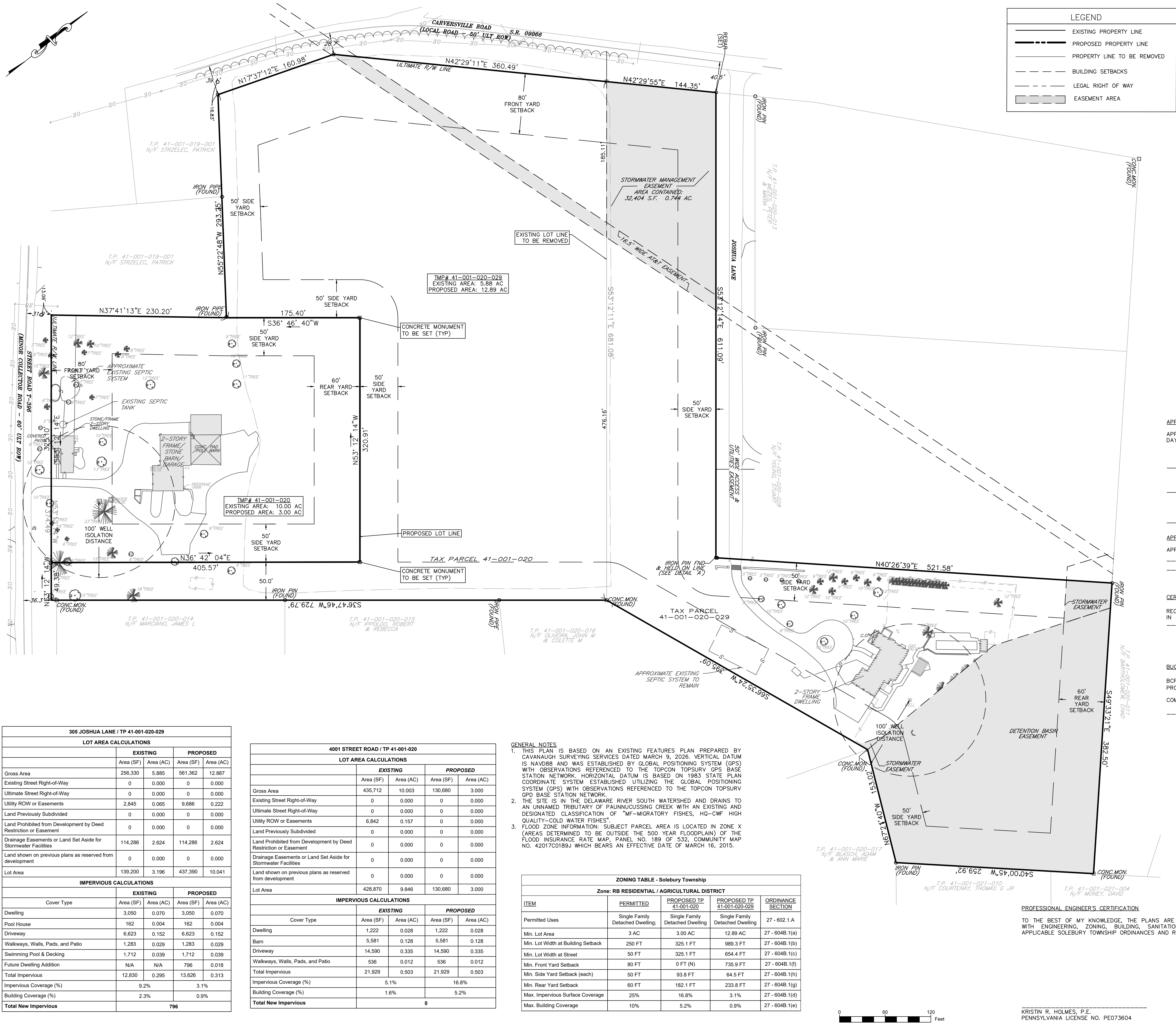
The final plan should note all granted waivers.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 2026 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DM:emh
26-0185

cc: Peter and Elizabeth Richardson (via email)
Kristin Holmes, PE, LEED AP, Holmes Cunningham Engineering (via email)
William Benner, Esquire, Obermayer Rebmann Maxwell & Hippel LLP (via email)
Curtis J. Genner Jr., PE, Wynn Associates, Inc., Township Engineer (via email)
Christopher Garges, Township Manager (via email)



305 JOSHUA LANE / TP 41-001-020-029				
LOT AREA CALCULATIONS				
	EXISTING		PROPOSED	
	Area (SF)	Area (AC)	Area (SF)	Area (AC)
Gross Area	256,330	5.885	561,362	12.887
Existing Street Right-of-Way	0	0.000	0	0.000
Ultimate Street Right-of-Way	0	0.000	0	0.000
Utility ROW or Easements	2,845	0.065	9,686	0.222
Land Previously Subdivided	0	0.000	0	0.000
Land Prohibited from Development by Deed Restriction or Easement	0	0.000	0	0.000
Drainage Easements or Land Set Aside for Stormwater Facilities	114,286	2.624	114,286	2.624
Land shown on previous plans as reserved from development	0	0.000	0	0.000
Lot Area	139,200	3.196	437,390	10.041
IMPERVIOUS CALCULATIONS				
Cover Type	EXISTING		PROPOSED	
	Area (SF)	Area (AC)	Area (SF)	Area (AC)
Dwelling	3,050	0.070	3,050	0.070
Pool House	162	0.004	162	0.004
Driveway	6,623	0.152	6,623	0.152
Walkways, Walls, Pads, and Patio	1,283	0.029	1,283	0.029
Swimming Pool & Decking	1,712	0.039	1,712	0.039
Future Dwelling Addition	N/A	N/A	796	0.018
Total Impervious	12,830	0.295	13,626	0.313
Impervious Coverage (%)	9.2%		3.1%	
Building Coverage (%)	2.3%		0.9%	
Total New Impervious			796	

4001 STREET ROAD / TP 41-001-020				
LOT AREA CALCULATIONS				
	EXISTING		PROPOSED	
	Area (SF)	Area (AC)	Area (SF)	Area (AC)
Gross Area	435,712	10.003	130,680	3.000
Existing Street Right-of-Way	0	0.000	0	0.000
Ultimate Street Right-of-Way	0	0.000	0	0.000
Utility ROW or Easements	6,842	0.157	0	0.000
Land Previously Subdivided	0	0.000	0	0.000
Land Prohibited from Development by Deed Restriction or Easement	0	0.000	0	0.000
Drainage Easements or Land Set Aside for Stormwater Facilities	0	0.000	0	0.000
Land shown on previous plans as reserved from development	0	0.000	0	0.000
Lot Area	428,870	9.846	130,680	3.000
IMPERVIOUS CALCULATIONS				
Cover Type	EXISTING		PROPOSED	
	Area (SF)	Area (AC)	Area (SF)	Area (AC)
Dwelling	1,222	0.028	1,222	0.028
Barn	5,581	0.128	5,581	0.128
Driveway	14,590	0.335	14,590	0.335
Walkways, Walls, Pads, and Patio	536	0.012	536	0.012
Total Impervious	21,929	0.503	21,929	0.503
Impervious Coverage (%)	5.1%		16.8%	
Building Coverage (%)	1.6%		5.2%	
Total New Impervious		0		

- GENERAL NOTES
- THIS PLAN IS BASED ON AN EXISTING FEATURES PLAN PREPARED BY CAVANAUGH SURVEYING SERVICES DATED MARCH 9, 2026. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK. HORIZONTAL DATUM IS BASED ON 1983 STATE PLAN COORDINATE SYSTEM ESTABLISHED UTILIZING THE GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
 - THE SITE IS IN THE DELAWARE RIVER SOUTH WATERSHED AND DRAINS TO AN UNNAMED TRIBUTARY OF PAUNNUCCUS CREEK WITH AN EXISTING AND DESIGNATED CLASSIFICATION OF "MF-MIGRATORY FISHES, HQ-CWF HIGH QUALITY-COLD WATER FISHES".
 - FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 189 OF 532, COMMUNITY MAP NO. 42017C0189J WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015.

ZONING TABLE - Solebury Township				
Zone: RB RESIDENTIAL / AGRICULTURAL DISTRICT				
ITEM	PERMITTED	PROPOSED TP 41-001-020	PROPOSED TP 41-001-020-029	ORDINANCE SECTION
Permitted Uses	Single Family Detached Dwelling	Single Family Detached Dwelling	Single Family Detached Dwelling	27 - 602.1.A
Min. Lot Area	3 AC	3.00 AC	12.89 AC	27 - 604B.1(a)
Min. Lot Width at Building Setback	250 FT	325.1 FT	989.3 FT	27 - 604B.1(b)
Min. Lot Width at Street	50 FT	325.1 FT	654.4 FT	27 - 604B.1(c)
Min. Front Yard Setback	80 FT	0 FT (N)	735.9 FT	27 - 604B.1(f)
Min. Side Yard Setback (each)	50 FT	93.8 FT	64.5 FT	27 - 604B.1(h)
Min. Rear Yard Setback	60 FT	182.1 FT	233.8 FT	27 - 604B.1(g)
Max. Impervious Surface Coverage	25%	16.8%	3.1%	27 - 604B.1(d)
Max. Building Coverage	10%	5.2%	0.9%	27 - 604B.1(e)

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

HC
holmes cunningham
ENGINEERING

REVISIONS

Date	Description

File No.
2201.C1.0 Lot Line Change.dwg

HCE Job	2201
Date	6/1/2026
Scale	1"=60'
Designed	CS
Sheet	2 of 2

Drawing No.
C1.0



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

PLANNING COMMISSION:
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Thomas J. Jennings, *Secretary*

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

Michael A. Roedig
Executive Director

MEMORANDUM

To: Springfield Township Board of Supervisors
Springfield Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 6, 2026

Subject: BCPC #13102-A
Preliminary Plan of Subdivision for Moyer, Hellertown & Leithsville Road
TMP #42-12-46-1
Applicant: Next Level Structures, LLC
Owner: ZDL Props, LLC
Plan Dated: May 2, 2026
Date Received: July 7, 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 14.000-acre parcel into three lots for single-family detached dwellings and one agricultural lot. The single-family detached dwelling lots will be 1.016, 1.022, and 1.748 acres and the remaining lot for agricultural use will be 10.214 acres. A 15,000-square-foot barn is proposed on the agricultural lot. An existing barn and several sheds are intended to remain. The site is served by individual on-lot water and sewage disposal systems.

Location: Between Leithsville Road and Moyer Road, north of the intersection of Old Bethlehem Road and Hellertown Road.

Zoning: The AD Agricultural District permits Use A1 Agriculture on lots with a minimum lot area of 3 acres and a maximum impervious surface ratio of 15 percent and Use B11a Single-Family Detached Dwellings on lots with a minimum lot area of 1 acre and a maximum impervious surface ratio of 25 percent.

The plan notes an existing nonconformity on the site regarding the minimum front yard requirement.

Present Use: Agricultural



COMMENTS

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

Section 403.4.I.

from showing large trees over 6 inches standing alone

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

2. **Carbonate geology study**—The site plan shows the presence of carbonate geology on the site. Section 409 of the SALDO requires a carbonate geology study to be prepared pursuant to the requirements of Section 509.2.I. of the zoning ordinance. The study should be provided prior to preliminary plan approval.
3. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 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
26-0193

cc: Mike Boures, Next Level Structures, LLC (via email)
John J. Hanlon, PLS, RWC Surveying (via email)
Zach Liptak, ZDL Props, LLC (via email)
Robert M. Donchez, Florio Perrucci Steinhardt Cappelli & Tipton, LLC (via email)
Timothy A. Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Rich Pursell, Jr., Township Manager (via email)



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

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: Warminster Township Board of Supervisors
Warminster Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 14, 2026

Subject: Preliminary Plan of Land Development for Warminster Plaza
BCPC #6201-C
TMP #49-9-44
Applicant: PB Warminster, LLC
Owner: Same
Plan Dated: December 17, 2025
Last Revised: June 25, 2026
Date Received: July 16, 2026

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

GENERAL INFORMATION

Proposal: Construct a 9,986-square-foot addition to an existing shopping center on a 12.97-acre parcel. The addition will contain retail space. The site is served by public water and sewer.

Location: Along the western side of York Road, approximately 500 feet north of the intersection of York and Street Roads. The site also has frontage on Street Road.

Zoning: The C-2 Commercial District permits shopping centers on parcels having a minimum of 20 acres as a conditional use. Retail use is permitted by right on lots of one acre or more.

The following variances were granted by the township zoning hearing board for the site. Several variances were also granted to specific existing uses on the site which are not related to the proposed building expansion and are not listed.

Section 1602.E.47.(b)

to permit a building coverage greater than the permitted 20 percent

Section 1602.E.47.(d)

to permit a setback of less than a 100-foot front yard, within 50 feet of a property line, and the exterior 50 percent of the setback be landscaped with trees, shrubs, and landcover



Section 27-308.(1)(a)

to permit more than two building signs per tenant

Section 27-1301.1.B.

to permit an increase in building coverage from the nonconforming 25.51 percent to 27.7 percent, whereas 25 percent is otherwise permitted

Present Use: Commercial - shopping center

COMMENTS

1. **Conditional use**—Section 2506 of the zoning ordinance permits Use 47 Shopping Center as a conditional use. Correspondence included with the application indicates that a conditional use application will be submitted. This issue should be resolved prior to the township board of supervisors taking action on this proposed land development plan.
2. **Requested waivers**—The plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

Section 512.6.

to permit a parking row single stack greater than 12 spaces

Section 523-6.

from providing parking lot landscaping

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

3. **Parking spaces**—The plan indicates that 679 parking spaces are proposed and that only 651 are required. Despite the proposed removal of some existing spaces, more spaces are provided than are required by the zoning ordinance. Also, the maximum permitted impervious surface ratio is 50 percent, while 97.9 percent exists. We recommend that consideration be given to further reducing the number of existing parking spaces to lower impervious surface, stormwater generation, and maintenance costs.
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 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.

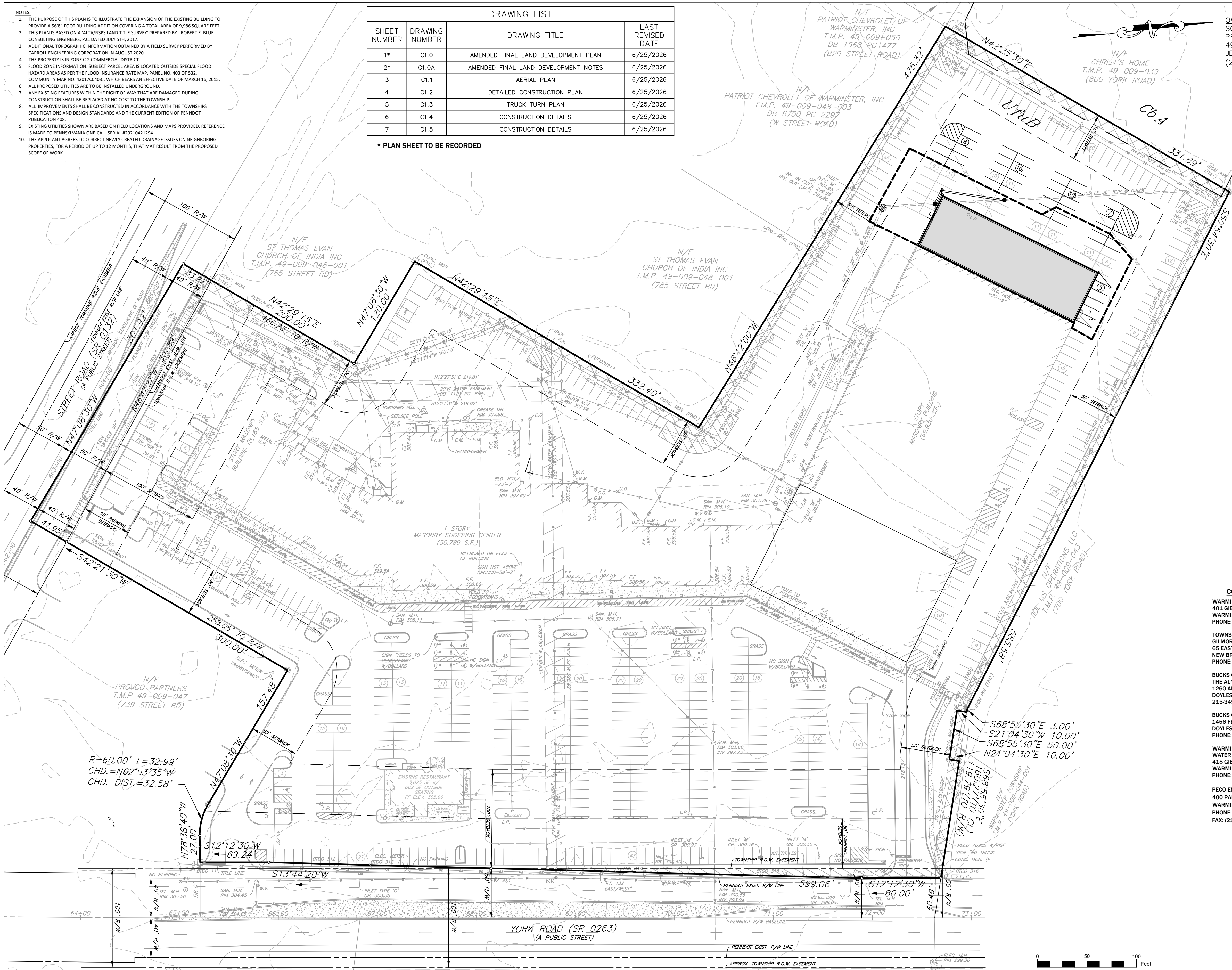
DCZ:tmr
26-0205

cc: PB Warminster, LLC (via email)
Robert Cunningham, PE, Holmes Cunningham Engineering
Craig Kennard, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Tom Scott, Township Manager (via email)
Mike Walsh, Township Planning Director (via email)

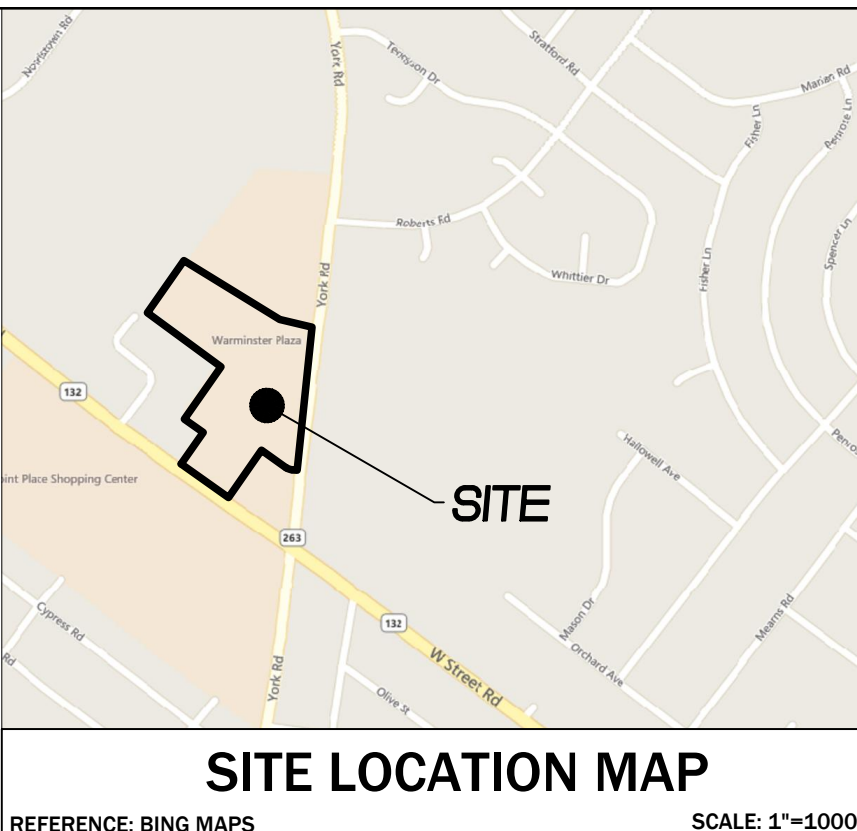
- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE EXPANSION OF THE EXISTING BUILDING TO PROVIDE A 568'-FOOT BUILDING ADDITION COVERING A TOTAL AREA OF 9,586 SQUARE FEET.
 2. THIS PLAN IS BASED ON A 'ALTA' NSPS LAND TITLE SURVEY PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. DATED JULY 5TH, 2017.
 3. ADDITIONAL TOPOGRAPHIC INFORMATION OBTAINED BY A FIELD SURVEY PERFORMED BY CARROLL ENGINEERING CORPORATION IN AUGUST 2020.
 4. THE PROPERTY IS IN ZONE C-2 COMMERCIAL DISTRICT.
 5. FLOOD ZONE INFORMATION: SUBJECT PARCELS AREA IS LOCATED OUTSIDE SPECIAL FLOOD HAZARD AREAS AS PER THE FLOOD INSURANCE RATE MAP, PANEL NO. 403 OF S32, COMMUNITY MAP NO. 42037C0403, WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015.
 6. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
 7. ANY EXISTING FEATURES WITHIN THE RIGHT OF WAY THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT NO COST TO THE TOWNSHIP.
 8. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP SPECIFICATIONS AND DESIGN STANDARDS AND THE CURRENT EDITION OF PENNDOT PUBLICATION 408.
 9. EXISTING UTILITIES SHOWN ARE BASED ON FIELD LOCATIONS AND MAPS PROVIDED. REFERENCE IS MADE TO PENNSYLVANIA ONE-CALL SERIAL #20210421294.
 10. THE APPLICANT AGREES TO CORRECT NEWLY CREATED DRAINAGE ISSUES ON NEIGHBORING PROPERTIES, FOR A PERIOD OF UP TO 12 MONTHS, THAT MAY RESULT FROM THE PROPOSED SCOPE OF WORK.

DRAWING LIST			
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	LAST REVISED DATE
1*	C1.0	AMENDED FINAL LAND DEVELOPMENT PLAN	6/25/2026
2*	C1.0A	AMENDED FINAL LAND DEVELOPMENT NOTES	6/25/2026
3	C1.1	AERIAL PLAN	6/25/2026
4	C1.2	DETAILED CONSTRUCTION PLAN	6/25/2026
5	C1.3	TRUCK TURN PLAN	6/25/2026
6	C1.4	CONSTRUCTION DETAILS	6/25/2026
7	C1.5	CONSTRUCTION DETAILS	6/25/2026

* PLAN SHEET TO BE RECORDED



OWNER AND APPLICANT:
SCOTT G. HOMEL
PB WARMINSTER PLAZA, LLC
491 OLD YORK ROAD SUITE 200
JENKINTOWN, PA 19046
(215) 881-8980



APPROVAL OF THE WARMINSTER TOWNSHIP PLANNING COMMISSION
THIS LAND DEVELOPMENT PLAN WAS REVIEWED BY THE WARMINSTER TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 2021.

APPROVAL OF THE BOARD OF SUPERVISORS OF WARMINSTER TOWNSHIP
THIS LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF WARMINSTER TOWNSHIP THIS _____ DAY OF _____, 2021.

(CHAIRMAN) _____ (SECRETARY) _____

(SUPERVISOR) _____ (SUPERVISOR) _____

(SUPERVISOR) _____ (SUPERVISOR) _____

REVIEWED BY THE TOWNSHIP ENGINEER, WARMINSTER TOWNSHIP
THIS LAND DEVELOPMENT PLAN WAS REVIEWED BY THE APPOINTED WARMINSTER TOWNSHIP ENGINEER _____ P.E., ON THIS _____ DAY OF _____, 2021.

(TOWNSHIP ENGINEER) _____ P.E.

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

BOPC #6201-A

CERTIFICATION FOR RECORDING
THIS LAND DEVELOPMENT PLAN WAS RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR BUCKS COUNTY, AT DOYLESTOWN, PENNSYLVANIA, THIS _____ DAY OF _____, 2021.

BY: _____
RECORDER OF DEEDS

PROFESSIONAL ENGINEER'S CERTIFICATION
I, ROBERT T. CUNNINGHAM, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION AND LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF WARMINSTER IN WHICH THIS SUBDIVISION OR LAND DEVELOPMENT IS LOCATED NOT WITHSTANDING THE ZONING VARIANCES AND OTHER WAIVERS GRANTED BY WARMINSTER TOWNSHIP.

ROBERT T. CUNNINGHAM, P.E.
PENNSYLVANIA LICENSE NO. PE076424

OWNER'S CERTIFICATION OF INTENT

I, _____, MANAGING MEMBER PB WARMINSTER PLAZA LLC HEREBY CERTIFY THAT WE HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF WARMINSTER, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, DEVELOPMENT ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 2021.

PB WARMINSTER PLAZA LLC

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____ DAY OF _____, 2021, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF DEVELOPMENT SHOWN THERETO SITUATED IN THE TOWNSHIP OF WARMINSTER, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES: _____

WAIVERS REQUESTED:

SECTION 512.6 - THE APPLICANT IS REQUESTING A WAIVER TO PERMIT A PARKING ROW SINGLE STACK GREATER THAN (12) TWELVE SPACES.

SECTION 523-b - THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING PARKING LOT LANDSCAPING.

CONTACTS

WARMINSTER TOWNSHIP
401 GIBSON AVENUE
WARMINSTER, PA 18974
PHONE: (215) 443-5414

TOWNSHIP ENGINEER
GILMORE & ASSOCIATES, INC.
65 EAST BUTLER AVENUE
NEW BRITAIN, PA 18901
PHONE: (215) 345-4330

BUCKS COUNTY PLANNING COMMISSION
1260 ALMHOUSE ROAD
DOYLESTOWN, PA 18901
215-345-3400

BUCKS COUNTY CONSERVATION DISTRICT
1456 FERRY ROAD, SUITE 704
DOYLESTOWN, PA 18901
PHONE: 215-345-7577

WARMINSTER MUNICIPAL AUTHORITY
WATER & SEWER SERVICES
415 GIBSON AVENUE
WARMINSTER, PA 18974
PHONE: (215) 674-9991

PECO ENERGY
400 PARK AVENUE
WARMINSTER, PA 18974
PHONE: (215) 956-3270
FAX: (215) 956-3240

Holmes Cunningham LLC
350 E. Butler Ave., Ste 106
New Britain, PA 18901
(215) 586-3330
www.hcengineering.net

HC
holmes cunningham
ENGINEERING

Date	Description	Revised Per Comments
6/25/2026		

CALL BEFORE YOU DIG: 1-800-487-4874
PENNSYLVANIA WATER & SEWER CROSSING SERVICE
30 WORKING HOURS PER DAY
10 WORKING DAYS PER WEEK
-- STOP & CALL --
Pennywell One
Call System, Inc.
1-800-242-1776
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF THE ENGINEER. THE ENGINEER HAS CONTACTED UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

WARMINSTER PLAZA
TMP # 49-009-044
WARMINSTER TOWNSHIP, BUCKS COUNTY, PA
AMENDED FINAL LAND DEVELOPMENT PLAN

ROBERT T. CUNNINGHAM, P.E.
PROFESSIONAL ENGINEER PE076424

NOTARY PUBLIC (SEAL)

File No.	1378_LD Waiver Plans.dwg
HCE Job	1378
Date	12/17/2025
Scale	1" = 50'
Designed	RC
Sheet	1 of 7
Drawing No.	C1.0



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

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

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

Michael A. Roedig
Executive Director

MEMORANDUM

To: Warrington Township Board of Supervisors
Warrington Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 7, 2026

Subject: BCPC #12439
Preliminary Plan of Land Development for Park at Westminster
TMP #50-35-16
Applicant: Park at Westminster, LP
Owner: Same
Plan Dated: June 6, 2026
Date Received: July 9, 2026

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

GENERAL INFORMATION

Proposal: Construct a three-story residential building with a 15,976-square-foot community center on the first floor and 26 multifamily units on the second and third floors on a 21.24-acre site. Also proposed on the site is a separate 1,200-square-foot maintenance shed. An existing swimming pool will be relocated on the site. The residential complex currently contains five six-story multifamily buildings containing 270 total units. Public water and sewer serve the site.

Location: Northeastern corner of the intersection of Street and Valley roads.

Zoning: The CR Commercial Residential District permits Use B9 Midrise Apartments on lots of 20 acres or more. A minimum open space ratio of 45 percent is required and a maximum density of 14 dwelling units per acre is permitted. The permitted maximum building coverage and impervious surface coverage are 10 and 55 percent, respectively.

The plan indicates existing nonconformities in regard to the required minimum front and side yards.

Present Use: Multifamily residential



COMMENTS

We reviewed a sketch plan submission for this site in October 2022 (BCPC #12439, dated October 3, 2022). Although several of our comments have been addressed, we want to reiterate and add comments that should be considered prior to approval:

1. **Conditional use**—Section 370-417.3. of the zoning ordinance permits Use B9 Midrise Apartment by conditional use approval. The plan proposes 26 additional midrise apartment units on the site. Township officials should determine if conditional use approval is necessary for the expansion of the existing use.
2. **Site capacity regulations**—Section 370-504 of the zoning ordinance requires that site capacity calculations be submitted to the township for review on the required plan submission. The preliminary plan should include this information.
3. **Riparian buffer**—Section 370-503.E. of the zoning ordinance establishes riparian buffer requirements. The plan should clearly identify the riparian buffer associated with the Little Neshaminy Creek in the northwest portion of the site.
4. **Parking design**—The plan shows a new row of parking in front of the proposed building with parking spaces perpendicular to the driveway. Perpendicular parking spaces along moving lanes contribute to conflicts between vehicles maneuvering in and out of parking spaces and through traffic. Although there are existing perpendicular spaces along driveways on the site, the new spaces in front of the proposed building, due to their proximity to the community center, may be used more frequently for events and present more conflicts. We recommend that these spaces be relocated.
5. **Street vacation**—The plan shows two undedicated paper streets, Poplar and Maple streets. It appears that Poplar Street must be vacated to allow for the development of the proposed buildings and pool. If these streets are intended to be vacated, the township should consult its solicitor to ensure the appropriate procedures for official street vacation are followed, in accordance with Section 303.(a)(1) and 304.(a)(1) of the Pennsylvania Municipalities Planning Code.
6. **Tree protection**—Section 305-330.A. of the SALDO specifies tree protection zone standards. Section 305-505.E.(7) requires tree protection areas to be shown on the plan. The plan should show the tree protection fence on the landscape plan and grading plan to indicate that there is no proposed disturbance within the required tree protection area of all trees intended to be saved.
7. **Landscaping plan**
 - a. **Landscape architect**—We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.
 - b. **Proposed trees**—The planting schedule on the Landscaping and Lighting Plan indicates four red maple and four Norway spruce trees are proposed on the site. However, the plan identifies 8 Norway Spruce, no red maples, and lists of a total of 8 trees rather than 12. These discrepancies should be addressed.

8. Plan information

- a. **Proposed density**—Zoning Data on Sheet 1 indicates a proposed density of 14.07 based on 298 dwellings. This information should be corrected to calculate the proposed density based on a total of 296 dwelling units.
- b. **Surrounding zoning**—Section 305-506.E.(2)(d) of the subdivision and land development ordinance (SALDO) requires that the present zoning classification of the subject tract and adjacent properties be provided on a preliminary plan.

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 September 2, 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
26-0192

cc: C. Hirsh, Park at Westminster LLP (via email)
Wayne Keifer, PE, R.L. Showalter & Associates, Inc. (via email)
Gwen Simek, Office Manager, R.L. Showalter & Associates, Inc. (via email)
Peter Friedman, Esq, Freidman and Schuman and Layser (via email)
Allen Mason, PE, Gilmore & Associates, Township Engineer (via email)
Angela Benner, Warrington Township Manager (via email)
Karen Fetterolf, Planning Director (via email)
Tom Scott, Warminster Township Manager (via email)

OWNER'S CERTIFICATION OF INTENT
PARK AT WESTMINSTER, LLC

COMMONWEALTH OF PENNSYLVANIA
SS.
COUNTY OF BUCKS

ON THE _____ DAY OF _____, 20____,
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, PERSONALLY APPEARED
WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE _____ TITLE _____ OF _____ PARK AT WESTMINSTER, LLC

BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN, AND DESIRES THAT THE FOREGOING PLAN BE
RECORDED ACCORDING TO LAW.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

(SEAL)

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

PARK AT WESTMINSTER, LLC

BY: _____

NAME: _____

TITLE: _____

APPROVAL OF THE BOARD OF SUPERVISORS WARRINGTON TOWNSHIP

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

THIS DAY OF _____, 20____,

CHAIRMAN _____

ATTEST: _____

SECRETARY _____

APPROVAL OF THE TOWNSHIP ENGINEER, WARRINGTON TOWNSHIP

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

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

TOWNSHIP ON THIS DAY OF _____, 20____,

TOWNSHIP ENGINEER _____ P.E.

WITNESS _____ (DATE)

APPROVAL OF THE WARRINGTON TOWNSHIP PLANNING COMMISSION OR PLANNING DEPARTMENT

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

DAY OF _____, 20____,

SECRETARY _____ CHAIRMAN _____

TOWNSHIP WAIVER OF RESPONSIBILITY

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

CHAIRMAN, BOARD OF SUPERVISORS

PROFESSIONAL ENGINEER CERTIFICATION

I, WAYNE R. KIEFFER, P.E.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 _____

BUCKS COUNTY PLANNING COMMISSION

B.C.P.C. FILE # _____

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

CERTIFIED THIS DATE _____

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

RECORDER OF DEEDS NOTATION

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

PLAN BOOK _____, PAGE _____ ON THE _____ DAY OF _____, 20____

CONDITIONAL USE APPROVAL

THE WARRINGTON TOWNSHIP BOARD OF SUPERVISORS GRANTED CONDITIONAL USE APPROVAL TO CONSTRUCT A
MID-RISE APARTMENT BUILDING AT 600 VALLEY ROAD, T.M.P. 50-035-016 IN COMPLIANCE WITH 370-417.C
OF THE TOWNSHIP ZONING ORDINANCE ON NOVEMBER 14, 2023.

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, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND
SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT
OF R. L. SHOWALTER & ASSOCIATES, INC. OR THEIR USE FOR ANY PURPOSE OTHER THAN
THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF
USED FOR OTHER THAN THIS PROJECT OR OTHER THAN FOR THE PURPOSE FOR WHICH
THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING
THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER &
ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND
EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING
REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS) ARISING AS THE RESULT OF SUCH
USE, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE
NEGLECT OR OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.

R. L. SHOWALTER AND ASSOCIATES,
INC. ALL RIGHTS RESERVED.

NO.	DATE	COMMENT
REVISIONS		

PARK AT WESTMINSTER

OVERALL SITE PLAN

R. L. Showalter
& Associates, Inc.

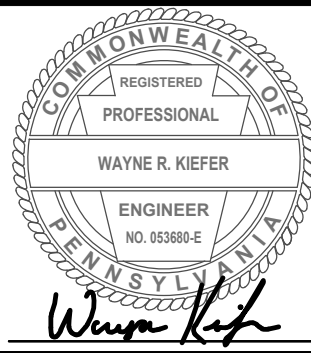


Engineering • Planning • Surveying •

116 East Butler Avenue
Chalfont, PA 18914

(215) 822-2990

FAX (215) 822-5684

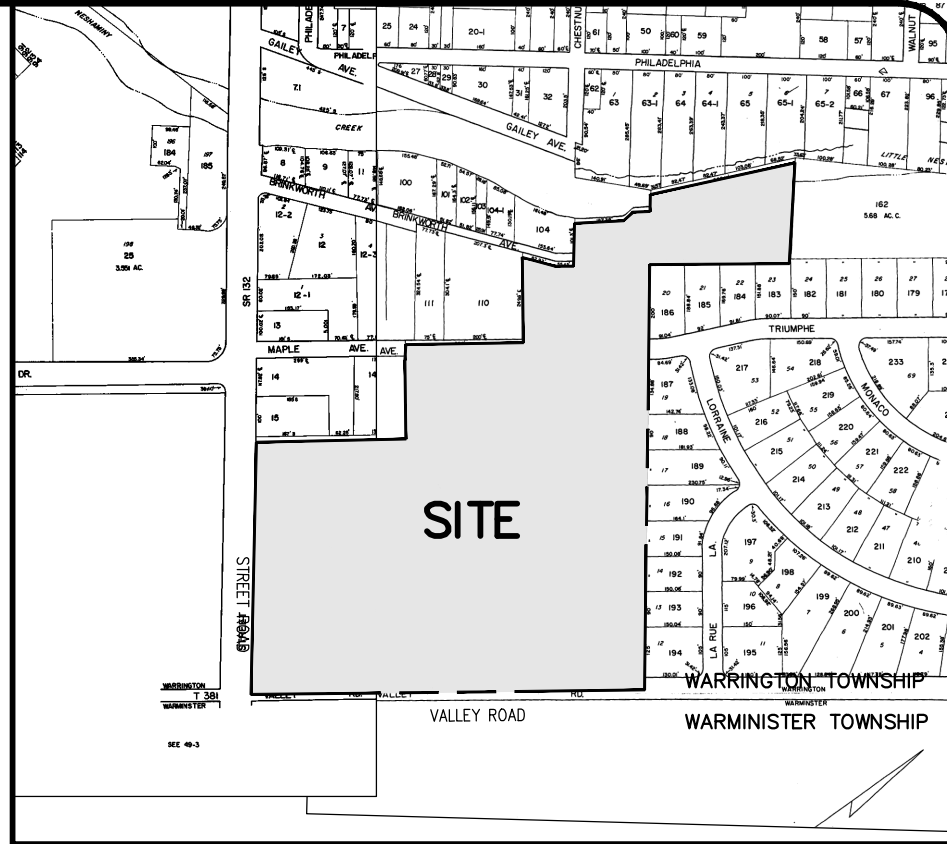


SCALE: 1"=80'
DATE: 6/26/2026
JOB NO.: 2004-68
DRAWN BY: LAZ
CHECKED BY: WK

SITUATE: WARRINGTON TOWNSHIP
BUCKS COUNTY, PA
PREPARED FOR:
PARK AT WESTMINSTER, LP
309 YORK RD., SUITE 211
JENKINTOWN, PA 19046-3210

SHEET

1 OF 16



LOCATION MAP

SCALE 1" = 500'

SITE OWNER

PARK AT WESTMINSTER, LP
600 VALLEY ROAD
WARRINGTON, PA 18976-2261

SITE DATA

600 VALLEY RD
WARRINGTON 18976-2261
TMP# 50-035-016

- PROPERTY BOUNDARY AND EXISTING FEATURES FROM A
PLAN TITLED "ALTA/ASCM LAND TITLE SURVEY OF
WESTMINSTER APARTMENTS 600 VALLEY ROAD" PREPARED
BY TEI CONSULTING ENGINEERS, INC. DATED FEBRUARY 9,
2011.
- FLOODPLAIN AND FLOODWAY LIMITS PER FEMA MAP
42017C0382J EFFECTIVE 03/16/2015.

ZONING DATA

ZONING DISTRICT: CR COMMERCIAL RESIDENTIAL DISTRICT

EXISTING USE: B9 MIDRISE APARTMENT

PROPOSED USE: B9 MIDRISE APARTMENT

USE B9 PERMITTED BY CONDITIONAL USE

	REQUIRED/ ALLOWABLE	EXISTING	PROPOSED
MINIMUM LOT AREA:	20 AC.	21.182 AC.	21.182 AC.
MINIMUM LOT WIDTH:	500'	592'	592'
MAXIMUM BUILDING HEIGHT:	65'	60'	35' (NEW)
MIN. BUILDING SETBACKS:			
FRONT:	100'	*98'	*98'
SIDE:	75'	*74'	*74'
REAR:	65'	95'	95'
MIN. BUILDING SEPARATION:			
BUILDINGS < 35':	30'	N/A	30'
BUILDINGS > 35':	80'	101'	101'
MAX. BLDG. LENGTH: (FACING A STREET)	200'	193'	193'
MAX. BLDG. COVERAGE:	10%	(SEE BELOW)	(SEE BELOW)
MAX. IMP. SURFACE:	55%	(SEE BELOW)	(SEE BELOW)
REQUIRED OPEN SPACE:	45%	65%	62%
MAX. DENSITY (DU/AC)	14	12.75 (270)	14.07 (298)

* EXISTING NON-CONFORMITY

OFF STREET PARKING REQUIREMENTS

(370-417.4.2.1 - MIDRISE APARTMENTS)

	UNITS	REQUIRED SPACES	EXISTING SPACES	PROPOSED SPACES
EXISTING BUILDINGS	270	405	459	438
PROPOSED BUILDING	26	39		63
TOTAL		444	459	501

1.5 SPACES REQUIRED PER UNIT

IMPERVIOUS SURFACE CALCULATIONS

	TOTAL PRE- DEV. IMP. (SF)	IMP. TO BE REMOVED (SF)	EXIST. IMP. TO REMAIN (SF)	PROPOSED IMP. (SF)	TOTAL POST DEV. IMP. (SF)
BUILDINGS	61,361	359	61,002	17,001	78,003
PAVING	238,921	19,549	219,372	20,302	239,674
CONCRETE WALKS	27,853	8,455	19,398	22,901	42,299
			0	0	0
			0	0	0
TOTAL IMPERVIOUS AREA:	328,135	28,363	299,772	60,204	359,976
TOTAL LOT AREA(NET):	922,688				
BUILDING RATIO:	7%				8%
TOTAL IMP. RATIO:	36%				39%

GRAPHIC SCALE



(IN FEET)

1 inch = 80 ft.



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

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

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

Michael A. Roedig
Executive Director

MEMORANDUM

To: Warwick Township Board of Supervisors
Warwick Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 3, 2026

Subject: BCPC #13143
Preliminary Plan of Land Development for 1990 York Road
TMP #51-3-86
Applicant: Altomonte's Italian Markets
Owner: Same
Plan Dated: July 8, 2026
Date Received: July 14, 2026

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

GENERAL INFORMATION

Proposal: Construct an 8,500-square-foot building, to be used as a market, as part of a redevelopment plan for a 3.04-acre parcel. The existing 4,500-square-foot light industrial building will remain for potential retail development in the future, while the existing restaurant, single-family dwelling, apartment building, storage building, and all associated parking and landscaping will be removed. A total of 76 parking spaces is proposed. The site will be served by public water and sewer facilities.

Location: The site is located along the western side of Route 263, approximately 460 feet north of the intersection of Meyer Way and Route 263.

Zoning: The C-1 Local-Commercial District permits retail uses by right, with a minimum lot area of 10,000 square feet, a minimum lot width of 100 feet, a minimum rear yard setback of 20 percent of the lot depth, and minimum buffer yard widths of 25 feet abutting an arterial roadway and 50 feet abutting a residential use. The permitted maximum building coverage and impervious surface ratio are 55 and 70 percent, respectively.

The plan indicates existing nonconformities with respect to the minimum rear yard setback, minimum buffer to arterial (inclusive of yards), and minimum buffer to residential, all of which will either remain or be reduced.



The plan indicates that the zoning hearing board granted relief from the following zoning ordinance provisions on March 3, 2026:

Section 195-60.D.(2)

to permit a woodland resource protection ratio of 57 percent for non-environmentally sensitive woodland areas, where 80 percent protection is required

Sections 195-45.C., 195-16.G.(3)(a) and 195-63

to continue the existing nonconforming condition to permit parking and paving within the required buffer yard along the southern property line abutting residential uses, and/or to reduce the buffer width and landscaping requirements due to existing conditions

The above variances were granted based on the following conditions:

- the applicant shall remove the deciduous trees and plant evergreens along the southern property line with the Goddard School from York Road to the rear parking spaces
- the applicant will move the proposed loading dock to the northwest corner of the proposed building

Present Use: Commercial, contractor's office, residential

COMMENTS

We reviewed a sketch plan for this site in December of 2025 (BCPC #13143, dated December 4, 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. Requested waivers

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

Section 163-13

to not require an educational impact study and an impact assessment; the application indicates that the commercial redevelopment of the property and nature of the project will have no greater impact than the existing uses on the property

Section 163-39.D.

to permit more than 12 parking spaces in a row; the application indicates a maximum of 16 spaces are proposed in a row so that parking requirements can be met and for compliance with a condition of the zoning hearing board to place the loading area for the proposed market on the north side of the building

Section 163-39.J.

to permit parking within 15 feet of the ultimate right-of-way line of Route 263; the application indicates the proposed parking setback is 12 feet 3 inches from the ultimate right-of-way of Route 263, which is an improved condition

Section 163-51.3.D.

to not provide all of the required street trees along York Road; the application indicates that there is not enough room to provide all the required street trees due to buffer requirements

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

Section 157-12.B.4.

to allow Rain Garden SCM–1 to drain in less than 24 hours; the application indicates the rain garden is managing a small area and does not manage a significant volume of water

Section 157-16.B.(2)(h)[1]

to allow a storm sewer pipe diameter to be less than 18 inches; the application indicates the culvert below the pedestrian trail is proposed to be 12 inches in diameter and calculations are provided confirming the pipe has capacity to convey the stormwater runoff draining to it

Section 157-17.A.6.

to allow grading within 5 feet of property lines; the application indicates that the existing buffer along the southern lot line is being replaced with evergreen plantings and streetscape improvements are proposed within the York Road ultimate right-of-way

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

The final plan should note all granted waivers.

2. **Transportation**

- a. **Parking near northern entrance**—We recommend that the applicant consider eliminating or relocating some of the parking spaces on the ingress side of the northern access to reduce possible conflicts with vehicles entering the site.
- b. **Access width**—To facilitate the safe and efficient operation of access driveways 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 at the northern driveway on Route 263. 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.
- c. **Turning templates**—Sheet 15 shows truck turning templates for an aerial fire truck and a refuse truck. We recommend that turning templates be provided for the largest delivery vehicles intended to access the site. Turning templates for delivery vehicles should show that all truck movements can be made without driving over curbs and without encroaching on opposing traffic both in the driveway and in the state road.
- d. **Americans with Disabilities Act (ADA) requirements**—We recommend that the plan provide ADA-compliant facilities on the egress side of the southern driveway access.
- e. **Permeable pavement**—We recommend the applicant consider using pervious pavement on the site to lower the amount of proposed impervious coverage.
3. **Corridor Overlay District**—The subject property is located within the Corridor Overlay District. Section 163-51.3. of the SALDO specifies overlay district supplemental regulations which shall apply in addition to all other applicable regulations of the zoning and subdivision and land development

ordinances. Standards are established for elements such as prototypical design, landscaping, parking, pedestrian circulation, lighting, and streetscape and green areas to ensure that new development reflects and enhances the visual, historic, and cultural character of the township. Future plans should show compliance with the Corridor Overlay District standards.

4. **Sustainability**—Given the increase in impervious surface for this project as well as the flat roofs of the existing building and addition, we recommend that the applicant consider the incorporation of green roofs, solar panels, or green building certifications such as LEED into their plan. Financial assistance is also available through Bucks County's C-PACE program, which provides low-interest loans to businesses for the installation of renewable energy systems.¹ The C-PACE program creates a financing tool for energy efficiency, renewable energy, and water conservation projects that result in consumption and cost savings for commercial, agricultural, and industrial properties.
5. **Landscape architect**—We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.
6. **Editorial**—Within the Utility Notes on Sheet 6, the word "staring" should be replaced with the word "starting" in note #10.
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 September 2, 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.

SN:emh
26-0198

cc: Vincent Grispingo, Altomonte's Italian Market (via email)
Jason Korczak, PE, Holmes Cunningham Engineering (via email)
Kellie A. McGowan, Esq., Obermayer (via email)
Michele Fountain, PE, ARRO Consulting, Township Engineer (via email)
Michael Martin, Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)
Kyle Seckinger, MPA, Township Manager (via email)
Brandy McKeever, BCO, CZO, Director of Planning and Zoning (via email)
Thomas Jones, CZO, Township Zoning Officer (via email)

¹ https://www.pacpacecounties.org/wp-content/uploads/sites/5/2020/10/PA-C_PACE-Program-Guidelines-Final-20210914_Bucks.pdf

LEGEND

- PROPERTY LINE
- - - LEGAL RIGHT-OF-WAY
- - - ULTIMATE RIGHT-OF-WAY
- - - EXISTING CONTOUR
[] PROPOSED DWELLING
[] PROPOSED CONCRETE
- - - BUFFER LINE
- - - SETBACK LINE
[] EXISTING WOODLANDS
[] WOODLANDS TO REMAIN

APPLICANT/EQUITABLE OWNER
ALTOMONTE ENT. LTD.
1020 THOMAS DRIVE
WARMINSTER, PA 18974

APPROVAL OF THE WARWICK TOWNSHIP PLANNING COMMISSION
THIS LAND DEVELOPMENT PLAN WAS APPROVED BY THE WARWICK TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____ 20____

ATTEST:

(SECRETARY) (CHAIRMAN)

APPROVAL OF THE BOARD OF SUPERVISORS OF WARWICK TOWNSHIP
THIS LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF WARWICK TOWNSHIP THIS _____ DAY OF _____ 20____

(CHAIRMAN)

ATTEST:

(TOWNSHIP SECRETARY)

APPROVAL OF THE TOWNSHIP ENGINEER, WARWICK TOWNSHIP
THIS LAND DEVELOPMENT PLAN WAS APPROVED BY _____ P.E., THE APPOINTED TOWNSHIP ENGINEER FOR WARWICK TOWNSHIP ON THIS _____ DAY OF _____ 20____

(TOWNSHIP ENGINEER)

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

ATTEST:

CHAIRMAN, BOARD OF SUPERVISORS SECRETARY (SEAL)

CERTIFICATION OF REVIEW BY THE BUCKS COUNTY PLANNING COMMISSION - BCPC #
THIS LAND DEVELOPMENT PLAN WAS REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 20____

EXECUTIVE DIRECTOR

CERTIFICATION FOR RECORDING
THIS LAND DEVELOPMENT PLAN WAS RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR BUCKS COUNTY, AT DOYLESTOWN, PENNSYLVANIA ON THIS _____ DAY OF _____ 20____

RECORDER OF DEEDS

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

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

ROBERT CUNNINGHAM, P.E.
PENNSYLVANIA LICENSE NO. PA076424

OWNER'S CERTIFICATION OF INTENT
KNOW ALL MEN BY THESE PRESENTS, THAT _____ A LIMITED LIABILITY COMPANY OF THE COMMONWEALTH OF PENNSYLVANIA, DOES HEREBY ADOPT THIS AS ITS LAND DEVELOPMENT PLAN OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF WARWICK, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERSE ADVANTAGES ACCORDING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL DRIVES, ROADS, STREETS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS; AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN BY THE TOWNSHIP OF WARWICK AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE TOWNSHIP OF WARWICK AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA OR THE TOWNSHIP OF WARWICK, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS, DOES RELEASE AND FOREVER DISCHARGE SAID TOWNSHIP OF WARWICK, ITS SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED AND ANY SLOPES REQUIRED FOR THE SUPPORT AND MAINTENANCE THEREOF ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON _____ ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

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

BY:

STATE OF PENNSYLVANIA
COUNTY OF BUCKS

ON THIS THE _____ DAY OF _____ 20____ BEFORE ME _____ (NOTARY), THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ (OFFICER), OF _____ (COMPANY), A CORPORATION, AND THAT SHE AS SUCH _____ (TITLE) OF _____ (COMPANY), BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THERE IN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HERSELF AS _____ (TITLE) . IN WITNESS WHEREOF, I HERE UNTO SET MY HAND AND OFFICIAL SEAL.

(NOTARY SIGNATURE)

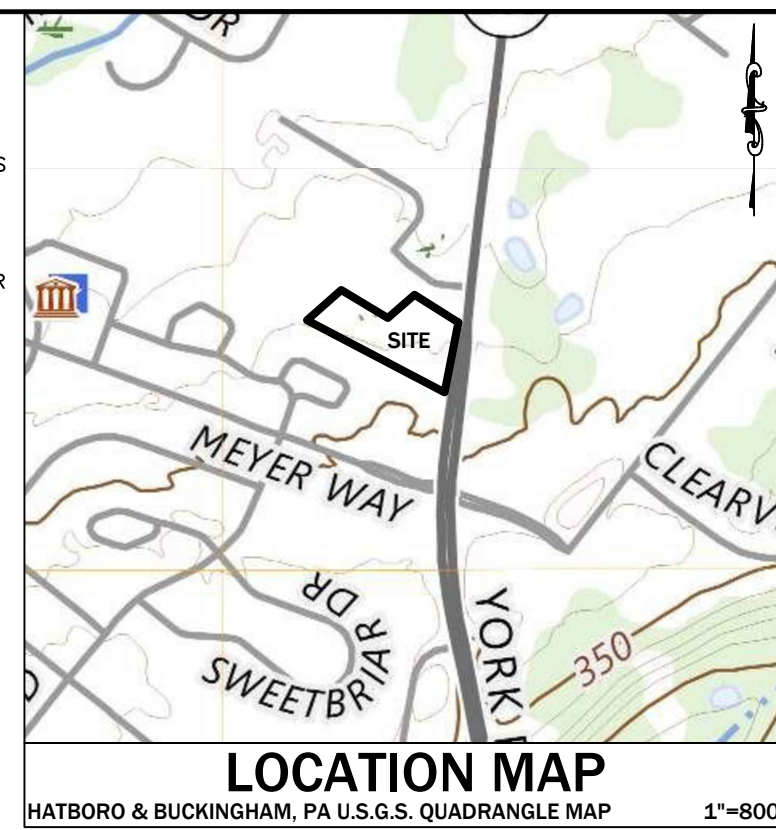
(SEAL)

CERTIFICATION OF MORTGAGE STATUS
WE, _____ OWNER OF TAX PARCELS 51-003-086, DO HEREBY CERTIFY THERE IS NO MORTGAGE, LEIN, OR ENCUMBRANCE AGAINST THIS PROPERTY.

BY:

NOTES:

- EXISTING CONDITIONS SHOWN ARE FROM A FIELD SURVEY TITLED "PLAN OF BOUNDARY & TOPOGRAPHY" BY CARROLL ENGINEERING CORPORATION, LAST REVISED IN DECEMBER 2025.
- LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE GROUND OBSERVATION AT THE SITE. COMPLETENESS OR ACCURACY OF LOCATION CAN NOT BE GUARANTEED.
- MAJORITY OF THE PROPERTY RESIDES IN FLOOD HAZARD AREA ZONE X-UNSHADED, (AREA OF MINIMAL FLOOD HAZARD), WITH SMALL PORTIONS IN THE REAR OF THE PROPERTY RESIDING IN ZONE X-SHADED, (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), PER FIRM #42017C0402J TOWNSHIP OF WARWICK, EFFECTIVE MARCH 16, 2015.
- THE SITE IS CURRENTLY ZONED C1 - LOCAL COMMERCIAL DISTRICT IN THE TOWNSHIP OF WARWICK.
- ALL STRUCTURAL ELEMENTS SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP AS PART OF THE BUILDING PERMIT PROCESS.
- THE ULTIMATE RIGHT-OF-WAY ALONG YORK ROAD IS OFFERED TO WARWICK TOWNSHIP.



ZONING TABLE - Warwick Township

C-1 Local Commercial District			
ITEM	PERMITTED	PROPOSED	ORDINANCE SECTION
Land Use:	G3 Retail		§195-44.B
Max. Building Height	35 FT	<35 FT	§195-45.A
Min. Lot Area	10,000 SF	119,762 SF	§195-45.B
Min. Lot Width at Building Setback	100 FT	299.2 FT	§195-45.B
Max. Building Coverage	55%	10.9%	§195-45.B
Max. Impervious Surface	70%	46.5%	§195-45.B
Min. Front Yard Setback	35 FT	84.6 FT	§195-45.B
Min. Side Yard Setback	12 FT	13.4 FT	§195-45.B
Min. Rear Yard Setback	20% of Lot Depth (111.5 FT; 45.3 FT)	278.4 FT; 42.3 FT (NC)	§195-45.B
Min. Parking	See Table		§195-16.H.3
Min. Buffer To Arterial (inclusive of yards)	Class A - 25 FT	12.3 FT (NC)	195-63; Table 1
Min. Buffer To Residential	50 FT	7.2 FT (NC)	195-45.C

(NC) Existing Nonconformity to remain or be reduced

PARKING TABLE

Use		Units	Required Spaces
G3 Retail	1 Space per 200 SF Total Floor Area plus 1 per Two Employees	13,000 16	65 8
Total Parking Required			73
Total Parking Provided			76

Parking: one off-street parking space for each 200 square feet of total floor area, plus one additional space for every two employees.

SITE AREA CALCULATIONS

	Area (SF)	Area (AC)
Gross Site Area	130,673	3.000
Land Within R.O.W.	10,835	0.249
Net Site Area	119,762	2.749

IMPERVIOUS COVERAGE TABLE

Cover Type	Area (SF)	Area (AC)
Existing Impervious		
Existing Buildings	10,839	0.249
Existing Driveways and Parking Areas	26,518	0.609
Existing Walkways and Patios	1,688	0.039
Total Existing Impervious	39,045	0.896
Proposed Impervious		
Existing Building to Remain	4,500	0.103
Proposed Building	8,500	0.195
Proposed Driveways	40,920	0.939
Proposed Walkways/Pad	6,884	0.158
Total Proposed Impervious	60,804	1.396
Impervious Coverage (%)		46.5%
Building Coverage (%)		10.9%
Floor Area Ratio (%)		11.3%

VARIANCES GRANTED FROM THE WARWICK TOWNSHIP ZONING HEARING BOARD ON 03/03/2026:

DOCKET 26-01
§ 195-60.(2) - A VARIANCE TO PERMIT A WOODLAND RESOURCE PROTECTION RATIO OF 57% FOR NON-ENVIRONMENTALLY SENSITIVE WOODLAND AREAS, WHERE 80% PROTECTION IS REQUIRED.

§195-45.C, 195-16.G(3)(A) AND 195-63 - A VARIANCE TO CONTINUE THE EXISTING NON-CONFORMING CONDITION TO PERMIT PARKING AND PAVING WITHIN THE REQUIRED BUFFER YARD ALONG THE SOUTHERN PROPERTY LINE ABUTTING RESIDENTIAL USES, AND/OR TO REDUCE THE BUFFER WIDTH AND LANDSCAPING REQUIREMENTS DUE TO EXISTING CONDITIONS.

WAIVERS REQUESTED FROM THE WARWICK TOWNSHIP BOARD OF SUPERVISORS:

§157-12.B.4 - A WAIVER TO ALLOW RAIN GARDEN SCM-1 TO DRAIN IN LESS THAN 24 HOURS.

§157-16.B.(2)(h)(1) - A WAIVER TO ALLOW STORM SEWER PIPE DIAMETER TO BE LESS THAN 18".

§157-17.A.6 - A WAIVER TO ALLOW GRADING WITHIN FIVE (5) FEET FROM THE STOUT DRIVE RIGHT-OF-WAY LINE AND SOUTHWESTERN PROPERTY LINE.

§163-13 - A WAIVER FROM THE REQUIREMENT OF PROVIDING AN EDUCATIONAL IMPACT STUDY AND AN IMPACT ASSESSMENT.

§163-39.D - A WAIVER TO PERMIT MORE THAN 12 PARKING SPACES WITHIN ROWS OF PARKING.

§163-39.J - A WAIVER TO PERMIT PARKING WITHIN 15 FEET FROM THE ULTIMATE RIGHT-OF-WAY LINE OF YORK ROAD.

§163-51.3.D - A WAIVER TO FROM PROVIDING ALL OF THE REQUIRED STREET TREES ALONG YORK ROAD.

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

ENGINEERING

REVISIONS

Description	Date
3 PENNSYLVANIA LAW REQUIRES 3 REVISIONS FOR ALL PROJECTS IN CONSTRUCTION PHASE AND 10 REVISIONS FOR ALL PROJECTS IN WORKING PHASE. STOP & CALL Pennsylvania One 1-800-262-1776 [20221203035]	

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 REVISIONS FOR ALL PROJECTS IN CONSTRUCTION PHASE AND 10 REVISIONS FOR ALL PROJECTS IN WORKING PHASE. STOP & CALL
Pennsylvania One
1-800-262-1776
[20221203035]

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

1990 YORK ROAD
TP# 51-003-086
WARWICK TOWNSHIP, BUCKS COUNTY, PA

SITE PLAN

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

File No.
2168_C1.0_Site.dwg

Date	07/08/2026
Scale	1"=30'
HCE Job	2172
Designed	JK
Sheet	4 of 15

Drawing No.
C1.0



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

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

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

Michael A. Roedig
Executive Director

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: August 21, 2026

Subject: BCPC #13035-A
Final Plan of Subdivision for Guerst Property
TMP #52-3-129
Applicant: Vicki L. Guerst, et al.
Owner: Same
Plan Dated: February 19, 2026
Date Received: July 20, 2026

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

GENERAL INFORMATION

Proposal: Subdivide a 59-acre parcel into two lots. Lot 1 (4 acres) is proposed to contain an 1,800-square-foot single-family dwelling, and Lot 2 (55.0217 acres) is a non-building lot with environmental constraints, including steep slopes and woodlands. Individual on-lot water and sewer are proposed to serve the site.

Location: Along the east side of Schukraft Road, northeast of the intersection of Allentown Road and Schukraft Road.

Zoning: The RC Residential Conservation District permits use B-1 Single Family-Detached Dwellings with a minimum lot area of 1.8 acres and a maximum impervious surface ratio of 10 percent.

Present Use: Agricultural and residential

COMMENTS

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

Section 365-28.H.



from providing prospective street/lot layouts for the entire tract. The applicant states that Lot 2 will be preserved from additional subdivision so a waiver from this section is being requested.

Section 365-30.L.

from the required lot depth to lot width ratio for proposed Lot 1. The applicant indicates the configuration of Lot 1 was agreed upon by the parties involved with this application to limit the encroachment into the steeper slopes of Lot 2.

Section 365-39

from installing curbs along Allentown Road.

Section 365-40

from installing sidewalks and bicycle/pedestrian paths due to the minor nature of the proposal.

Section 365-41

from providing required landscaping and street trees. The applicant indicates most of the frontage of Lot 1 will remain wooded, therefore, a waiver is being requested from providing additional plantings.

Section 365-52

from providing lighting for the site. The applicant states there is no street lighting within the area of Lot 1 so a waiver is being requested.

Section 365-32.D.

from expanding the existing cartway width on Schukraft Road from approximately 20 feet to the required 28 feet. The applicant is requesting this waiver due to the minor nature of the proposal.

Sections 365-44, 365-15 and 365-16

the applicant is requesting a deferral from designing stormwater management facilities and obtaining approval from the Bucks County Conservation District until submission of the building permit application, when the full design of the building and site improvements will be provided.

Section 365-18.B.(1)

to allow a plan scale of 1-inch equals 120 feet in lieu of the required scale of 1-inch equals 50 feet due to the size of the lot.

Section 512.1.(b) of the Pennsylvania Municipalities Planning Code requires applicants to state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the ordinance sections involved, and the minimum modification necessary. The final plan should note all granted waivers.

2. **Driveway location**—The plan appears to show the proposed driveway for Lot 1 within 5 feet of the side lot line. Section 365-38.A.(3) of the SALDO requires all driveways serving single-family dwellings to be located at least 5 feet from any side or rear lot line. The plan should be revised to demonstrate compliance with this requirement, or a waiver should be sought by the applicant.
3. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DM:tmr
26-0204

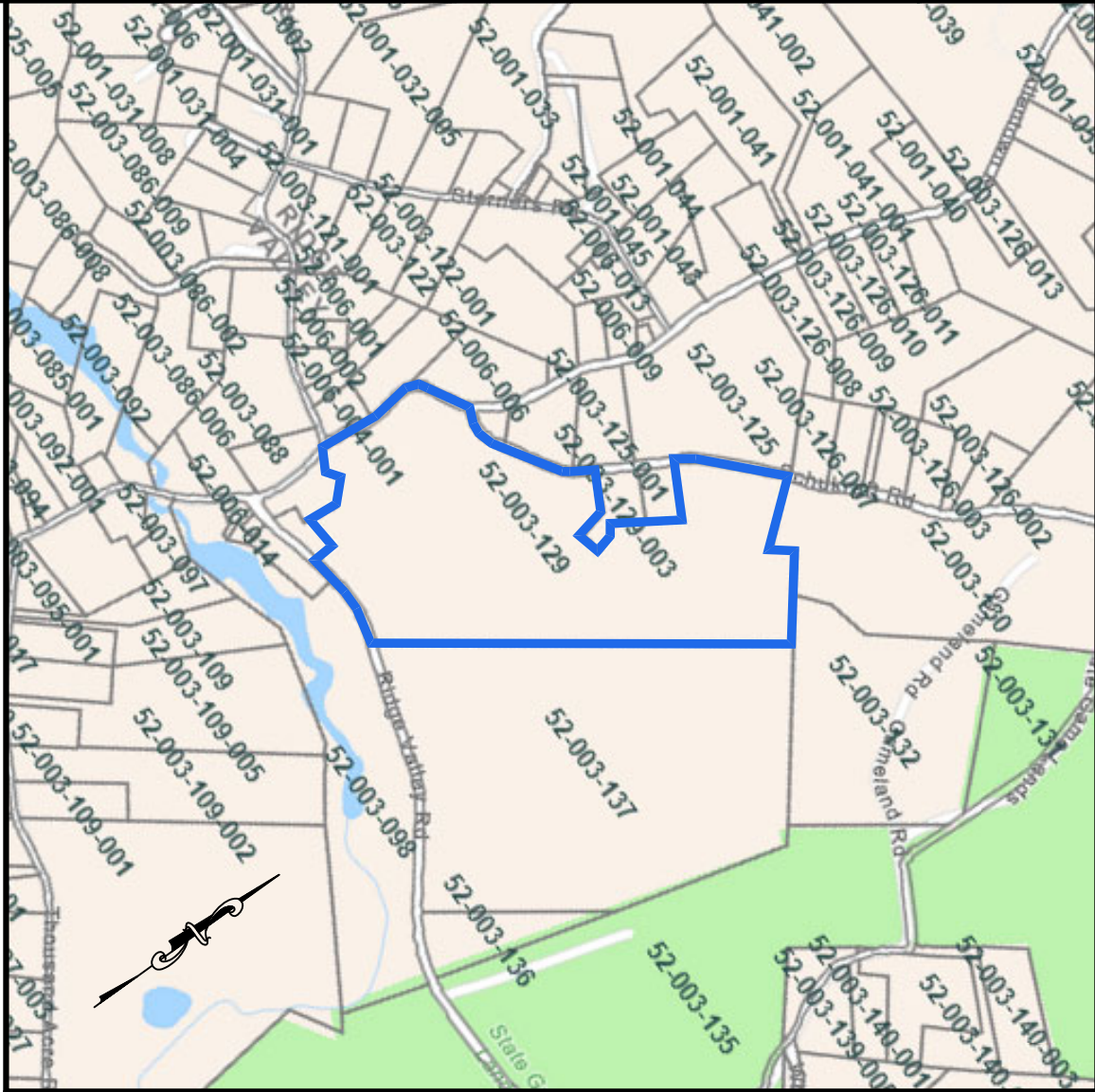
cc: Vicki L. Guenst, et al. (via email)
Scott McMackin, PE, Cowan Associates, Inc. (via email)
Steve Baluh, PE, Wynn Associates, Inc., Township Engineer (via email)
Greg Lippincott, Township Manager (via email)

SOILS LOG									
SOILS LOG SYMBOL	TYPE	SLOPES	LANDFORM	DEPTH TO RESTRICTIVE FEATURES	DRAINAGE CLASS	DEPTH TO HIGH WATER TABLE	AVAILABLE WATER CAPACITY	HYDROLOGIC SOIL GROUP	FARMLAND CLASSIFICATION
MmB	MOUNT LUCAN SILT LOAM	3%-8%	HILLSLOPES	80"	MODERATELY WELL DRAINED	12"-30"	MODERATE	C	PRIME FARMLAND
MmD	MOUNT LUCAN SILT LOAM, EXTREMELY STONY	0%-8%	HILLSLOPES	48"-90" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	6"-36"	MODERATE	C/D	NOT PRIME FARMLAND
NmB	TOWHEE SILT LOAM	3%-8%	DEPRESSIONS	48"-94" TO LITHIC BEDROCK	POORLY DRAINED	0"-4"	LOW	C/D	NOT PRIME FARMLAND
NmF	TOWHEE SILT LOAM, EXTREMELY STONY	0%-8%	DEPRESSIONS	48"-94" TO LITHIC BEDROCK	POORLY DRAINED	0"-4"	LOW	C/D	NOT PRIME FARMLAND
TmB	TOWHEE SILT LOAM, EXTREMELY STONY	0%-8%	DEPRESSIONS	48"-94" TO LITHIC BEDROCK	POORLY DRAINED	0"-4"	LOW	C/D	NOT PRIME FARMLAND

SOILS INFORMATION SHOWN ON THE PLAN WAS TAKEN FROM THE U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, SOIL SURVEY WEB SITE ON JULY 25, 2025.

NATURAL RESOURCE TABLE							
RESOURCE	TOTAL RESOURCE	ALLOWABLE DISTURBANCE	PROPOSED DISTURBANCE TOTAL	TOTAL RESOURCE LOT 1	PROPOSED DISTURBANCE LOT 1	TOTAL RESOURCE LOT 2	PROPOSED DISTURBANCE LOT 2
FLOOD PLAINS	0	0	0	0	0	0	0
WATERCOURSES OR STREAMS	0	0	0	0	0	0	0
LAKES, PONDS, WETLANDS	0	0	0	0	0	0	0
WETLANDS BUFFER	0	0	0	0	0	0	0
26%+ SLOPES	3.7760 ACRES	15%	0	0.0084 ACRE	0	3.7696 ACRES	0
16%-25% SLOPES	6.6160 ACRES	30%	0	0.0329 ACRE	0	6.5831 ACRES	0
12%-15% SLOPES	6.8380 ACRES	40%	0	0.0474 ACRE	0	6.7906 ACRES	0
WOODLANDS	55.4449 ACRES	40%	1.3% (0.7676 ACRE)	3.7204 ACRES	20.6% (0.7676 ACRE)	51.7245 ACRES	0
PROTECTED FARMLAND SOILS							
FARM SUBDIVISION	0	20%	0	0	0	0	0
AGRICULTURAL CONSERVATION	0	50%	0	0	0	0	0

ZONING COMPLIANCE CHART			
ZONING INFORMATION: DISTRICT = RC RESIDENTIAL CONSERVATION USE = B1 SINGLE FAMILY DETACHED			
ZONING REGULATION	REQUIRED	LOT NO. 1	LOT NO. 2
MIN. LOT AREA	1.8 ACRE	3.7839 ACRES (NET)	53.0667 ACRES (NET)
MIN. LOT WIDTH	150 FT.	436.9 FT.	613.0 FT.
MAX. IMPERVIOUS COVERAGE	10%	2.62% (4,325 SQ. FT.)	0
MAX. BUILDING HEIGHT	35 FT.	< 35 FT.	< 35 FT.
FRONT YARD	50 FT.	113.0 FT.	0
SIDE YARD	35 FT.	73.0 FT.	0
REAR YARD	50 FT.	251.7 FT.	0



LOCATION MAP
1"=1000'
1 inch = 1000 ft.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS:

ON THE _____ DAY OF _____, 2023, 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/OR LOTS SHOWN THEREOF, SITUATE IN WEST ROCKHILL TOWNSHIP, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRES THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES: _____

I, VICKI L. GUENST, HAVE LAID OUT UPON MY LAND SITUATE IN WEST ROCKHILL TOWNSHIP, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THE ACCOMPANYING PLAN, WHICH IS INTENDED TO BE RECORDED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

VICKI L. GUENST

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED ON JUNE 1, 2022; THAT ALL MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY OR EASEMENTS EXIST EXCEPT AS SHOWN HEREIN.

TODD R. MYERS, P.L.S. _____ DATE _____

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

CHAIRMAN _____ SECRETARY _____

APPROVED BY THE WEST ROCKHILL TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 2026.

CHAIRMAN _____ SECRETARY _____

REVIEWED BY THE WEST ROCKHILL TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2026.

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

RECORDER OF DEEDS _____

BCPC NO. XXXXX

- GENERAL NOTES
- OWNER: VICKI L. GUENST, MELISSA & SHERI C. ZUBER, JESSICA M. KELLNER, & KIM D. ORIORDAN
C/O VICKI L. GUENST
2305 SCHUKRAFT ROAD
QUAKERTOWN, PA 18951
 - SITE INFO: TMP 52-003-129
INSTRUMENT #2025033552
AREA: 2,570,986.17 SQ. FT. (GROSS)
59.0218 ACRES
2,476,416.28 SQ. FT. (NET)
58.8509 ACRES
 - ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008.
 - THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.
 - THIS PLAN DEPICTS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY WERE SURVEYED AND DESIGNED DURING THE TIME OF PLAN PREPARATION, AND INCLUDING THE LAST REVISION DATE. BY THE TIME CONSTRUCTION OCCURS, THE CONDITION OF THE SITE MAY HAVE CHANGED FROM WHAT IS DEPICTED ON THE PLAN, AS SUCH, THERE IS NO EXPRESSED OR IMPLIED REPRESENTATION THAT THE INFORMATION SHOWN IS TO BE CONSIDERED "AS BUILT" AT THE TIME OF CONSTRUCTION.
 - SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPPING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY PERFORMING A FIELD EXPLORATION.
 - THIS BOUNDARY PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT, AND PLAN PREPARER ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR COVENANTS.
 - SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES.
 - DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE PLANS.
 - THE SITE IS NOT WITHIN WETLANDS PER NATIONAL WETLANDS INVENTORY.
 - THERE ARE NO EXISTING SEPTIC SYSTEMS ON THE PROPERTY.
 - AS OF THE DATE OF THIS PLAN, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF A CONSERVATION EASEMENT. NO PORTION OF THE RESIDUAL TRACT HAS BEEN APPROVED FOR INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED UNLESS THE MUNICIPALITY AND APPROVING AGENCY HAVE APPROVED ANY REQUIRED FACILITIES PLANNING FOR THE RESIDUAL TRACT IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (55 P.S. SECTIONS 1750.1 #1 #44) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS RESIDUAL TRACT SHOULD CONTACT THE MUNICIPALITY CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT TYPE OF FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE RESULTS OR APPROVALS.
 - REFERENCE PLANS: PLAN OF LOT LINE CHANGE, TMP 52-3-129 & TMP 52-3-129-3, LAST DATED 2-13-25, AS PREPARED BY DENNIS M. LITZENBERGER, PLS.
 - APPROVAL OF THIS SUBDIVISION PLAN DOES NOT GUARANTEE PERMIT ISSUANCE FOR SEWAGE DISPOSAL.

TOTAL SITE AREA = 4.0000 ACRES
ULTIMATE RIGHT-OF-WAY = 0.2181 ACRES (ULT. R/W)
BASE SITE AREA = 3.7839 ACRES

NATURAL RESOURCE	PROTECTION RATIO	TOTAL NATURAL RESOURCE LAND (ACRES)	TOTAL RESOURCE PROTECTION LAND (ACRES)
FLOODPLAINS	1.00	0	0
STREAMS OR WATERCOURSES	1.00	0	0
LAKES OR PONDS	1.00	0	0
WETLANDS	1.00	0	0
WETLANDS BUFFER	1.00	0	0
WOODLANDS	0.80	3.6811	2.2086
12%-15% SLOPES	0.60	0	0
SLOPES 16%-25%	0.70	0.0529	0.0230
SLOPES GREATER THAN 26%	0.85	0.0094	0.0054

TOTAL LAND WITH RESOURCES 3.7204 ACRES
TOTAL RESOURCE PROTECTION LAND 2.2370 ACRES

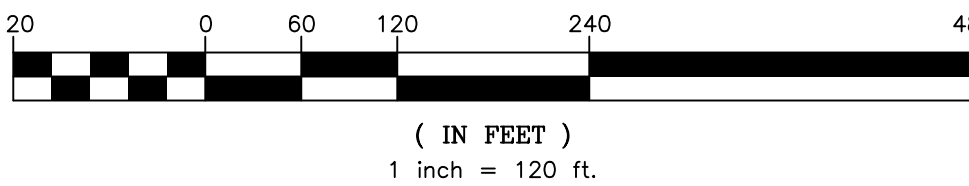
BASE SITE AREA	= 3.7839 ACRES
(X) MINIMUM OPEN SPACE RATIO	= N/A
BASE SITE AREA	= 3.7839 ACRES
(-) TOTAL RESOURCE PROTECTION LAND OR MIN. OPEN SPACE	= 2.2370 ACRES
= NET BUILDABLE SITE AREA	= 1.5469 ACRES
NET BUILDABLE SITE AREA	= 1.5469 ACRES
(X) MAXIMUM DENSITY	= 0.50
MAXIMUM NUMBER OF DWELLING UNITS	= 0.77
NET BUILDABLE SITE AREA	= 1.5469 ACRES
(X) MAX. IMPERVIOUS SURFACE RATIO	= 0.10
ALLOWABLE IMPERVIOUS SURFACE AREA	= 0.1546 ACRES

BASE SITE AREA	3.7839 ACRES
TOTAL RESOURCE PROTECTION LAND	2.2370 ACRES
NET BUILDABLE SITE AREA	1.5469 ACRES
MAXIMUM NUMBER OF DWELLING UNITS	0.77 OR 1
MAXIMUM SITE IMPERVIOUS AREA	0.1546 ACRES (6,734 SQ. FT.)

LEGEND

---	PROPERTY LINE
---	EXISTING CENTERLINE OF ROADWAY
---	EXISTING RIGHT-OF-WAY
---	ULTIMATE RIGHT-OF-WAY
---	ADJOINING LOT LINE
---	BUILDING SETBACK LINE
---	EXISTING EDGE OF PAVE
---	PROPOSED LOT LINE
26%+ SLOPES	26%+ STEEP SLOPES
16%-25% SLOPES	16%-25% STEEP SLOPES
12%-16% SLOPES	12%-16% STEEP SLOPES

GRAPHIC SCALE



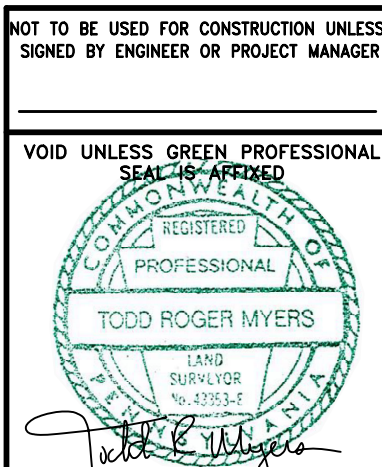
PENNSYLVANIA ONE CALL SYSTEM, INC.
925 IRWIN RUN ROAD
WEST MIFFLIN, PENNSYLVANIA
15122-1078



Know what's below
Call before you dig

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA!
CALL 1-800-242-1778
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH.
SERIAL NUMBER 20260501057

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TODD R. MYERS, P.L.S. SUC643533-E

DRAWN BY	JRL	SURVEY CHK. BY	TRM
FINAL CHK. BY	TRM	PROJECT ENGINEER	TRM
DATE	2-19-26	SCALE	1"=120'



COWAN ASSOCIATES, INC.
N.J. General Authorization No. 24628659300

PROVIDING A FULL RANGE OF CIVIL ENGINEERING & SURVEYING SERVICES	DWG. NO.	1
130 PENN-AM DRIVE P.O. BOX 949 QUAKERTOWN, PENNSYLVANIA 18951 TELEPHONE (215) 506-7075 FAX (215) 506-1582	OF	3
	JOB NO.	71895.01

Bucks County Planning Commission

Planning Module Reviews

July 25, 2026 to August 21, 2026

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
Middletown Township	Woods Meadowbrook	8217-B	26-0201	22-31-24	1-09003-508-3J
Tinicum Township	Hollow Horn Road	44-15-19	26-0220	44-15-19	1-09946-343-2



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

August 18, 2026

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

RE: Hollow Horn Road Planning Module
PaDEP Code #1-09946-343-2
BCPC #44-15-19
TMP #44-15-19
Tinicum Township, Bucks County, PA

Dear Ms. Bernard:

We have received a copy of the planning module¹ regarding the construction of a 5-bedroom home along with a 2-bedroom guest cottage and an entertainment barn on TMP #44-15-19. The site is located on Hollow Horn Road just south of Headquarters Road on the east side.

The proposed and the existing dwellings will generate wastewater flows totaling 1,400 gallons per day (4 EDUs) that will be treated on site. The proposed home will be serviced by a community conventional sand mound.

The *Tinicum Township Sewage Facilities* is the official Act 537 Plan for this portion of Tinicum Township. The proposal to construct the community conventional sand mound is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by on-lot sewage disposal and individual wells.

Component 2, Individual and Community Onlot Disposal of Sewage, is incomplete. Specifically, Section Q, Municipal Actions, has not been completed.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 2 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to

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 Tinicum 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.



Tara Bernard
August 18, 2026
Page 2

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Lynn Y. Lai', with a stylized flourish at the end.

Lynn Y. Lai, AICP
Planner

LYL:tmr
26-0220

Attachment

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



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

1-09946-343-2

BCPC #:

44-15-19

**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

Hollow Horn Road

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

1. Date plan received by county planning agency July 28, 2026
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency August 18, 2026

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

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

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

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

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

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



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

PLANNING COMMISSION:

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David R. Nyman
Edward J. Tokmajian
Tom Tosti

Michael A. Roedig
Executive Director

August 4, 2026

Frederick Ebert, President
Ebert Engineering, Inc.
4397 Skippack Pike,
P.O. Box 540
Skippack, PA 19474

RE: Woods Meadowbrook Planning Module
PaDEP Code #1-09003-508-3J
BCPC #8217-B
TMP #22-31-24
Middletown Township, Bucks County, PA

Dear Mr. Ebert:

We have received a copy of the planning module¹ regarding the construction of an age-qualified development consisting of 150 multiplex residential units and a 4,652-square-foot clubhouse on a 53.70-acre parcel (TMP #22-31-24). The proposed development is west of Township Line Road, directly north of the Villas at Shady Brook development. The site is east of Chilton Place. The proposed dwellings will generate new wastewater flows, totaling 20,000 gallons per day (80 EDUs), and will flow by public sewer through the Middletown Township sewer collection system to the Bucks County Water and Sewer Authority (BCWSA) system (via the Neshaminy Creek Interceptor) and will be treated at the Philadelphia Water Department's Northeast Water Pollution Control Plant.

The *Act 537 Sewage Facilities Plan for the Neshaminy Interceptor Service Area of Middletown Township, Bucks County, Pennsylvania* is the official Act 537 Plan for this portion of Middletown Township. The proposal to connect to the existing public sewer facility is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by connection to public sewer.

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.

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 Middletown 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.



Frederick Ebert, President

August 4, 2026

Page 2

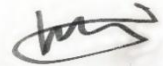
Component 3, Sewage Collection and Treatment Facilities, has sections that are incomplete. Section G. Proposed Wastewater Disposal Facilities, doesn't include the name of responsible agent, the agent signature, and the date. Section J. Chapter 94 Consistency Determination is not complete.

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Lynn Y. Lai', is written over a light blue rectangular background.

Lynn Y. Lai, AICP
Planner

LYL:emh
26-0201

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Christopher R. Hoffman, Township Manager (via email)
Act 537 file (via email)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09003-508-3J

BCPC #:
8217-B

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

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name

Farms Edge at Shady Brook

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

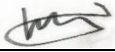
1. Date plan received by county planning agency July 14, 2026
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency August 4, 2026

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met _____
- ☒ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: Lynn Y. Lai, AICP
Title: Planner
Signature: 
Date: August 4, 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.