BUCKS COUNTY PLANNING COMMISSION MEETING

Wednesday, July 1, 2015
2:00 P.M.

Robert H. Grunmeier Room
1260 Almshouse Road
Doylestown, PA 18901

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes of June 3, 2015

4. Executive Director's Report

5. Presentation: Land Use & Transportation Study of the Cross Keys Area
   - Dave Sebastian, Senior Planner
   - Rich Brahler, Senior Transportation Planner

6. Act 247 Reviews

7. Old Business
   - August Board Meeting: Justice Center, 6th Floor Conference Room

8. New Business

9. Public Comment

10. Adjournment

Please remember to contact us at
215-345-3400 if you cannot attend. Thank you.

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING

BUCKS COUNTY PLANNING COMMISSION

Minutes of Meeting
June 3, 2015

MEMBERS PRESENT:	James J. Dowling; Raymond (Skip) W. Goodnoe; Jr.; David R. Nyman; Robert M. Pellegrino; Carol A. Pierce; Walter S. Wydro
STAFF PRESENT:	Charles T. McIlhinney; Lynn T. Bush; Timothy A. Koehler; David P. Johnson; Donna W. Byers; Debra A. Canale, Catherine I. Gauthier; Margaret A. McKevitt, David A. Sebastian; Maureen Wheatley
GUESTS:	Larry Menkes, Warminster Resident

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

2. **PLEDGE OF ALLEGIANCE**
   All rose for the pledge of allegiance.

3. **APPROVAL OF MINUTES FOR THE MEETING OF MAY 6, 2015**
   Upon motion of Mr. Nyman, seconded by Mr. Dowling, with the vote being 6-0 the motion carried to approve the minutes of the May 6, 2015 meeting as presented. There were no abstentions.

4. **EXECUTIVE DIRECTOR'S REPORT**
   The Executive Director's Report was submitted to the board prior to the meeting.

   Ms. Bush introduced and welcomed Debra Canale as the new BCPC Administrative Assistant.

   Ms. Bush reported that she attended a committee meeting with PennDOT, consulting parties, and some legislators, on the status of the Rickert Road Bridge. The bridge, which is located between Frontier and Forest roads, was closed in 2011 for structural deficiencies. There was no new timeline or new comments at the meeting, except for feedback from those favoring restoration of the bridge due to its historic character. Ms. Bush said that an engineer was hired and the Pennsylvania Historical and Museum Commission (PHMC) is now involved. The PHMC works in partnership with others to preserve natural and cultural heritage. They have been involved with the process for at least one year but have not yet made a determination.

   Discussion focused on the inconvenience and potential hazards for residents living on Rickert Road due to the bridge being out. Also discussed were Section 106 compliance/permitting, and the restoration of the historic bridge located at Route 113 and Minsi trail. Mr. Dowling asked if the Committee's concerns could be relayed to the Commissioners. Ms. Bush responded yes and updated the board on the Commissioners' involvement.

   Mr. Wydro polled the board for questions.

5. **POWERPOINT PRESENTATION: OVERVIEW OF COUNTY ECONOMIC DEVELOPMENT PROGRAMS AND PROGRESS**

Margie McKevitt, Coordinator of Economic Development and Planning Services, provided an overview on the programs and progress for economic development in Bucks County. She highlighted the Bucks2Invest program which focuses county resources on ensuring continued and expanded economic prosperity in Bucks County. As part of Bucks2Invest, the Bucks County Commissioners directed the Bucks County Industrial Development Authority to administer financing programs. Ms. McKevitt summarized the financing programs that include: Bucks Guaranteed, Bucks Rebuilt, Bucks Renewed, VC4BC (Venture Capital for Bucks County), Core Industry Fund, New Economy fund, and Taste & Tour Bucks County.

Ms. McKevitt said Bucks2Invest projects from November 2013 through May 2015 have resulted in over $38 million in private investments, nearly $5 million in loan projects, and has created 239 jobs and retained 377. She highlighted the following successful loan projects:

- Quakertown Borough—$5 million renovation project. The owner/developer of a 60,000 square foot building (occupied by Synergis) received $470,000 in low-interest loans through the New Economy Fund and Bucks Rebuilt Programs. Approximately 40 new jobs will be generated while retaining 107.

- Falls Township—$12 million renovation project repurposing a 62,500 square foot building at the former USX site in Fairless Hills. Keystone NAP received $500,000 in low-interest loans through the New Economy Fund, and a loan guaranty of $1.5 million. Approximately 100 jobs will be created.

- Sellersville Borough—Sellersville Business Campus (former Ametek site). The project is funded by a $4.5 million loan from Pennsylvania Department of Community and Economic Development for the land purchase and site preparation, and will receive approximately $200,000 in savings under the Local Economic Revitalization Tax Assistance Program (LERTA).

Ms. McKevitt provided an update on the Bucks County Municipal Economic Development Initiative. She said 34 Bucks County municipalities are participating in the program. Current projects include the Cross Keys Land Use and Transportation Study, New Britain Borough Main Street Study, Newtown Business Survey and Report, Holland and Richboro Master Plans, and the Quakertown Borough Parking Study for revitalization efforts.

Ms. McKevitt presented on the Bucks County Community College's Metal Fabrication Training Program which is a program offered to unemployed or underemployed residents through the Bucks County Commissioners' Community Development Block Grant, and helps to fill much needed positions in manufacturing companies in Bucks County. Discussion followed on partnering with Upper Bucks Technical High School and non-profit agencies.

Mr. Dowling and Mr. Wydro thanked Ms. McKevitt for her enlightening presentation.

6. **ACT 247 REVIEWS**
The reviews of June 3, 2015, were mailed to the board for their review prior to the meeting. Discussion followed on PRD ordinance requirements and Section 707 and 707(4) of the Pennsylvania Municipal Planning Code for the Sellersville Borough revised review – BCPC #9958-B.

Upon motion of Mr. Dowling, seconded by Ms. Pierce, the motion carried to approve the June 3, 2015 Act 247 reviews, including the revised review for Sellersville Borough – BCPC #9958-B. There were no abstentions.

7. **OLD BUSINESS**
Ms. Bush announced that SEPTA will be presenting at the July BCPC board meeting, and the August BCPC board meeting will be held in the 6th floor conference room of the Bucks County Justice Center.

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

9. **PUBLIC COMMENTS**
There was no public comment.

10. **ADJOURNMENT**
Mr. Wydro adjourned the meeting at 2:40 PM.

Submitted by:
Donna W. Byers, Staff Secretary

BUCKS COUNTY PLANNING COMMISSION

Executive Director's Report
June, 2015

SEPTA Presentation to BCPC Board – We have had to delay the SEPTA presentation to the Board until a later date due to scheduling issues. It will most likely be in the fall.

Sellersville Business Campus Press Conference/Ground Breaking – Last month at the BCPC meeting, you heard from Margie McKevitt on the Bucks County Industrial Development Authority project to acquire the old Ametek site in Sellersville and develop it as a business campus. The groundbreaking occurred in early June, where the plans for the six-lot business campus were shown.

Planning for the Papal Visit – September 26 and 27 – I attended two meetings on the arrangements being made for Pope Francis' visit to Philadelphia in late September. The events, logistics and security for the visit were discussed, which we will review at the BCPC meeting.

Cross Keys Study Area – Update/Municipal Officials – We will present this material to the BCPC board in July. We met with the municipal officials from the four municipalities involved.

Tax Incentives for Local Economic Development – Several of us attended a session at the DVRPC on the use of tax incentives, such as LERTA, to encourage economic development. Quakertown Borough and our County IDA were featured speakers.

New Britain Borough Public Meeting – We held a public meeting on the New Britain Borough Butler Avenue study and our progress for that.

BUCKS COUNTY PLANNING COMMISSION

Staff Report
June, 2015

PLANNING SERVICES

COMMUNITY PLANNING

> **Meeting Attendance**—Attended the regular monthly Planning Commission meetings of New Britain Borough and Buckingham Township.

> **Northampton Township Village Commercial Design Guidelines**—Continued compiling example illustrations and photos.

> **Richboro Village Master Plan**—Compiled results from Resident Survey. Developed a draft "Vision and Principles" for the future of Richboro.

> **Tinicum Township Comprehensive Plan**—Corrected factual errors and made editorial corrections. Developed cover design and continued document desktop publishing.

> **West Rockhill Township Almont Village Plan**—Continued draft revisions and editing. Continued map revisions.

> **Cross Keys Study**—Provided a presentation to municipal officials of an update of the study and future activities. Continued narrative production for the Land Use and Zoning, and Economic Development Conditions sections.

> **New Britain Borough Main Street Plan**—Conducted a public meeting to present and gather input on the streetscape and redevelopment plans for Butler Avenue.

> **Lower Makefield Township Master Plan Update**—Continued preparing a presentation of the Plan Update for a future Board of Supervisors' public hearing on the document.

> **Plumsteadville Village Plan**—Attended a meeting of the Plumsteadville Village Committee to present a concept map showing streetscape improvements and other village improvement features. The Committee's comments and suggestions will be incorporated into a revised plan for the Township to submit to PaDOT with an application for an ARLE grant for traffic signal coordination and streetscape improvements.

> **Brownsville Road Plan**—Continued analysis of plan production using material already generated on the study area.

> **Quakertown Borough Downtown Parking Inventory**—Continued gathering information for the parking inventory.

> **Hilltown Township Comprehensive Plan**—Met with the Planning Commission to continue reviewing draft questions for a residential survey.

> **Northampton Township Comprehensive Plan**—Continued review and update of existing land use, preserved land, and demographic information.

Planning Information and Agency Coordination

> Provided information to the public on topics including demographic and socioeconomic data, development proposals, review letters, local zoning, and municipal regulations.

> Conducted detail review of draft Regulating Code prepared by Bensalem Township for a watertfront revitalization area, and met with Township representative to discuss our concerns.

> Continued researching public comment letters to the Federal Energy Regulatory Commission regarding the proposed PennEast Pipeline.

- Continued assessment of Pennsylvania Historic and Museum Cultural Resource GIS database as part of the development of a Bucks County Historic Resource Inventory. Continued development of a historic resource organizational matrix with contact information.
- Continued to work on the creation of a plan implementation progress model handbook to track and monitor recommendations outlined in planning documents.
- Reviewed Act 14, 67, 68 NPDES permit applications.

Act 247 and 537 Review Activity

- 13 Subdivision and Land Development Proposals
- 3 Sketch Plans
- 8 Municipals
- 4 Sewage Facility Planning Modules
- 4 Traffic Impact Studies

ENVIRONMENTAL PLANNING

Energy Efficiency

- Continue to assist DVRPC with the Regional Streetlight Procurement Program.

Stormwater Management

- Attended Measuring Stormwater BMPs for Water Quality workshop at Villanova University.
- Reviewed new DEP MS4/TMDL draft permit and provided comment.
- Continued communique with regional planning commissions regarding MS4/TMD planning.
- Assisted municipalities (managers and engineers) with Act 167 planning and compliance regarding new requirements for water quality (as of 2005).
- Assisted municipal engineers regarding new TMDL requirements and the county's role moving forward.
- Researched Growing Greener funding requirements.
- Conducted tax map parcel search for consolidated parcels as part of the county's buy-out program.
- Developing grant and bid for Growing Green II funding for DEP and consultant interview process.
- Developing plant list, density, design, operation and management plan and invasive species removal guidelines for selected parcels.
- Developing educational component of Growing Greener II grant requirement.
- Began working with GIS to develop specific maps of all 6 study areas.
- Conducted site visits of parcels to be included in the Lower Neshaminy Riparian Restoration study

Integrated Water Resources Planning Work Program

- Assisted Upstream Philadelphia watershed partners with programming for community events.
- Working with municipal representatives, nonprofit and county agencies regarding the Bensalem Greenway Ecological Prioritization Initiative.

National Flood Insurance Program

- Assisted residents with new floodplain data/FIRMs and insurance coverage.
- Assisted municipalities with implementation of new floodplain ordinances.

> Attended FEMA meeting to review new FIRM, FIS, and the National Flood Insurance Program (NFIP) for the extended Neshaminy study.

William Penn Foundation: Poquessing Watershed Cluster

> Continued to work with project partners regarding the further development of the Streamwatch program and future training events.

Comprehensive Plans

> Continued development of draft narrative for the natural resources, open space, farmland, recreation, historic and scenic resources sections of the Hilltown Township comprehensive plan.
> Attended Hilltown Township Planning Commission meeting to discuss proposed revisions to the comprehensive plan survey.
> Attended Northampton Township Economic Development Committee and Planning Commission meeting to review village studies and the development of an updated comprehensive plan.

Bucks County Open Space & Greenway Planning

> Received and ranked fifteen proposals from various firms for the Upper Bucks Rail Trail Design and Engineering project.
> Made changes to the initial draft narrative of the Lower Neshaminy Creek trail feasibility study. Currently working to hand the project over to the administrative staff for incorporation of photos and final editing.
> Participated in Safe Routes to Parks webinar.
> Conducted research relative to various types of bicycling facilities in the County.
> Continued work on the Middle Neshaminy Creek Trail Feasibility Study focusing on the preparation of the presentation for the next Steering Committee and public meetings to reveal the proposed trail route.

Recycling and Solid Waste

> Coordinating the details for the 2015 Household Hazard Waste (HHW) upcoming events.
> Attended two meetings to review the Regional HHW program and compare notes on the impact of not having electronic collections.
> Continued preparing the Bucks County Municipal Waste Plan update.
> Answering an increasing number of residential recycling inquiries in the absence of convenient electronic waste recycling options.
> Trying to expand electronic recycling options for residents.

Hazard Mitigation Planning

> Preparing for the third Hazard Mitigation Plan Update meetings with municipal managers and emergency management coordinators.
> Providing necessary data for the plan update.

TRANSPORTATION AND GEOGRAPHIC INFORMATION SYSTEM (GIS)

General Transportation Planning

- Attended several Request for Proposals committee meetings for conversion of Quakertown Rail Line to Pedestrian Trail. Reviewed all proposals and provided rankings to purchasing. Coordinated with SEPTA regarding leasing of unused rail lines. Coordinated with Springfield and Richland Township regarding project.
- Attended landscaping plan meeting for County Line Road Improvement Project.

Public Transportation

- Reviewed SEPTA Board Meeting Materials.
- Attended TMA Bucks Outreach Seminar.
- Attended DART Bus Strategic Planning Meetings.

Transportation Assistance to Planning Staff

- Discussed transportation related issues with staff for subdivision and land development reviews.
- Attended Review Design Meeting.
- Continued to develop background information for Cross Keys Land Use and Transportation Study. Attended staff meeting to discuss project. Coordinated with sub-consultant regarding traffic impact study and invoices. Presented traffic impact study results at municipal meeting.
- Continued development of background data for New Britain Borough Transit Oriented Development TCDI Project. Processed Purchase of Services Agreement with New Britain Borough. Attended staff meeting to discuss project.

Transportation Improvement Program

- Provided Transportation Improvement Program information to various individuals and agencies.
- Attended meeting with Bucks County Consortium members to discuss Transportation Improvement Program.
- Attended Regional Technical Committee Meeting.
- Attended site visit of Interstate 95 and Street Road interchange.
- Provided tour of Bucks County Transportation Projects to representatives of PennDOT, FHWA and DVRPC.

Geographic Information Systems (GIS)

- Continued development of County-Wide Enterprise GIS program.
- Continued updating of Enterprise Geodatabase, ArcGIS Server and ArcGIS Online.
- Continued development and support to County GIS Consortium members.
- Continued GIS technical software support to IT and GIS staff at Board of Assessment.
- Continued support of County hosted GIS web server connection and interface.
- Provided GIS technical support to Emergency Communication staff.
- Continued technical support for County GIS Web Viewer.
- Continued editing of county-wide data layers using GIS Data Reviewer tool.
- Continued editing procedures on land base parcel annotation features.
- Continued production of county Park and Recreation maps and web applications.

- Continued development of new GIS Web Viewer from Flex to JavaScript application.
- Attended Shared GIS Services meeting at Montgomery County Emergency Management.
- Hosted conference call of GIS members working on the 9-1-1 Shared Services Project.
- Provided support to setting up and configuration of new RICOH plotter/scanner/copier.
- Provided support to Housing and Community Development staff.
- Provided data for the Delaware Canal Vision Study.
- Began work on implementation of Portal for ArcGIS environment.
- Began work on creation of county slopes map and web service.

GIS Map Production

- Continued development of maps of county parks and facilities for print and web deployment
- Produced map of Covered Bridge Park and Pine Run Reservoir.

GIS Transportation

- Continued development of Region-wide GIS Transportation initiative.

Bucks County Planning Commission
Municipal Reviews
July 1, 2015

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Doylestown Township	9-15-1 (P) R	Board of Supervisors		Zoning Ordinance Amendment: Motor Vehicle Fueling Center Use
Newtown Borough	28-15-1	Borough Council		Zoning Ordinance Amendment: Parking Stall Size
Newtown Township	29-15-SD1	Council Rock School District	29-3-1	Institutional Land Development: 180,000 Square-feet
Northampton Township	31-15-SD2	Northampton Township & Council Rock School District	31-15-142-1 & 142-8	Lot Line Change
Northampton Township	31-15-SD1	Council Rock School District	31-35-5	Institutional Land Development: 40,915 Square-feet
Tinicum Township	44-15-CP1	Board of Supervisors		New Comprehensive Plan
Upper Southampton Township	48-15-1 (P)	511 Keyston Road Condominium	48-16-88 & 90	Private Zoning Change: R-4 to LI
West Rockhill Township	52-15-1	Board of Supervisors		Zoning Ordinance Amendment: Poultry Raising

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Lynn T. Bush
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CONFIDENTIAL—NOT FOR RELEASE

July 1, 2015
BCPC #9-15-1(P)R

MEMORANDUM

TO: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Revised Private Request for Zoning Ordinance Amendment—Motor Vehicle Fueling Center Use
Applicant: Buckingham Retail Properties, LLC
Received: June 22, 2015
Hearing Date: July 21, 2015

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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 1, 2015.

GENERAL INFORMATION

Proposed Action: Amend zoning ordinance Section 175-16.E Retail and Services Uses by creating a new Use E-20 Motor Vehicle Fueling Center. Section 175-77.2.C would also be amended by adding Use E-20 Motor Vehicle Fueling Center and existing Use E-1 Retail Shop as conditional uses in the C-4 Office and Medical Professional District. Special criteria applicable to these conditional uses are proposed to be added in a new zoning ordinance Section 175-77.5.

The proposed ordinance has been revised from a similar proposal reviewed by this office on March 4, 2015 (see BCPC review #9-15-1(P)). The previous proposal included allowing Use E-2 Large Retail Store (greater than 10,000 square feet of floor area) by conditional use. This revised proposal also includes clarifications to conditional use criteria regarding permitted location at street intersection and setback and buffer requirements.

Proposed Zoning Ordinance Provisions: Use E-20 Motor Vehicle Fueling Center would be generally defined to include the sale of various food items, newspapers, tobacco, legal lottery sales, motor vehicle fuels and minor automotive accessories, and similar product lines. Conditional use provisions for Uses E-1 and E-20 would require that properties located at an intersection of two streets classified as regional arterial, community arterial or community collector roads according to the subdivision and land development ordinance; and a minimum lot size of 3 acres. The

application of other zoning regulation for building and impervious coverage, parking, loading, landscaping as well as required area, width, and yard regulations shall apply to the entire lot. Required setbacks would be incorporated from street centerlines, lot lines, principal buildings, and trash enclosures. A special buffer would be required in accordance with Section 175-12.E where the centerline setback would be less 100 feet.

Special provisions would be applicable to Use E-20 including 1 parking space for each 250 square feet of gross floor area, no drive-in windows, and the allowance for 24-hour operation provided deliveries and pick-ups do not occur between 10 p.m. and 7 a.m. and that a minimum buffer or screen of 6 feet above grade is provided consisting of a decorative wall, fencing, or landscaping to screen adjoining residential properties and to inhibit light generated on site from traversing off the site.

Existing Zoning Ordinance Provisions: Use E-1 Retail Shop (does not include stores greater than 10,000 square feet of floor area) is permitted in the VC Village District on a minimum lot area of 10,000 square feet; in the C-1 Commercial District on a minimum lot area of 20,000 square feet; and in the C-2 Commercial District on a minimum lot area of 2 acres. Use E-10 Service Station (sale of petroleum, tires and automotive services) is permitted in the C-1 Commercial District on a minimum lot area of 1 acre. Convenience shopping is permitted as an accessory use provided that: 1) it is provided in lieu of the sale of tires and automotive services, 2) the use not occupy more than 50% of the service station building. The commercial uses permitted in the C-4 Office and Medical Professional District include E-4 Financial Establishment, E-16 Veterinary Office and Clinic, and E-18 Banquet Facility; each of which would have to have a minimum lot are of 30,000 square feet.

COMMENTS

We recommend that township officials consider the following comments prior to taking action on the proposed amendment; these are similar to the comments in our previous review (BCPC #9-15-1(P)).

1. **Area of C-4 district to allow uses**—According to the zoning map shown on Appendix A of the previous petition, it appeared that the previously proposed ordinance was intended to apply to only one area of the C-4 zoning district which contains two parcels (TMPs #9-6-25 and 9-6-26) consisting of approximately 9 acres located at the intersection of Ferry and Swamp roads. The subject amendment as written would now only apply to properties zoned C-4 located at an intersection of two streets classified as regional arterial, community arterial or community collector roads. This provision significantly reduces the number of lots that would have been affected by the previous proposal. However, depending on how the ramps of the Route 611 Bypass are considered in relationship with the intersections of Swamp Road (Route 313) and Butler Avenue, TMP #9-4-82 (part of the Bailiwick development common area), and a portion of TMP #9-9-32-2-3 (part of the Doylestown Hospital complex), and a portion of TMP #9-7-51 (across from the Delaware Valley University) may meet the locational parameters of the amendment. If the ramps do not constitute an intersection, then the subject proposal would be limited to TMP #9-6-25.

2. **Intent of C-4 zoning district**—The intent of the C-4 Office and Medical Professional zoning district is to provide for professional offices and medical facilities needed to serve the Township and surrounding area. The proposal to add a retail component such as a

convenience store provided within Use E-20 and Use E-1 Retail Shop by conditional use is not consistent with the intent of the zoning district nor with the existing uses already contained within the four parcels where these uses may be permitted based on the proposed locational parameters (see comment 1 above). The proposal for a motor vehicle fueling station is also inconsistent with the stated intent of the C-4 district.

We note that, if the interpretation of the locational parameters limits the proposal to TMP #9-6-25, this parcel is situated across from retail business in both New Britain and Plumstead townships. As such, township officials should consider the associated impacts of the proposed uses on surrounding parcels, especially given the proposal for 24-hour service of a motor vehicle fueling center/convenience store and its associated parking, lighting, and noise impacts.

3. **Use E-20 Motor Vehicle Fueling Center**—Use E-10 Service Station is a similar use to proposed Use E-20 and is currently permitted in the township's C-1 district. One difference between this use and proposed Use E-20 is that convenience shopping is allowed accessory to the service station (50% of the building area) and that proposed Use E-20 would not permit the auto repair service portion with a fueling station. No minimum building size is provided in the proposal for Use E-20, whereas the C-1 district permits a Retail Shop (Use E-1) with a limited building area of 10,000 square feet or less.

   We note that there may be merit to adding a new use that permits both a fueling station and convenience retail store in keeping with current business development trends. We also note that there has been trend toward gas station cuisine, similar to the model used by Wawa. With these trends in mind, we suggest that township officials evaluate the need to provide for such use and also determine the appropriate zoning district(s) to permit said use in, either by right, special exception or conditional use. Since gas station and retail shop (10,000 square feet or less) uses are already permitted in the C-1 district, permitting such use in this district may be appropriate verses the proposal to include it in the C-4 district.

4. **Outdoor signage and audio advertisement at the fuel pump**—Many fueling stations contain printed and/or audio commercial signage on the pumping station for products other than fuel. Township officials should decide to what extent these messages should be permitted. In addition, if determined to be allowed, we recommend that all audible emitting signs or screens and all outdoor noise generators associated with the business (except as needed for disabled and the seeing impaired) be identified by the applicant during conditional use permit review. Allowable hours of outdoor speakers and video/audio pump stations and sound signals associated with the fueling stations should be considered and possibly regulated to be turned off daily between the hours of 10:00 p.m. and 7:00 a.m. similar to delivery and pick-up restrictions.

5. **Editorial comment**—Section 1. of the proposal indicates that Section 175-175.16.E Retail and Services Uses is to be amended. We believe the correct section reference should be 175-16.E. Also, Use E-1 in the existing zoning ordinance is titled Retail Shop, not Retail Store as stated in Section 2.C. and Section 3.A.3.b of the amendment.

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.

CHG:dc

cc: Buckingham Retail Properties
Eastburn and Gray, P.C.
Jeffrey P. Garton, Esq., Township Solicitor
Stephanie J. Mason, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

July 1, 2015
BCPC #28-15-1

MEMORANDUM

TO: Newtown Borough Council
Newtown Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance–Parking Stall Size
Applicant: Borough Council
Received: June 10, 2015
Hearing Date: July 14, 2015

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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 1, 2015.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to require that parking stalls conform to the design standards specified in the Borough's subdivision and land development ordinance.

Proposed Zoning Provisions: Existing zoning ordinance Section 502.B.3. will be deleted and replaced with the statement, "Parking stalls shall conform to the design standards specified in the Newtown Borough Subdivision and Land Development Ordinance."

Existing Zoning Provisions: Section 502.B.3 requires conventional parking stalls to be 10 feet wide by 20 feet deep, and handicapped stalls to be 13 (8-foot parking space plus 5-foot access aisle) feet wide by 20 feet deep. Section 502.B.4, which will remain, states that accessible parking spaces for disabled persons shall be provided in accordance with the Americans With Disabilities Act requirements. Section 508.E of the Borough's subdivision and land development ordinance requires a 90-degree angle parking space to be 9 feet wide by 18 feet deep.

COMMENTS

We recommend that the Borough adopt the proposal as submitted since it appears to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code. The

proposed amendment will eliminate inconsistencies between the size of parking stalls required by the zoning ordinance and the subdivision and land development ordinance.

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

MW:dc

cc: William J. Bolla, Esq., McNamara, Bolla & Panzer, Borough Solicitor
Mario Canales, P.E., Pickering, Corts & Summerson, Borough Engineer
Marcia Scull, Borough Secretary (via email)
Jo-Anne Brown, Zoning Officer (via email)

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

July 1, 2015
BCPC #29-15-SD1

MEMORANDUM

TO: Newtown Township Board of Supervisors
Newtown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Newtown Middle School, Council Rock School District
TMP #29-3-1
Applicant: Council Rock School District
Owner: Same
Plan Dated: June 5, 2015
Date Received: June 12, 2015

In accordance with the provisions of Sections 305 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 1, 2015.

GENERAL INFORMATION

Proposal: Construct an 180,000-square-foot middle school building, with parking and play fields on approximately 35 acres. The site is served by public water and sewerage facilities.

Location: Northern side of Richboro Road and western side of Green Lane, west of the Newtown Bypass (S.R. 413).

Zoning: EIR Educational, Institutional, and Recreational District permits use C-2 School by conditional approval on a minimum site area of 10 acres.

Present Use: Institutional (middle school)

COMMENTS

1. **Variances requested**—The plan indicates that variances are being requested from the following zoning ordinance sections:

803.C-2.3.b—To permit an outdoor field, court, or playing area to be located less than the required 200-foot setback from any lot line or street line.
803.C-2.4—To permit a parking lot within the required 100-yard setback from any lot line or street line.
1001.C.1 and D.2—To permit partial curbing between the parking lots and the public street.
1002.D.2—To permit one loading berth to serve the facility.
1001.B.5—To permit a one-way driveway width less than the required width.

Additionally, in a telephone conversation, the applicant's engineer indicated that a variance will be requested from the maximum building height requirement of Section 701.1.B. The plan's Zoning Data table states that the proposed auditorium will be 37 feet high, which exceeds the permitted maximum 35-foot building height.

The Township planning commission should not make a recommendation on the plan to the Board of Supervisors until the zoning issues are resolved.

2. **Waivers requested**—The plan indicates that waivers are being requested from the following sections of the subdivision and land development ordinance (SALDO):

402.3.B—To eliminate the requirement for the location of properties within 400 feet of the site.
402.6 and 1304—To eliminate the requirement for an off-site traffic impact fee.
504.11.B and 516—Regarding cartway widening along an existing street. (The reference to Section 504.11.B appears to be incorrect and should be revised)
508.2—Regarding requirements for maximum width of driveways at street lot lines.
514.11—To allow curb radius of less than 5 feet as noted on plans C300-C303.
529.1.C—To allow landscaping plans to be prepared by a professional engineer.
533 and 1201—To eliminate the requirement for a recreation fee in lieu of providing recreation land.

Waiver(s) also are being requested to unspecified section(s) of Chapter 26, Part 2 Stormwater Management.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved, and the minimum modification necessary.

3. **Event parking**—A detail on Sheet C-300 shows the bus loading area event parking. It is unclear how the event parking spaces and accessways will be delineated in the bus loading area. The applicant's engineer has indicated that different paint colors will be used to stripe the lot for bus loading and for the event parking. We suggest that this be noted on the plan.

4. **Proposed tree**—The plan proposes *Liquidambar styraciflua* (sweetgum) trees. We recommend specifying the fruitless cultivar, 'Rotundiloba,' because the species produces hard, spiked fruit that can be a nuisance, particularly where the trees are planted near sidewalks or paths, driving aisles, and parking areas.

We would appreciate being notified of the Board of Supervisors' decision regarding this matter.

MW:dwb

cc: Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Michael Shinton, P.E., Gilmore & Associates, Township Traffic Engineer
Kurt M. Ferguson, Township Manager (via email)
Martin Vogt, Township Zoning Officer (via email)
Kristie Kaznicki, Municipal Services Secretary (via email)

PERTINENT INFORMATION

Site Characteristics, Natural Features: Generally gently sloping land with wooded area bordering the northern, western, and southwestern parts of the site.

Existing Land Use: Institutional (Newtown Middle School)

Surrounding Land Use:

North: Tyler State Park
East: Vacant school district property, with Newtown Bypass beyond, and institutional (St. Andrew Church) and residential (single-family detached) beyond the Bypass
South: Tyler State Park, and single-family detached across Richboro Road
West: Tyler State Park

Surrounding Zoning:

North: POS Park and Open Space District
East: R-2 Residential 2-High Density District
South: POS Park and Open Space District and R-1 Residential 1-Medium Density District
West: POS Park and Open Space District

Municipal Comprehensive Plan: PP Public Purpose Area

Municipal Sewage Facilities Plan: The site is in an area where individual on-site sewage disposal systems, on-site community systems with subsurface or land application after suitable treatment or community package treatment with groundwater recharge mode, are permitted.

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

July 1, 2015
BCPC #31-15-SD2
LL #15-4

MEMORANDUM

TO: Northampton Township Board of Supervisors
Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Final Plan of Lot Line Change for Northampton Township and Council Rock School District
TMP #31-15-142-1; 31-15-142-8
Applicant: Northampton Township
Owner: Same
Plan Dated: June 1, 2015
Date Received: June 10, 2015

In accordance with the provisions of Sections 304, 305 and 502 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 1, 2015.

GENERAL INFORMATION

Proposal: Convey 2.1628 acres from TMP #31-15-142-8 to TMP #31-15-142-1; convey 3.9308 acres from TMP #31-15-142-1 to TMP #31-15-142-8. Lot totals following the conveyances are 38.7357 (TMP #31-15-142-1) and 14.8643 acres (TMP #31-15-142-8).

Location: At the northeast corner of Township and Upper Holland roads.

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

Present Use: Institutional

COMMENTS

We would appreciate being notified of the Board of Supervisors' decision regarding this matter.

MAR:dwb

cc: Joseph Pizzo, Esq., Rudolph, Clarke, LLC, Township Solicitor
CKS Engineers, Inc., Township Engineer
Mike Solomon, Director of Planning and Zoning (via email)
Robert Pellegrino, Township Manager (via email)

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

June 23, 2015
BCPC #31-15-SD1
LD #15-3

MEMORANDUM

TO: Northampton Township Board of Supervisors
Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Holland Middle School
TMP #31-35-5
Applicant: Council Rock School District
Owner: Same
Plan Dated: May 22, 2015
Date Received: June 1, 2015

In accordance with the provisions of Sections 305 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 1, 2015.

GENERAL INFORMATION

Proposal: Construct building additions totaling 40,915 square feet to the existing Holland Middle School on a 68.0655-acre site. The site will be served by public water and sewerage.

Location: Southwest of the intersection of East Holland and Buck roads.

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

Present Use: Institutional.

COMMENTS

1. **Variance**—The applicant is requesting a variance from Section 27-406.2B of the zoning ordinance to increase the impervious surface ratio to 16.4 percent, which is greater than the

maximum required amount. Permitted uses in this district must comply with the most restrictive controls as required for the nearest adjacent and abutting zoning district. The most restrictive abutting zoning district is the R-2 Residential zoning district, which has a maximum impervious surface ratio of 12 percent. The township planning commission should not make a recommendation to the township board of supervisors until the resolution of the requested variance is received from the zoning hearing board. The final plan should indicate all granted variances.

2. **Left turn lane**—The sketch plan showed a left turn lane for vehicles exiting the school via the west entrance. This lane has been removed for the preliminary plan submission. The Traffic Impact Study submitted with this plan notes that peak-hour volumes for left turns will be almost two-thirds of right turns. Vehicles exiting the west parking lot will mostly use the west entrance to exit the premises and we are concerned that the lack of a dedicated left turn lane will cause stacking problems at the site entrance. We recommend keeping the left turn lane at the site entrance due to the high number of left turns.

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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015, public 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 Bucks County Planning Commission 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.

MAR: dwb

cc: Council Rock School District
Schradergroup Architecture, LLC
Terraform Engineering
Consolidated Engineers, Inc.
Mike Solomon, Director of Planning and Zoning (via email)
Robert Pellegrino, Township Manager (via email)

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

July 1, 2015
BCPC #44-15-CP1

MEMORANDUM

TO: Tinicum Township Board of Supervisors
Tinicum Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for a New Comprehensive Plan
Applicant: Board of Supervisors
Received: May 22, 2015
Hearing Date: July 7, 2015

In accordance with the provisions of Sections 301.3 and 302 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 1, 2015.

GENERAL INFORMATION

Proposed Action: Adopt an update to the 1993 *Tinicum Township Comprehensive Plan*.

COMMENTS

The staff of the Bucks County Planning Commission provided assistance to the township in the development of the comprehensive plan. We believe that the township should adopt the proposal as submitted, since it is consistent with the ordinance requirements of Section 301 of the Pennsylvania Municipalities Planning Code.

Public participation was an important part of the process in the development of this plan. A comprehensive plan group, composed of members of the planning commission, the Board of Supervisors, and citizen representatives, assisted in the development of the plan, ensuring that its scope and direction reflected the values of the township. In addition, a community survey was sent to every family in the township to gather opinions on a variety of planning, policy, and community service subjects. These opinions were directly incorporated into the plan.

The comprehensive plan begins with a discussion of the township's regional location, demographics, and land use, but the remainder of the plan is organized by *Plan Principle*. Principles identify the priorities of the Comprehensive Plan and serve to guide future decisions. Plan sections are as follows:

Principle 1. Protect Natural Heritage discusses the preservation and conservation of natural resources.

Principle 2. Protect Water Resources details all aspects of water protection and conservation, including source water protection, stormwater management, and wastewater disposal.

Principle 3. Protect Open Space and Agriculture highlights the township's open space preservation efforts and asserts the critical need for the continuation and preservation of agricultural uses.

Principle 4. Preserve Historic, Scenic, and Cultural Heritage emphasizes the importance of the preservation of historical and cultural resources, including the historic mosaic of villages and hamlets, unchanged from pre-revolutionary and colonial settlement.

Principle 5. Manage and Enhance Recreational Resources details the township's wealth of recreational resources, as well as the challenges and opportunities presented by them.

Principle 6. Manage Growth surveys those elements that have the greatest impacts on the landscape of Tinicum – housing, commerce, and transportation.

Principle 7. Foster a Sustainable and Resilient Community provides a thorough examination of the many challenges to the township's support infrastructure, including extraction industry, power transmission, hazard mitigation and floodplain management, energy, and waste disposal.

The final section, Future Land Use: A Plan for Tinicum, ties together recommended actions of the plan and sets forth land use policy for Tinicum Township in accordance with the plan's vision and principles. An implementation chapter summarizes the plan's recommended actions.

We would appreciate being notified of the Board of Supervisor's decision regarding this matter. If the Plan is adopted, please send a copy within 30 days as required by Section 306(b) of the Pennsylvania Municipalities Planning Code.

MAR:dwb

cc: Stephen B. Harris, Esq., Harris & Harris, Township Solicitor
Linda McNeill, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Executive Director

CONFIDENTIAL — NOT FOR RELEASE

July 1, 2015
BCPC #48-15-1(P)

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change from R-4 Moderately High Residential District to LI Limited Industrial District
TMP #48-16-88-00A; -00B; -00C; -00D, -00E and 48-16-88-00D1
Owner: M V Associates, LLC (48-16-88-00A, -00B, and -00C), Wrep Associates & J W M Associates (48-16-88-00D), Moore & Co., LLC (48-16-88-0D1), and TK Technology Properties, LP (48-16-88-00E)
Applicant: 511 Keystone Road Condominium Association
Received: June 5, 2015
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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 1, 2015.

GENERAL INFORMATION

Requested Action: Amend the Township of Upper Southampton Zoning Ordinance map to change the zoning district classification of TMP #48-16-88-00A; -00B; -00C; -00D, -00E and 48-16-88-00D1 from R-4 Moderately High Residential District to LI Limited Industrial District.

Location & Size of Tract: The subject parcel is on Keystone Road which is located off Second Street Pike, approximately 600 feet south of Knowles Avenue and is 5.15 acres.

Proposed Zoning Provisions: The purpose of the LI Limited Industrial District is to encourage and to provide for industrial development necessary to the economy of the region; to locate and design industrial development as to constitute a harmonious and appropriate part of the physical development of the Township; and to contribute to the soundness of the economic base of the Township. The minimum lot area is 2 acres and the maximum impervious surface ratio is 75 percent.

Existing Zoning Provisions: The purpose of the R-4 Moderately High Density Residential District is to provide a choice of housing types by permitting detached dwelling units and twin singles, duplex, twin duplex and townhouses; to provide reasonable standards for the regulation of the density of population; and to otherwise create conditions conducive to the carrying out of the broad purpose of the Zoning Ordinance and the Comprehensive Plan. The minimum lot area is 20,000 square feet and the maximum impervious surface ratio is 30 percent.

COMMENTS

We recommend that township officials consider the following in addressing the proposal to rezone the subject parcels from R-4 Moderately High Density Residential District to LI Limited Industrial District:

1. **Consistency with Comprehensive Plan**—The 2010 *Upper Southampton Comprehensive Plan Update* depicts the subject parcel on the Future Land Use Plan as R-4 Moderately High Density Residential. Therefore, the proposed zoning map change would be inconsistent with the Future Land Use Plan Map of the Township's comprehensive plan.

2. **Compatibility with surrounding zoning and land use**—The area north of the site is zoned R-4 Moderately High Density Residential which allows for residential, institutional, and accessory uses. Residential uses include detached dwellings, cluster developments, twin singles, townhouses, duplexes, twin duplexes, and mobile home parks. Institutional uses include religious uses, schools, cultural facilities, community center, and day nursery/school.

   The area east of the site is zoned R-6 Highest Density Residential which allows for residential, institutional, and accessory uses similar to those permitted in the R-4 Moderately High Density Residential District. The principal difference between the two districts is that the R-6 Highest Density Residential District permits garden apartments and mid-rise/elderly apartments but does not permit the mobile home park use.

   The area south of the site is zoned R-3 Moderate Density Residential which allows for residential, institutional and accessory uses. The R-3 Moderate Density Residential District allows a limited number of residential uses including detached dwelling units and cluster developments but does not permit the higher density residential dwelling types (i.e., twin, twin duplex, garden apartments, etc.). The institutional and accessory uses permitted are similar to the R-4 and R-6 districts.

   The area west of the site is zoned RS Retail Services which allows for some residential uses (detached dwelling as a special exception), a variety of institutional uses and the full range of commercial uses.

   The surrounding land uses are as follows: to the north is a church and an associated school; to the east is multi-family residential use; to the south are single-family detached dwellings; and to the west are commercial uses.

   The compatibility of the land uses can be addressed by additional screening and buffering to reduce the impacts of the industrial use on the adjacent residential and institutional land uses.

3. **Continuation as a nonconforming use**—The industrial use of the property is permitted as a nonconforming use through the provisions of Article VIII Nonconformities of the zoning ordinance. Article VIII allows for the continuation and expansion of a nonconforming use and further includes provisions intended to lessen the impact on surrounding land uses. Among these provisions include limits on enlargement and changes of use as discussed below.

   The enlargement of a nonconforming use or building is controlled by Section 185-68.C(1) of the zoning ordinance which limits the enlargement of a nonconforming use or building to no more than 50 percent greater than the original area occupied by the use at such time the use became nonconforming. The zoning ordinance is not clear as to whether the enlargement would be required to conform to the setback, yard, area, dimensional, building height, parking, sign, buffer, and other area and dimensional requirements of the district in which the use is located. The Township solicitor should determine how the zoning district requirements would apply in this situation.

   A change in use from one nonconforming use to another nonconforming use requires that a special exception be granted by the Upper Southampton Township Zoning Hearing Board in accordance with the provisions of Section 185-71 of the zoning ordinance. The applicant for special exception must first show that a nonconforming use cannot reasonably be changed to a permitted use. The Zoning Hearing Board would then determine whether the proposed use will be less objectionable in external effects than the existing nonconforming use with respect to traffic generation; noise, smoke, dust, fumes, vapors, gases, heat, odor, glare and vibration; storage and waste disposal; and appearance.

   In summary, if the zoning of the subject site were to remain R-4 Moderately High Density Residential the industrial use of the site could continue and enlargement of the use/building may be possible under the provisions of Section 185-68.C(1). Changes to another nonconforming use would be permitted through the special exception procedures of Section 185-71.

4. **Change to a conforming use as a result of a zoning map change**—The requested zoning map amendment would bring the nonconforming use into conformity with the zoning ordinance and allow for the site to be used in accordance with the use regulations and area and dimensional requirements of the LI Limited Industrial Zoning District.

   The LI Limited Industrial District permits, by right, some uses that may be more intense than the industrial uses that are presently on the site including, but not limited to: Use 51 Wholesale business or storage; Use 52 Warehousing, Use 53 Manufacturing, Use 54 Laboratory, or Use 55 Contractor's offices/storage. These uses have the potential to have a greater impact on the surrounding land uses including the residential neighborhoods, church, and school which are adjacent to the site. However, any land use would be subject to the nuisance regulations found in Sections 185-53 through 185-59 of the zoning ordinance which control noise; smoke, dust, fumes, vapors, and gases; heat; odor; glare; and vibrations.

   The buildings and use on the lot could be expanded as long as the expansion is in conformance with the provisions of the zoning ordinance with respect to the district regulations including, but not limited to: parking; buffering; maximum impervious surface ratio; and maximum building coverage. Our estimated calculations indicate that there is the possibility that the

building area may be enlarged to an extent equal to, or less than, that which would be permitted under the current R-4 zoning district and associated nonconformities regulations. We recommend that Township officials confirm this with the Township solicitor and engineer.

5. **Summary comment**—The proposal is not consistent with the Township's comprehensive plan; however, it appears that the proposal has merit since it would bring into conformity a longstanding nonconforming use of land. However, we recommend that prior to adoption of any zoning map amendment, Township officials consider all the permitted uses within the LI Limited Industrial District and how they would impact adjacent parcels. Consideration should also be given to how an expansion of the use or redevelopment of the property would adversely affect adjacent parcels, and measures needed to reduce these potential impacts, including additional screening and buffering.

   If Township officials determine that the proposed zoning map change is appropriate for the subject site, the comprehensive plan should be amended to be consistent with Section 301 of the Municipalities Planning Code.

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

MMW:dc

cc: Joseph F. Hamill, Jr., PLS, Land Surveying & Consulting, LLC
Thomas R. Hecker, Esq., Begley, Carlin & Mandio, LLP
Barry Moore, President, 511 Keystone Road Condominium Association
Donald E. Williams, Esq., Township Solicitor
Joseph W. Golden, Township Manager (via email)

PERTINENT INFORMATION

Site Characteristics, Natural Features: The 5.15-acre site contains a 63,164-square-foot building used for industrial purposes and its associated parking areas. The perimeter of the site includes landscaped buffers and stormwater management facilities.

Existing Land Use: Industrial

Surrounding Land Use:

North: Institutional (Our Lady of Good Counsel Church and School)
East: Multifamily dwellings
South: Single-family detached residential dwellings
West: Commercial uses (vehicle sales and repair)

Surrounding Zoning:

North: R-4 Moderately High Density Residential
East: R-6 Highest Density Residential
South: R-3 Moderate Density Residential
West: RS Retail Services

Municipal Comprehensive Plan: The 2010 *Upper Southampton Comprehensive Plan Update* depicts the subject parcel on the Future Land Use Plan as R-4 Moderately High Density Residential.

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Executive Director

CONFIDENTIAL—NOT FOR RELEASE

July 1, 2015
BCPC #52-15-1

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Proposed to Amend the Zoning Ordinance – Non-Commercial Chicken Raising
Applicant: West Rockhill Township Board of Supervisors
Received: June 22, 2015
Hearing Date: July 5, 2015

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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 1, 2015.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to include non-commercial chicken raising on parcels of three (3) to twenty (20) more acres as part of the A1 Farming/Agricultural Use and as a residential accessory use on lots of one (1) to three (3) acres in size in the RC Residential Conservation and RA Residential Agriculture districts.

COMMENTS

We recommend that the Township adopt the proposed amendment as submitted since it appears to be consistent with the ordinance amendment procedures as presented in the Pennsylvania Municipalities Planning Code.

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

PWG:db

cc: Mary Eberle, Municipal Solicitor
Steven Baluh, P.E., Municipal Engineer
Greg Lippencott, Township Manager (via email)

Bucks County Planning Commission
Subdivision and Land Development Reviews
May 26, 2015 to June 19, 2015

Municipality	BCPC Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bristol Township	12001	5-20-33 & 5-20-34	AAMCO	F	Commercial Land Development 6,270 Square-feet
Falls Township	12090	13-47-165	ISC Salesmaster Corp.	P	Commercial Land Development 5,083 Square-feet
Falls Township	8129-A	13-28-77 & 24-6-307	Britton Industries	P	Commercial Land Development 11,800 Square-feet
Hilltown Township	12084	15-35-50	NOVA Network	P	Commercial Land Development 9,573 Square-feet
Lower Makefield Township	6669-B	20-34-20-5, -35-1-1, -35-2-1 & -35-6	St. Ignatius	F	Lot Line Changes 8 Single-family Lots
Lower Southampton Township	12087	21-16-70	616 Avenue A	P	2 Single-family Lots
Lower Southampton Township	11679-A	21-3-111 & -114	531 West Street Road	P	48 Attached Units
Middletown Township	9708-A	22-5-7	Stone Farm	S	122 Single-family Lots
Middletown Township	5303-D	22-57-48-2	Bank of America	P	Commercial Land Development 21 Square-feet
Milford Township	12085	23-2-69, -70, -70-1, -70-2 & -70-3	Heller Tract	S	Lot Line Changes
New Britain Borough	11865-A	25-9-64-1 & -64-3	Hidden Meadows	F	16 Semi-detached Units
Newtown Township	7762-A	29-7-1, -2, 47-8-2, & -2-1	Laughlin	S	Option 1 - 11 Single-family Lots Option 2 - 13 Single-family Lots
Nockamixon Township	12088	30-4-24 & -32-2	Karr / Valois Tracts	F	Lot Line Change
Upper Southampton Township	12014	48-23-7	McCabe	P	2 Single-family Lots
Upper Southampton Township	7607-C	48-21-60-1	Atamanenko	RF	3 Single-family Lots
Warminster Township	12089	49-19-124	366 Hawthorne Street	P	2 Single-family Lots

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Lynn T. Bush
Executive Director

June 12, 2015
BCPC #12001

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Land Development—AAMCO
TMP #5-20-33; -34
Applicant: Samuel J. Underland III
Owner: Samuel J. Underland III & Sherri L. Underland
Plan Dated: September 4, 2013
Last Revised: April 22, 2015
Date Received: May 18, 2015

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

GENERAL INFORMATION

Proposal: Construct a 6,270-square-foot automotive repair shop on a 1.848-acre parcel. A total of 55 parking spaces is shown on the plan. Public water and sewer facilities will serve the proposed development.

Location: Along the northeastern side of Durham Road approximately 1,000 feet southeast of New Falls Road.

Zoning: C Commercial District permits a variety of commercial uses on a minimum lot area of 5,000 square feet with a maximum building area of 35 percent. Automotive Repair Shop is not a permitted use in the C District. Information on Plan Sheet 1 of 8 indicates that the Bristol Township Zoning Hearing Board granted variances for the following: to allow Use D18 Automotive Repair Shop in a C Commercial District; to allow 55 parking spaces rather than the 73 spaces required by the ordinance; and from providing two off-street loading berths/spaces for the proposed building.

Present Use: Vacant.

COMMENTS

Prior to final plan approval, the township should ensure that the plan meets all conditions of preliminary plan approval. The plan should not be approved until all issues are resolved.

A. **Conditions of Preliminary Plan approval**—In reviewing the final plan submission with the conditions of preliminary plan approval related to the zoning and subdivision and land development ordinance requirements (Bristol Township Resolution No. 2014-29), we have the following comments:

1. **Items C.3. and C.4. Site capacity calculations/natural resource standards**—The plan should be revised to include a table of Land with Resource Restrictions and Resource Protection Land (with overlapping resources) with a column indicating proposed disturbance. In addition, another table should be added showing each individual resource (without priority) to ensure each resource meets the individual disturbance.

   Also, the conditions note the issue of woodlands on the site and require that the plan provide a calculation for woodlands with no other resource and a calculation for woodlands with other resources. However, if the applicant asserts that the woodlands on site do not meet the resource requirements and the woodlands line is removed from the plan, a tree survey should be conducted.

2. **Item C.5. Wetland Delineation Study**—If not already submitted, the applicant must submit a Wetlands Delineation Study or a wetland delineation validated by the U.S. Army Corps of Engineers (Jurisdictional Determination). Our office did not receive this information.

3. **Item C.6 Setbacks from resource protected lands**—The plan view should be revised to show the minimum building setbacks for the rear yard from the wetlands.

4. **Item G.A.1 Clear-sight triangles**—The plans should be revised to show the limits of the proposed woodlands outside of the clear-sight triangle. The plan should be revised to show the proposed edge of the woodlands to ensure the wooded areas are outside of the required clear-sight triangle.

5. **Item #22 on page 12 of the Resolution**—The plan should be revised to add a curbed island, with radius that follows the drive aisle, along the southeast end of the parking aisle to prevent vehicles from going straight into the parking aisle.

B. **Additional comments**—In addition, we note the following additional comments for the township officials' consideration:

1. **Final Plan Submission**—It is noted that, although this plan has been submitted as a final plan, Plan Sheet 1 of 8 is labeled "Preliminary Land Development Plan for AAMCO Transmission Center". The plan title should be revised to correctly identify it as a final plan.

2. **Requested waivers**—According to information listed on Sheet 1 of 8, the applicant is requesting waivers from the following sections of the subdivision and land development ordinance in conjunction with final plan approval:

518.j.4.a(2)(i) from a minimum depth of 48 inches between the intended bottom of the facility and the seasonal high-water table and/or bedrock (limiting zones)

518.m.2 from providing a minimum grade of all storm drainage piping to be ½ percent.

In accordance with the requirements of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved, and the minimum modification necessary.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015, 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.

LMW:dc

cc: Samuel J. Underland III
Joseph F. Hamill, Jr., PLS
William McCauley, Bristol Township Managing Director (via email)
Larry Young, Gilmore and Assoc., Bristol Township Engineer
Randy Flager, Flager and Yockey, Bristol Township Solicitor
Colleen Costello, Bristol Township Department of Licenses and Inspections (via email)
Thomas Scott, Bristol Township Zoning Officer, (via email)

BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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Carol A. Pierce

Lynn T. Bush
Executive Director

June 19, 2015
BCPC #12090

MEMORANDUM

TO: Falls Township Board of Supervisors
Falls Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for ISC Salemaster Corp.
TMP: #13-47-165
Applicant: Timothy Northrop
Owner: Same
Plan Dated: May 15, 2015
Date Received: June 12, 2015

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

GENERAL INFORMATION

Proposal: Construct a 5,083-square-foot addition to an existing 27,654-square-foot industrial building. The site is 2.87 acres in size and is served by public water and sewer systems.

Location: South side of Towpath Road approximately 560 feet from its intersection with Newbold Road, in the Penn Warner Industrial Park.

Zoning: PIP, Planned Industrial Park District permits a variety of light and heavy industrial, warehouse, and office uses on a minimum tract of 20 acres with a lot of at least 0.5 acre for each principal building. A maximum impervious surface ratio of 60 percent is permitted for parcels ranging from 1 acre to 3 acres in size.

Present Use: Industrial.

COMMENTS

1. **Zoning information**—The plan indicates that the required minimum lot width is 50 feet. According to Table 5 referred to in Section 209-30.D of the zoning ordinance, the minimum lot width for the Planned Industrial Park District is 60 feet. The plan should be revised accordingly.

2. **Parking**—The plan should contain a note indicating that the proposed addition will not result in any additional employees since the proposed parking is based on number of employees and it is the same as what exists on the site currently.

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

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015, 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.

TAK:dc

cc: Timothy Northrop
Tri-State Engineers & Land Surveyors, Inc.
Jim Sullivan, Township Engineer, T&M Associates
Peter Gray, Township Manager (via e-mail)

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Carol A. Pierce

Lynn T. Bush
Executive Director

June 18, 2015
BCPC #8129-A

MEMORANDUM

TO: Falls Township Board of Supervisors
Falls Township Planning Commission

Morrisville Borough Council
Morrisville Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Britton Industries
TMP: #13-28-77 and 24-6-307
Applicant: Britton Realty of Morrisville LLC
Owner: Same
Plan Dated: March 26, 2015
Date Received: June 5, 2015

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: Create two leaseholds from a 22.68-acre parcel. Tenant A Lease Area will be 2.86 acres and used for an industrial use with an accessory outdoor storage of precast concrete barriers. Tenant B Lease Area will be 2.38 acres and used for an industrial use with an accessory outdoor storage of raw wood. The remainder of the site (17.44 acres) will be retained by the owner and used for an industrial use with an accessory outdoor storage of raw wood and mulch. The site contains 6 existing buildings; building #5 (10,800 square feet) will be reconstructed. A 1,000-square-foot pump house is proposed. Public sewer and water service are intended.

Location: Southeast side of the intersection of U.S. Route 1 and M-Y Lane.

Zoning: HI Heavy Industrial District permits a variety of uses including office, warehousing, manufacturing and other industrial uses on lots of at least 0.5 acre having a minimum lot width of 100 feet.

Present Use: Industrial

COMMENTS

1. **Morrisville Borough portion**—The plan provides site information for both the Falls Township parcel and the Morrisville Borough parcel, yet the site capacity and zoning information is related to only the Falls Township parcel. Since there is a proposed shed and stone area for bulk storage and proposed woodland clearance on the Morrisville Borough parcel, Township officials should consider coordinating its review and approval with any necessary zoning permit or land development approval required by the Borough. This may be particularly important if the plan as submitted showing the Morrisville parcel is to be recorded.

2. **Waivers**—The applicant is seeking waivers of numerous provisions of the subdivision and land development ordinance. These waivers encompass requested relief from cartway width, curbing, shade and street trees, disturbance of natural resources, and certain plan information requirements. Under the requirements of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waivers is based, the provision or provisions of the ordinance involved and the minimum modification necessary. The final plan should list all granted waivers.

3. **Outdoor storage**—The plan shows *Thuja standishii x plicata* 'Green Giant' (Green Giant American Arborvitae) as the screen planting along U.S. Route 1 to meet the requirements of Section 209-29.G(2) of the zoning ordinance. These trees have a 12- to 20-foot spread at maturity, yet the plan shows them spaced approximately 50 feet apart. At that distance, it is questionable that they will adequately screen the outdoor storage and operations. Township officials should determine if additional screening would be necessary.

   In addition, the area for outdoor storage of raw wood/mulch is clearly shown on the plan for the owner lease area; however, the outdoor storage areas for Tenant A and B are not shown. The plan should be revised to show the limits of the outdoor storage areas to ensure compliance with Section 209-34.E of the zoning ordinance pertaining to accessory use setbacks.

4. **Lighting pole height**—The plan should be revised to indicate the height of the proposed light poles to ensure compliance with the height requirement of Section 191-38.B of the subdivision and land development ordinance.

5. **Access easements**—Township officials should determine if reciprocal access easements should be established for access through the owner lease area to the Tenant A lease area and the rail spur line that crosses Tenant A lease areas.

6. **Traffic Impact Study**—Township officials should determine if a traffic impact study (TIS) should be submitted for the proposed development. While it appears that the total floor space of buildings on the site may be less than the 50,000-square-foot threshold which would require a TIS for industrial uses according to 191-30.I of the of the subdivision and land development ordinance, the magnitude of outdoor storage in addition to the building floor space may warrant consideration of a TIS.

7. **Sight distances**—The plan should be revised to show the clear sight triangles and sight distances required by 191-34.D of the of the subdivision and land development ordinance.

8. **Truck turning diagram**—The truck turning diagram should be revised to show the movements of trucks (if any) that would serve the industry and outdoor storage areas of the Tenant B lease area.

9. **Replacement trees**—While waivers have been granted to the protection ratio for other wooded areas, township officials should determine if the plan should be revised to provide tree replacement in accordance with the mitigation requirement of Section 191-52.1B.(4)(d) of the subdivision and land development ordinance.

10. **Utilities**—The plan should be revised to show how the site will be served by utilities such as water and sewer in accordance with Section 191-78.D(8) of the subdivision and land development ordinance.

11. **Planning module**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015, 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.

TAK:dwb

cc: Britton Realty of Morrisville, LLC
Dumack Engineering
Jim Sullivan, P.E., T&M Associates, Falls Township Engineer
Peter Gray, Falls Township Manager (via e-mail)
Tom H. Bates, Jr., Morrisville Borough Manager
Jim Majewski, P.E., Remington, Vernick & Beach Engineers, Morrisville Borough Engineer

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce

Lynn T. Bush
Executive Director

June 12, 2015
BCPC #12084

MEMORANDUM

TO: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—NOVA Network
TMP #15-35-50
Applicant: Network of Victim Assistance
Owner: Pasquale & Anna Deon
Plan Dated: April 15, 2015
Date Received: May 12, 2015

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 9,573-square-foot retail building with associated parking areas on a 3.095-acre site. The site contains an existing single-family dwelling and a barn which would be removed. The site would be served by individual on-lot well and on-lot sewage disposal systems.

Location: The southwest corner of the intersection of Swamp Road and Broad Street.

Zoning: Planned Commercial-II (PC-2) District is intended to provide commercial and service uses to serve the residents of the township along the Route 313 corridor with careful consideration given to access and circulation patterns within the district. Use E1 Retail Store is a permitted use and the minimum required lot area is 50,000 square feet (1.15 acres).

On February 27, 2015 the Hilltown Township Zoning Hearing Board granted a variance from Section 160-26 of the zoning ordinance to allow the use of the existing on-lot water supply and on-lot sewage disposal system.

Present Use: Residential.

COMMENTS

1. **Waivers**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance and stormwater management ordinance requirements:

   Subdivision and Land Development Ordinance

Section 140-16.B.(1)	Drafting scale
Section 140-17.D	Existing features
Section 140-28.P	Improvements to existing streets
Section 140-29.D.(1)	Cartway width
Section 140-35	Curbs
Section 140-36	Sidewalks
Section 140-45.E.(1)	Parking lots confined by raised curbs
Section 140-45.G.(4)	Parking within 20 feet of building

   Stormwater Management Ordinance

Section 134-19.C & G	BMP facilities design requirements

   In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary.

2. **Building design**—In accordance with Section 160-23.E(1)(a) of the zoning ordinance Township officials should determine if the bulk, scale and character of the buildings would be compatible with the traditional building that is characteristic of the rural and historic character of the community for the Planned Commercial II district. We recommend that consideration is given to locating the parking areas to the side and rear of the building instead of in the front, which would be compatible with the traditional community character.

3. **Landscape plan**—The landscape plan does not indicate the specific types of plants to be installed. In accordance with Sections 140-17.I and 140-37.A. and B. of the subdivision and land development ordinance, the type of plants should be shown, consistent with the plant lists in Section 140-37.A.

4. **Tree protection zone**—Section 140-37.F.2 of the subdivision and land development ordinance requires a tree protection zone (TPZ) measured 15 feet from the trunk of a tree to be retained, or the distance from the trunk to the dripline, whichever is greater. The landscape plan depicts tree protection fencing 10 feet from the trunk and through the dripline of the tree to be retained along Swamp Road.

5. **Replacement trees**—Section 140-37.G of the subdivision and land development ordinance requires that trees with a diameter of ten (10) inches or more which are to be removed or destroyed shall be replaced. The landscape plan indicates that one tree would remain. For the existing trees on the site that are to be removed, the applicant should demonstrate compliance with the tree replacement requirements.

6. **Lighting plan**—In accordance with Section 140-17.I(6) the lighting plan should indicate the radial extent of illumination in form of isolux contours in units of horizontal footcandles (HFC) for the proposed light fixtures.

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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015, 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: dc

cc: Network of Victim Assistance
Pasquale & Anna Deon
Lenape Valley Engineering
Michael A. Klimple, Esq., Antheil Maslo & Macminn, LLP
C. Robert Wynn, P.E., Township Engineer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce

Lynn T. Bush
Executive Director

June 19, 2015
BCPC #6669-B
TWP #612-A

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision—St. Ignatius
TMP #20-34-20-5; 20-35-1-1; 20-35-2-1; 20-35-6
Applicant: Erin Development Company
Equitable Owner: Same
Plan Dated: June 14, 2013
Last Revised: May 22, 2015
Date Received: May 27, 2015

The 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 portions of one parcel to several adjacent parcels and subdivide eight single-family detached dwelling lots from one of the parcels. Approximately 6.2 acres of TMP #20-34-20-5 (existing area totals 8.83 acres), identified as Lot B, will be conveyed to adjacent TMP #20-35-6 which contains St. Ignatius Roman Catholic Church and related structures. The remaining 2.63 acres will be combined with adjacent tax parcels #20-35-1-1 and #20-35-2-1, which are currently vacant of structures and contain existing woodlands. These land conveyances will result in the following lot sizes: TMP #20-35-6 and portion of TMP #20-34-20-5 will contain 23.46 acres; combined tax parcels #20-35-1-1 and #20-35-2-1 will contain 10.52 acres.

The 10.52-acre lot (combined tax parcels #20-35-1-1, #20-35-2-1, and conveyed 2.63 acres) is proposed to be further subdivided into 10 lots. Proposed Lots 1 through 7 and Lot 9, which range in size from 12,601.28 to 20,382.1 square feet, are intended to contain single-family detached dwellings; Proposed Lot 8, 20,965 square feet, is intended to contain a bioretention basin for stormwater management; and proposed Lot A, 275,214.54 gross square feet (6.32 acres), is remaining land which is to be deed restricted from further subdivision. Proposed Lot A is intended to be owned and maintained by the development's homeowners associations. Public water and sewer facilities are intended to serve the development.

Location: Along the eastern side of Sandy Run Road, approximately 400 feet south of Reading Avenue and along the southern side of Reading Avenue, approximately 650 feet east of Sandy Run Road. The Reading Railroad tracks border the entire site to the south.

Zoning: R-2 Residential Medium-Density District permits single-family detached dwellings on lots having a minimum lot area of 12,500 square feet for sites in which the base site area contains more than 46 percent of natural resource protected land. (According to the site capacity calculations, 54 percent of the parcel's base site area is classified as resource protected land.) The required minimum lot width is 85 feet at the front building setback line.

Present Use: Vacant with natural resources; institutional.

COMMENT

Prior to final plan approval, the township should ensure that the plan meets all conditions of preliminary plan approval. The plan should not be approved until all issues are resolved.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015, 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 aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LMW:dc

cc: Erin Development Company
Douglas C. Rossino, P.E., Gilmore & Associates, Inc.
Edward Murphy, Esq., Wisler Pearlstine, LLP
Boucher & James, Municipal Engineer
Terry Fedorchak, Township Manager (via email)
Steve Ware, Planning & Zoning Administrator, Keystone Consulting Services (via email)

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Lynn T. Bush
Executive Director

June 22, 2015
BCPC #12087

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for 616 Avenue A
TMP #21-16-70
Applicant: LightAgeArt, LLC
Owner: Same
Plan Dated: May 4, 2015
Date Received: June 4, 2015

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

GENERAL INFORMATION

Proposal: Subdivide a 28,000-square-foot lot into two residential lots. Lot 1 would be 9,700-square-feet and contain a proposed single-family detached dwelling. Lot 2 would be 18,300-square-feet and contain an existing single-family detached dwelling. Lot 1 would have frontage on Avenue B and Lot 2 would have frontage on Avenue A. Both lots would be served by public water and sewerage.

Location: Between Avenue A and Avenue B, approximately 150 feet south of Second Street.

Zoning: R-3 Residential District permits Use 3, Single-family detached dwellings on lots with a minimum area of 9,000-square-feet.

Present Use: Residential

COMMENTS

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

Section 22-405.C(2)	Existing features
Section 22-505.3	Right-of-way width

Section 22-505.3	Cartway width
Section 22-505.3	Curb and sidewalk

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary.

2. **Steep slopes**—The application indicates that a structure would be built on Lot 1, which contains areas of steep slopes. We recommend that the plan be revised so that the proposed structure is shown on the plan and that compliance with Section 601.2 Steep slopes of the subdivision and land development ordinance can be determined.

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 for Land Development must be submitted for this proposed subdivision development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015 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:dwb

cc: Robert Irving, LightAgeArt, LLC
Dumack Engineering
John Genovesi, P.E., TriState Engineers, Township Engineer
John McMenamin, Township Manager (via email)
Carol Drioli, Township Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce

Lynn T. Bush
Executive Director

June 15, 2015
BCPC #11679-A

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision—531 West Street Road
TMPs #21-3-111 and 21-3-114
Applicant: County Builders, Inc.
Owner: Oak Property Management, LP and Ashley Property Management, LP
Plan Dated: May 4, 2015
Date Received: May 15, 2015

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 48 single-family attached dwellings (townhouses) on a 7.27-acre site. TMPs # 21-3-11 and 21-3-114 would be combined and the existing single-family dwelling on TMP #21-3-111 would be removed to allow access to the site from Westview Avenue. The site would be served by public water and public sewerage.

Location: On the north side of West Street Road at the intersection of Westview Avenue.

Zoning: C2 Heavy Commercial District permits various retail, office, institutional, and heavy commercial uses on lots of a minimum of one acre. Use 5 Single-family attached dwelling (townhouse) is not permitted within the C2 Heavy Commercial District.

On January 28, 2015 the Lower Southampton Township Zoning Hearing Board granted the following variances from the zoning ordinance: a variance from Section 901 to permit Use 5 Single-family attached dwelling (townhouse) within the C2 Heavy Commercial District; a variance from Section 1903.C to permit a reduction in the number of off-street parking spaces, and a variance from Section 1802 to forego the open space requirements for multi-family residential developments.

Present Use: Vacant.

COMMENTS

1. **Zoning Hearing Board conditions**—The Township Zoning Hearing Board imposed conditions upon the applicant during the course of the hearing. Township officials should ensure that these conditions are met prior to a decision on this plan.

2. **Waiver**—The site plan indicates that the applicant is requesting a waiver from Section 22-522.4.E of subdivision and land development ordinance to allow street trees outside of the right-of-way. In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary.

3. **Building placement**—Section 1403.B.5 of the zoning ordinance requires that the front building line of each row shall be staggered in placement so that the frontage of each unit is of varying depth from the units adjacent to it. The buildings depicted on the plans do not meet this requirement.

4. **Emergency access driveway**—The emergency access driveway is blocked by a parallel parking space along the interior driveway. This parking space should be moved to allow access to the emergency access and signage should be installed to indicate that no parking is permitted adjacent to the emergency access driveway.

5. **Buffers**—The Landscape Plan indicates that existing trees along the northern, western, and eastern property lines would be used to meet the requirements for canopy trees. Township officials should determine if the existing trees meet the requirements of Section 22-522.5 of the subdivision and land development ordinance.

6. **Replacement trees**—The Landscape Plan does not indicate which existing trees would be removed and how they would be replaced. The plan should be revised to demonstrate compliance with Section 22-522.8 of the subdivision and land development ordinance.

7. **Architectural sketches**— In accordance with Section 22-4047.5.A of the subdivision and land development ordinance, preliminary architectural sketches or architectural renderings of the exterior of the proposed land development or structures within a subdivision shall be submitted, accompanied by information detailing the proposed exterior design, arrangement, texture, color, and construction materials to be utilized in the buildings or structures.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015, 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:dc

cc: Kevin Reilly, County Builders

Oak Property Management, LP
Ashley Property Management, LP
Robert Cunningham, Holmes Cunningham Engineering
John VanLuvanee, Eastburn and Gray, P.C.
John Genovesi, Township Engineer
John McMenamin, Township Manager (via email)
Carol Drioli, Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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E-mail: bcpc@co.bucks.pa.us

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Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

June 15, 2015
BCPC #9708-A

MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Subdivision for Stone Farm
TMP #22-5-7
Applicant: KTMT Stone, LP
Owner: Estate of Ezra C. Stone, Estate of Josef S. Stone, and Francine Lida Stone
Plan Dated: September 18, 2014
Last Revised: February 26, 2015
Date Received: May 20, 2015

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 167.9-acre tract into a 122-lot single-family development. Lots will range in size from approximately one-half acre (22,500 square feet) to 30,000 square feet or more. Phase I proposes the development of 100 units, and Phase II, 22 units. The existing residence and farm buildings will be retained on 9.5 acres. An unspecified portion of the parcel will be used for recreation purposes, tot lot, and stormwater management facilities. Public water and sewer facilities are intended to serve the residential development.

Location: Northeast side of Newtown-Langhorne (PA Route 413) and Tollgate roads, extending to Fulling Mill Road.

Zoning: RA-2 Residence Agricultural District allows a single-family detached dwelling on a minimum lot size of 30,000 square feet.

RA-3 Residence Agricultural District allows a single-family detached dwelling on a minimum lot size of 22,500 square feet.

Present Use: Agricultural; farmstead with cultivated fields.

COMMENTS

The proposal illustrates a conventional suburban residential development. Since the plan is conceptual, and, therefore, only provides limited information, our plan review focuses on site design and layout rather than on zoning and subdivision ordinance provisions that must be adhered to in formal plan submissions. Our comments are provided to help create a more sustainable and livable residential community in accordance with county and township land use policies. Subdivisions that incorporate "sustainable" practices (e.g., Low Impact Development (LID), best management practices (BMPs), connectivity and walkability, solar orientation, energy efficiency, etc.) into building and site design improve the social and environmental health of a community, and also help to reduce the long-term fiscal impact on the municipality from the infrastructure, operation, and maintenance perspectives. All of these factors translate into fewer costs being passed on to the taxpayers.

We suggest that the following elements be considered to achieve a more cohesive neighborhood layout that is aesthetically pleasing, environmentally-friendly, and walkable for future residents, as well as sustainable in accordance with goals and objectives outlined in applicable comprehensive, open space, stormwater management, and river conservation plans.

1. **Zoning considerations:**

- Allow a performance or cluster type of use to provide more open space areas in the zoning districts with a somewhat smaller minimum lot size (less than 22,000 square feet) and lot width (less than 100 feet) at, or near, the density currently permitted.

- Allow a lot averaging alternative that provides a range of lot sizes to allow more open space near sensitive environmental or historic resources.

Providing some flexibility in the zoning regulations for large land tracts located in the R-2A and R-3A districts (e.g., 25 acres or more) through a single-family cluster or lot averaging option could help enhance natural features, such as water resources, by providing more open space to aid in infiltration and in improved water quality. Open space and extended views around a historic resource can enhance its period context as discussed in more detail in Comment 3 below).

2. **Subdivision pattern and design elements:**

- Conserve existing green corridors, natural habitats for wildlife, watercourses, and other natural features when developing the block or lot patterns.

- Incorporate sustainable stormwater management techniques that will decrease flooding, improve water quality, decrease erosion and sedimentation, and improve groundwater recharge.

A partially vegetated headwater and feeder stream to Lake Luxemburg within Core Creek Park exists on the subject site. This headwater and riparian corridor area has a significant value as a water quality protection area. The sketch plan indicates several stormwater management facilities are proposed within the corridor. Regrading and plant removal in this area and on the

overall site will affect the drainage area. Various county and township plans and studies recommend that LID and appropriate BMPs, open space area, and reforestation be incorporated into the site layout when an engineered plan is prepared for new development. Low Impact Development (LID) is an alternative site design strategy that uses natural and engineered infiltration and storage techniques to control storm water where it is generated. LID combines conservation practices with distributed stormwater source controls and pollution prevention to maintain or restore watershed functions. The objective is to disperse LID devices *uniformly* across a site to minimize runoff.

The *Revised Restoration/Management Plan for Lake Luxembourg/Core Creek Watershed, Core Creek Park, Bucks County, Pennsylvania* (2005) sums up the township's various stormwater management objectives by recommending that all future development within the Core Creek watershed should incorporate LID strategies to minimize impacts associated with both flooding and nonpoint source (NPS) pollution. LID strategies include, but are not limited to, vegetation and landscaping, minimizing site disturbance, time of concentration modifications, maximizing infiltration capacity, and impervious area management. Once the potential and feasibility for LID has been exhausted in development planning, then structural BMPs should be considered, particularly in minimizing post-development NPS pollution. Such restoration activities on the subject site should result in reductions in pollutant loadings to Lake Luxembourg.

Below is an example from the National Institute of Building Sciences showing a single-family site layout comparison between a conventional subdivision and an LID site design. For more information on LID techniques, see the attached brochure entitled, "Builder's Guide to Low Impact Development."

Conventional site design

LID site design

Image courtesy Pierce County, Washington and AHBL, Inc.

In addition to the site layout and green infrastructure elements discussed above, sustainable approaches to development include addressing the following elements:

- Design lots with a layout that maximizes opportunities for solar access, passive energy conservation, and south-facing exposure through street layout and block pattern.

- Achieve certification through Leadership in Energy and Environmental Design (LEED) in "Neighborhood Development."

- Provide a safe, accessible, year-round, multi-use path, with universal design, throughout the subdivision with connections and linkages to other amenities and facilities.

On the subject site, it appears that lot access is intended via a driveway from the local street. Curb cuts in front of homes tend to interrupt the flow of pedestrian activities along sidewalks, and also reduce area for street trees and green spaces. The opportunity exists to create a safe and walkable streetscape through the creation of a shared, or rear, vehicular access arrangement.

The nearby George School and Pennswood Village have incorporated green building techniques into their site design and facilities. Integrating green technology and practices into the proposed homes and site design would further increase the "sustainable hub" in the township.

Linkages to on-site trails, recreation facilities, and open space areas are also recommended. Pedestrian and bicycle linkage are recommended to the nearby community facilities as well. These include neighboring Core Creek Park, the nearby shopping center, and school facilities abutting the site across Route 413. Map 4-1 of the *Bucks County Bicycle Master Plan* (2012) illustrates potential connections for the site and area (see attached). Although an on-road bike lane is indicated for Route 413, there appears to be sufficient area along the site's frontage to include an off-road pedestrian way.

3. **Historic preservation**—The municipal comprehensive plan and open space plan indicate Stone Meadows Farm as a historic resource. The farm buildings are located centrally on the site and are proposed to be contained on a 9.5-acre lot. We support the preservation of this historic farmstead and suggest that historic recognition/designation be discussed during the subdivision approval process to encourage the long-term preservation of the important historic resource.

We also note that historic context, defined as the built and natural surroundings of historic structures, contributes significantly to the integrity and meaning of historic sites. Treatment of surroundings may threaten the visual and spatial integrity of a historic resource, even if the physical integrity of a historic structure is preserved. The proposed housing development around the Stone Meadows Farm will change its character and context and, therefore, we recommend that open space be extended around the property.

As indicated in Comment 1 above, an approach used in several municipalities for historic preservation within the county is lot averaging. Lot averaging adds flexibility to subdivision design by allowing lot sizes to vary while the overall density of the site is kept constant. This zoning technique can be used to extend open space near the historic property without losing development potential, thereby providing an opportunity to retain a greater portion of the original property in its historic context.

4. **Traffic impact study**—Section 3105.3.B of the zoning ordinance requires that any use which will generate 500 or more trips per day is required to submit a transportation impact statement (TIS). Future submissions should include the required TIS.

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 for Land Development must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015, 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.

CIG:dwb

Attachment

cc: KTMT Stone, LP
Estate of Ezra C. Stone, Estate of Josef S. Stone, and Francine Lida Stone
Erik Garton, P.E., Gilmore & Associates, Inc.
Herbert K. Sudfeld Jr., Esquire, Curtin & Heefner, LLP
Robert W. Gundlach Jr., Esquire, Fox Rothchild, LLP
Larry Young, P.E., TriState Engineers, Township Engineer
Stephanie Teoli Kuhls, Township Manager (via email)
Patrick Duffy, Zoning Officer (via email)
William M. Mitchell, Executive Director, Bucks County Department of Parks and Recreation (via email)

What is Low Impact Development (LID)?

Ever wish you could simultaneously lower your site infrastructure costs, protect the environment, and increase your project's marketability? With LID techniques, you can. LID is an ecologically friendly approach to site development and storm water management that aims to mitigate development impacts to land, water, and air. The approach emphasizes the integration of site design and planning techniques that conserve the natural systems and hydrologic functions of a site.

Source: Prince George's County DER

Residential Lot with Bioretention

Somerset Development
Prince George's County, MD

LID Benefits

In addition to the practice just making good sense, LID techniques can offer many benefits to a variety of stakeholders.

Developers

- Reduce land clearing and grading costs
- Potentially reduce infrastructure costs (streets, curbs, gutters, sidewalks)
- Reduce storm water management costs
- Potentially reduce impact fees and increase lot yield
- Increase lot and community marketability

Municipalities

- Protect regional flora and fauna
- Balance growth needs with environmental protection
- Reduces municipal infrastructure and utility maintenance costs (streets, curbs, gutters, sidewalks, storm sewer)
- Increase collaborative public/private partnerships

Environment

- Preserve integrity of ecological and biological systems
- Protect site and regional water quality by reducing sediment, nutrient, and toxic loads to water bodies
- Reduce impacts to local terrestrial and aquatic plants and animals
- Preserve trees and natural vegetation

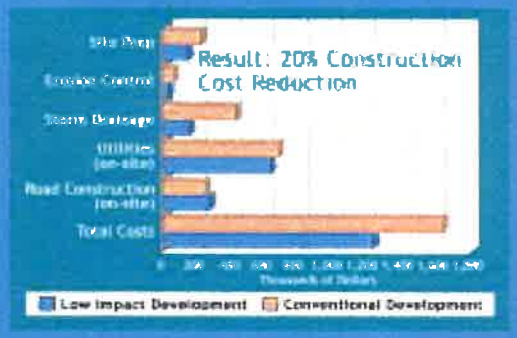
Cover Photo: R. Arendt

Case Study

Kensington Estates is a conventional development on 24 acres consisting of 103 single-family homes in Pierce County, WA. A study was conducted to redesign the site using a new state storm water model and to illustrate the full range of LID practices and technologies available to developers.

Overall, the redesigned LID site could have:

- Resulted in construction cost savings of over 20%;
- Preserved 62% of the site in open space;
- Maintained the project density of 103 lots;
- Reduced the size of storm pond structures and eliminated catchments and piped storm conveyances; and
- Achieved "zero" effective impervious surfaces.



Cost Comparison: LID vs. Conventional Development

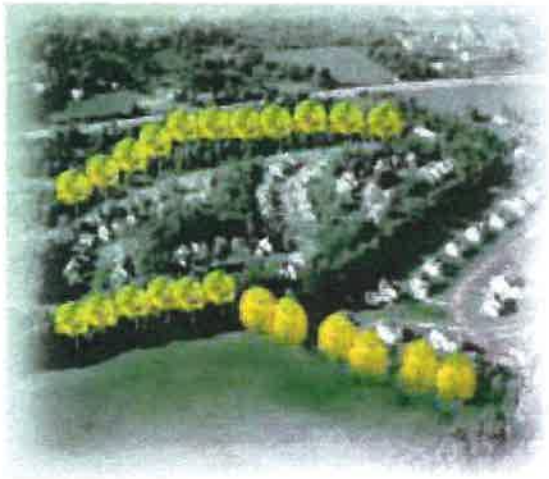
For More Information

- Low Impact Development Center
  http://www.lowimpactdevelopment.org
- Prince George's County, Maryland
  http://www.goprincegeorgescounty.com
- NAHB Research Center Toolbase Services
  http://www.toolbase.org
- U.S. EPA
  http://www.epa.gov/owow/nps/urban.html

NAHB RESEARCH CENTER

*Assumes paving costs of $15/sq. yd.

Printed on recycled paper with soy ink



Builder's Guide to Low Impact Development

Would you be interested in saving upwards of $70,000* per mile in street infrastructure costs by eliminating one lane of on-street parking on residential streets?

Did you know that communities designed to maximize open space and preserve mature vegetation are highly marketable and command higher lot prices?

Are you aware that most homeowners perceive Low Impact Development practices, such as bioretention, as favorable since such practices are viewed as additional builder landscaping?

Did you know that by reducing impervious surfaces, disconnecting runoff pathways, and using on-site infiltration techniques, you can reduce or eliminate the need for costly storm water ponds?

LID Site Planning and Design Concepts

Successful LID projects simultaneously reduce land development and infrastructure costs while protecting a property's natural resources and functions. During the development process, the designer, developer, and reviewing agency should work together to identify solutions that integrate the following concepts:

- Preserve Open Space and Minimize Land Disturbance;
- Protect and Incorporate Natural Systems (wetlands, stream/wildlife corridors, mature forests) as Design Elements;
- Utilize Neo-Traditional Street and Lot Layouts and Designs; and
- Decentralize and Micromanage Storm Water at its Source Using LID Storm Water Management Practices.

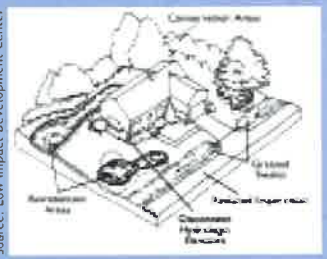
LID and Storm Water Management

LID aims to mimic natural hydrology and processes by using small-scale, decentralized practices that infiltrate, evaporate, and transpire rainwater. Specifically, LID aims to:

- Minimize impervious surfaces;
- Disconnect hydrologic elements (roofs, downspouts, parking areas);
- Maintain/increase flow paths and times; and
- Utilize decentralized treatment practices.

Bioretention Areas
Storm water directed to these shallow topographic depressions in the landscape is filtered, stored, and infiltrated into the ground using specialized vegetation and engineered soils.

Grassed Swales
Water moving through these systems is slowed, filtered, and percolated into the ground. These systems can act as low cost alternatives to curbs, gutters, and pipes.



Source: Low Impact Development Center

LID Lot Level Source Controls

Preserve Open Space and Minimize Land Disturbance

Source: Bielinski Homes

Community Open Space

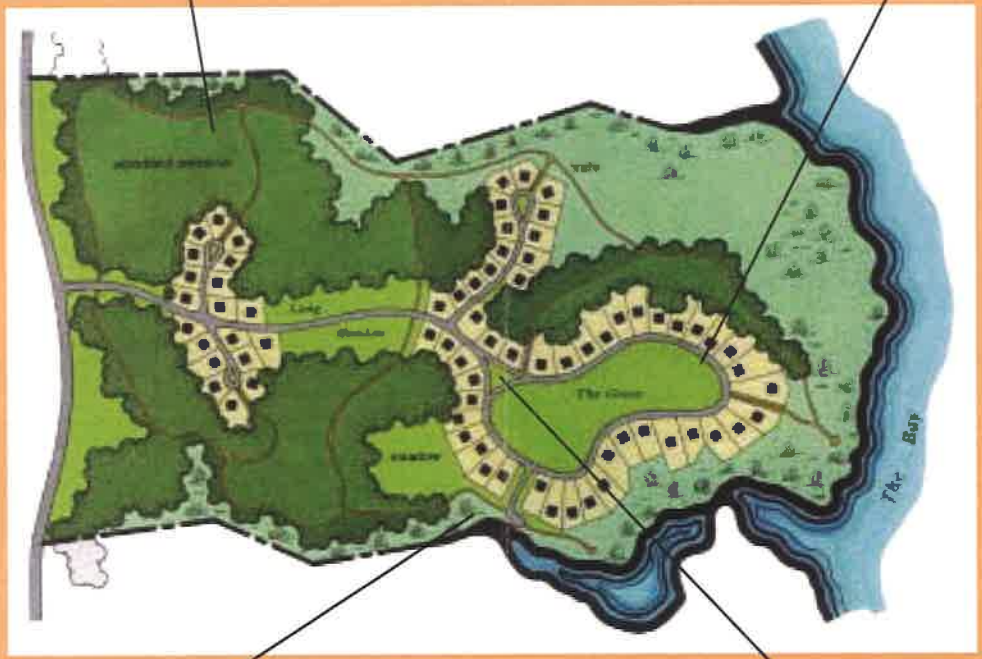
Bielinski Homes
Waukesha, WI

Decentralize and Micromanage Storm Water at its Source using LID Storm Water Management Practices

Source: Low Impact Development Center

Grassed Swales

Somerset Development
Prince George's County, MD



From Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks, by Randall G. Arendt. Copyright (©) 1996 by Island Press. Reprinted by permission of Island Press, Washington, D.C. and Covelo, CA.

Protect and Incorporate Natural Systems as Design Elements

Source: Applied Ecological Services, Inc.

Wetland System

Prairie Crossing
Grayslake, IL

Utilize Neo-Traditional Street and Lot Layouts and Designs

Source: DPZ & Co.

Bowman Park

Vermillion Community
Vermillion, NC

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Lynn T. Bush
Executive Director

May 28, 2015
BCPC #5303-D

MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Bank of America ATM Kiosk
TMP# 22-57-48-2
Applicant: Bank of America
Owner: Sports Authority Inc.
Plan Dated: February 18, 2015
Date Received: May 13, 2015

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: Ten parking stalls and a portion of the moving aisle in a parking lot of a shopping center are proposed to be eliminated for the construction of a 21 square foot ATM kiosk with one drive-up lane.

Location: South side of E. Lincoln Highway (U.S. Route 1), west of Oxford Valley Road and across from S. Buckstown Road.

Zoning: The CS Shopping Center district permits retail sales, personal service shops, professional and businesses offices, and banks or similar financial institutions on a minimum lot size of two acres and a minimum lot width of 150 feet. A maximum impervious surface ratio of 60 percent is permissible.

Present Use: Commercial; retail store.

COMMENTS

1. **Variances**—Plan Sheet C3 notes that variances are requested from the maximum impervious surface coverage, parking, and sign provisions. We recommend that the planning commission not make a recommendation to the Board of Supervisors regarding this proposal until there is resolution of all zoning issues.

2. **Landscaping**—Plan Sheet C3 does not indicate any proposed plant material for the raised planting bed at the end of the parking row near the ATM exit. A concrete-covered raised bulb is shown at the entry to the drive-up lane. Adding green space and plant materials at these locations should be provided as required by subdivision and land development ordinance Section 421.5.b.

   Additionally, all, or a good portion of the striped paving area, could be converted into green space or a planting bed. This would not only better define the entry lane channel, but also reduce the amount of impervious surfaces on the site. Furthermore, providing plants and green space will aid in drainage and add to the aesthetics of the shopping center by providing an attractive break of green area within the large parking lot.

   Section 417 of the subdivision and land development ordinance requires that street trees be planted along all streets where street trees do not exist. Since no trees or plant material, except for a grass strip, exist along Lincoln Highway in front of the parcel, we recommend that plant material be provided to supplement the streetscape for the shopping center.

3. **Refuse**—The plan should note whether facilities for trash and/or recycling are intended to be provided at the ATM to reduce the potential for litter of unwanted paper receipts or other debris. If refuse facilities are intended, the placement of such containers and pick-up/removal schedule should be indicated on the plan.

4. **Standards for stand-alone kiosk use**—We suggest that township officials consider adding provisions in the zoning ordinance addressing stand-alone drive-up kiosks in parking lots. This use can potentially enhance the vitality and success of an underutilized property, but the placement on the site could also negatively affect internal traffic patterns, pedestrian safety, and aesthetics or theme of a development if not constructed in a compatible manner with other existing uses on a site. Standards could include on-site placement of kiosk and drive-up lane, separation of parking moving aisle and drive-up lane provisions, required vehicle stacking space, paving treatment for safe vehicular and pedestrian access (painting/striping of crosswalks and on-road directional signage), acceptable building materials and signage, and landscaping and green space needs.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015, 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.

CIG:dwb

cc: Andrea Militello, Bank of America
Stonefield Engineering and Design, LLC
Larry Young, P.E., TriState Engineers, Township Engineer
Stephanie Teoli Kuhls, Township Manager (via email)
Patrick Duffy, Township Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

June 9, 2015
BCPC #12085

MEMORANDUM

TO: Milford Township Board of Supervisors
Milford Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Lot Line Changes for Heller Tract
TMPs #23-2-69; -70; -70-1; and -70-3
Applicant: Russell S. and Cathy M. Heller
Owners: Russell and Cathy Heller; Elmer and Dorothy Brinkman; Fred Reith
Plan Dated: May 1, 2015
Date Received: May 27, 2015

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

GENERAL INFORMATION

Proposal: Four separate lot line adjustments consisting of 5 existing lots. Parcel A (0.0581 acre) is to be conveyed from TMP #23-2-70-3 to TMP #23-2-69; Parcel B (0.1533 acre) is to be conveyed from TMP #23-2-70-3 to TMP #23-2-70-2; Parcel C (0.0891 acre) is to be conveyed from TMP #23-2-70 to TMP #23-2-70-2; and Parcel D (0.3196 acre) is to be conveyed from TMP #23-2-70 to TMP #23-2-70-1. As a result of these lot consolidations, TMPs #23-2-69; -70; -70-1; -70-2; and -70-3 will be: 1.6352; 0.5576; 0.8617; 1.0806; and 0.4533 acres, respectively. TMPs #23-2-69, -70-1, and -70-2 are served by public water and sewerage and contain an existing dwelling unit and accessory structures. TMPs #23-2-70 and -70-3 are vacant. No construction is proposed at this time.

Location: Southeast side of Brinkman Road, approximately 680 feet southwest of its intersection with Spinnerstown Road.

Zoning: SRM—Suburban Residential Medium District permits single-family detached dwellings with a minimum lot area and lot width of 15,000 square feet and 100 feet, respectively.

Present Use: Residential and vacant

COMMENTS

1. **Plan requirements**—Section 700 (Sketch or Feasibility Plan) of the subdivision and land development ordinance requires physical features including all structures to be included on the plan. Based upon a recent orthophotograph, it appears there is a dwelling unit and accessory structure located on TMP #23-2-70-1 that are not shown on the plan.

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

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015 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.

DAS:dc

cc: Russell S. and Cathy M. Heller
Irick, Eberhardt & Mientus, Inc.
Kevin Wolf, Andersen Engineering, Inc.
Jeff Vey, Municipal Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce

Lynn T. Bush
Executive Director

June 17, 2015
BCPC #11865-A

MEMORANDUM

TO: New Britain Borough Council
New Britain Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision for Shah Tract (Hidden Meadows)
TMP #25-9-64-1 and 25-9-64-3
Applicant: Green Tree Contracting Group, LLC
Owner: Brian J. Rookstool & Mavji Shah
Plan Dated: October 27, 2014
Plan Last Revised: March 27, 2015
Date Received: May 18, 2015

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

GENERAL INFORMATION

Proposal: Subdivide a 3.52-acre parcel into 16 residential lots for use as two-family (twin) dwellings. An existing 6,474-square-foot light industrial building and 2,895-square-foot single-family detached dwelling would be removed. Public water and sewerage facilities are proposed.

Location: On the south side of North Shady Retreat Road, approximately 220 feet east of Iron Hill Road.

Zoning: The R-2 Residential District is intended to provide areas for multi-family, townhouse (attached), and two-family dwellings with open space preserved, and for small-lot single family detached dwellings. The minimum lot size for two-family dwellings is 5,000 square feet.

Present Use: Single-family dwelling and vacant light industrial.

COMMENTS

The Borough should be satisfied that the plan complies with all conditions of plan approval. In addition, we recommend that the following issues be addressed:

1. **Street trees**—The plan proposes 17 *Fagus grandifolia* (American Beech) trees as street trees. Beeches are inappropriate as street trees because the branches typically droop to the ground at maturity. We recommend that the applicant choose a more suitable street tree from the Borough's Plant Materials List found in Section 609.F of the zoning ordinance.

2. **Emergency/future access**—We concur with the Borough Engineer's recommendation in the April 18, 2015 review letter to discuss an easement for emergency and future access from the cul-de-sac to the adjacent TMP #25-9-64.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015 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:dc

cc: Bill Laphen, Green Tree Contracting Group
D. Bradley Clymer, Richard C. Mast Associates, P.C.
Mark G. Hintenlang, P.E., Borough Engineer
Robin Trymbiski, Borough Manager (via email)
Doylestown Township (Adjacent Municipality)

BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: bcpc@co.bucks.pa.us

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Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

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Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

June 9, 2015
BCPC #7762-A

MEMORANDUM

TO: Newtown Township Board of Supervisors
Newtown Township Planning Commission

Upper Makefield Township Board of Supervisors
Upper Makefield Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plans of Subdivision for Laughlin
TMPs #29-7-1 and 29-7-2; 47-8-2 and 47-8-2-1
Applicant: Julie Laughlin
Owner: Same
Plan Dated: January 2, 2015
Last Revised: April 6, 2015
Date Received: May 11, 2015

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 65.46-acre tract comprising four tax map parcels located in Newtown and Upper Makefield townships, for single-family detached dwellings. Two conceptual plan versions were submitted, Option 1 with 11 lots and 34.56 acres of open space, and Option 2 with 13 lots and 32.40 acres of open space. An existing conservation easement (acreage unspecified) is included in the proposed Open Space A in both options. The plan does not indicate the intended type of water and sewerage facilities.

Both options propose the same layout in Newtown Township. Lots 1 through 4 are situated on a proposed cul-de-sac from Stoopville Road, and Lots 5 through 8 front on Eagle Road but take access from a shared driveway. Proposed Open Space A, with the existing conservation easement/farmstead, is located between the groups of proposed lots. For the area in Upper Makefield Township, Option 1 proposes that Lots 9 through 11 take access from Eagle Road, with Lots 10 and 11 as flag lots. Option 2 proposes a cul-de-sac from which Lots 9 through 13 take access.

Location: Northeastern corner of Eagle and Stoopville roads.

Zoning: The CM Conservation Management District permits single-family detached dwellings on a minimum gross site area of 3 acres and minimum lot area of 1 acre, subject to a maximum gross density of 0.33 dwelling units per acre.

Present Use: Agricultural and residential.

COMMENTS

1. **Variances requested**—The plan states that variances are being requested from the following zoning ordinance sections:

   Section 401.D—To permit the minimum building envelope to contain more than 15 percent of woodlands, and to contain floodplain soils.

   Section 903.B.5.a—To permit woodlands disturbance of 21 percent instead of the allowable 15 percent.

   Section 903.B.7—To permit 40 percent of areas of agricultural soils to be developed instead of the allowable 25 percent.

   The township planning commissions should not make a recommendation to their respective board of supervisors until the zoning issues are resolved.

2. **Stormwater management**—We understand that the area outlined by a dashed line north of Lot 4 is a proposed stormwater management area. Future plans will have to provide more detail about the intended stormwater management for the entire site, including the area of Lots 5 through 8 and the lots in Upper Makefield Township.

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 for Land Development must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

4. **Access easement in Newtown Township**

   a. We support the proposal to consolidate access for Lots 5 through 8 to minimize the number of access points along Eagle Road. It should be determined if the proposed shared access easement and driveway arrangement complies with Section 508.5 of the Newtown Township subdivision and land development ordinance which states that, in single-family residential zoning districts, all lots abutting collector streets or highways shall have frontage on a marginal access street or be reverse frontage lots.

   b. The Newtown Township fire marshal should review the proposed shared access layout to ensure that fire trucks and other emergency vehicles can adequately serve the lots.

c. We note that the plan also proposes a 20-foot-wide access easement and driveway from the shared access easement for Lots 5 through 8 that provides a second access to the farmstead on the existing conservation easement portion of the open space. All appropriate cross easements, maintenance responsibilities, and restrictions, if any, should be established.

5. **Access issues in Upper Makefield Township**

a. **Length of cul-de-sac**—Section 309.3 of the Upper Makefield Township subdivision and land development ordinance states that a cul-de-sac shall not exceed 500 feet in length. On the Option 2 plan, the cul-de-sac proposed off Eagle Road in Upper Makefield Township exceeds 500 feet in length.

b. **Shared driveway for lane lots**—In Option 1, we suggest that a shared driveway be considered for the lane lots, as permitted by Section 330.G 3 of the Upper Makefield Township subdivision and land development ordinance. As noted in Section 330.H, two contiguous lane lots must be served by a common entrance even if a shared driveway is not supplied, which will minimize the number of access points on Eagle Road.

c. **Access for TMP #47-8-2**—In a telephone conversation, the applicant's engineer indicated that the adjacent TMP #47-8-2-1 was included in the proposal because its southern lot line is to be adjusted slightly along either the proposed lane for Lot 11 (in Option 1) or the cul-de-sac (in Option 2). We suggest that consideration be given to revising the existing driveway access from Eagle Road to either have shared access with the driveway for Lot 11 or to access the cul-de-sac. Section 311.2 of Upper Makefield Township's subdivision and land development ordinance states that driveways shall provide access to the street of lower order classification.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015, 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.

MW:dc

cc: Julie Laughlin
Dumack Engineering
Michele Fountain, P.E., CKS Engineers, Inc., Newtown Township Engineer
Michael Bueke, Boucher & James, Inc., Newtown Township Planner (via email)
Kurt M. Ferguson, Newtown Township Manager (via email)
Martin Vogt, Newtown Township Zoning Officer (via email)
Kristie Kaznicki, Newtown Township Municipal Services Secretary (via email)
Douglas Rossino, P.E., Gilmore & Associates, Upper Makefield Township Engineer
David Nyman, Upper Makefield Township Interim Manager

BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
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Carol A. Pierce

Lynn T. Bush
Executive Director

June 11, 2015
BCPC #12088

MEMORANDUM

TO: Nockamixon Township Board of Supervisors
Nockamixon Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Lot Line Adjustment for Karr and Valois Tracts
TMPs #30-4-24 and 30-4-23-2
Applicant: George W., Jr. and Barbara M. Karr
Owner: Same
Plan Dated: March 5, 2015
Date Received: June 3, 2015

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

GENERAL INFORMATION

Proposal: Adjust the lot lines between two parcels to convey Conveyance Area A (3.000 acres) from TMP #30-4-23-2 (13.5262 gross acres) to TMP #30-4-24 (57.0888 acres). The resultant lot areas are TMP #30-4-23-2—10.5262 gross acres/10.2679 net acres, and TMP #30-4-24—60.0888 gross acres/59.13490 net acres. TMP #30-4-23-2 contains a single-family detached dwelling and a barn, and TMP #30-4-24 contains a single-family detached dwelling, three barns, and several out buildings. No additional development is proposed on either parcel. On-lot water and sewerage facilities serve the lots.

Location: Northern side of Gessner Road, approximately 800 feet west of Durham Road (S.R. 412), between the intersections of Buck and Church roads.

Zoning: RA Residential Agricultural District permits a single-family detached dwelling on a minimum lot area of 2.00 acres.

Present Use: Residential and agricultural

COMMENTS

The staff of the Bucks County Planning Commission recognizes that this submission is consistent with major ordinance requirements. It is recommended that the plan be approved if it meets all ordinance requirements, as determined through the municipal engineer's review, and if the plan complies with the requirements of other applicable reviewing agencies. We have the following additional comment:

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

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015 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.

MW:dc

cc: C. Robert Wynn Associates, Inc., Township Engineer (via email)
Jordan B. Yeager, Curtin & Heefner, LLP, Township Solicitor
Arlene E. Eichlin, Township Secretary (via email)

BUCKS COUNTY PLANNING COMMISSION

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Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

June 12, 2015
BCPC #12014

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for McCabe
TMP #48-23-7
Applicant: John McCabe
Owner: Same
Plan Dated: December 15, 2015
Date Received: May 14, 2015

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

GENERAL INFORMATION

Proposal: Subdivide an existing 1.429-acre lot (TMP #48-23-7) into two residential parcels. Lot 1 would be 16,339-square-feet and contain an existing single-family dwelling. Lot 2 would be 43,498 square feet and contain a proposed two-story single-family dwelling. Lot 1 would be served by the existing individual on-lot well and public sewerage. Lot 2 would be served by public water supply and public sewerage.

Location: On the east side of County Line Road approximately 125 feet north of Stephenson Way.

Zoning: Low Density Residential (R-2) District is intended to provide a place for detached dwelling units, giving maximum concern for the preservation of open space and natural features. Use 5 Detached Dwelling Unit is permitted by right in the R-2 District on lots with a minimum size of 20,000 square feet.

On October 14, 2014 the Upper Southampton Township Zoning Hearing Board granted variances from Section 185-22 of the zoning ordinance to permit a lot width of 20 feet at the street line for Lot 1 and to permit 32.6 percent impervious surface coverage for Lot 2.

On March 25, 2015 the Upper Southampton Township Zoning Hearing Board granted variances from Section 185-22 of the zoning ordinance to reduce the required lot area by 3,361 square feet

for Lot 2, reduce the required minimum left side yard by 3 feet for Lot 2, and reduce the required aggregate side yard by 2.1 feet for Lot 2.

Present Use: Residential.

COMMENTS

1. **Street trees**—Section 160-51.A of the subdivision and land development ordinance requires that street trees be planted along the side of all streets. There is existing vegetation along County Line Road. Township officials should determine if these existing plantings meet the requirements of the subdivision and land development ordinance.

2. **Plan requirements**—In accordance with Sections 160-85.C.(6) and (9) of the subdivision and land development ordinance the plan should be revised to show the species and size of large trees standing alone and the tree protection zone for trees to be saved.

3. **Shared driveway**—The applicant should consider using a shared driveway from the proposed lane for Lot 1 for access to both dwellings, instead of constructing a new driveway access for Lot 2. A shared driveway may lessen the amount of impervious surface on the lots and also will reduce the number of curb cuts along County Line Road. If a shared driveway is used we recommend that a maintenance easement and agreement be developed.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015, 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:dc

cc: John McCabe
Cynthia D. Smith, P.E., Horizon Engineering Associates, LLC
Wayne Keifer, Township Engineer
Joseph Golden, Township Manager (via email)
Lower Moreland Township (Adjacent Municipality)

BUCKS COUNTY PLANNING COMMISSION

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Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

May 27, 2015
BCPC #7607-C

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Subdivision—Atamanenko
TMP #48-21-59 and 48-21-60-1
Applicant: Vladimir Atamanenko
Owner: Same
Plan Dated: February 8, 2009
Plan Last Revised: October 18, 2012
Date Received: April 27, 2015

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 0.2592 acres from TMP #48-21-60-1 and make it an integral part of TMP #48-21-59. TMP #48-21-60-1 would be 4.1714 acres and TMP #48-21-59 would be 1.7608 acres. TMP #48-21-59 would be further subdivided into three single-family detached dwelling lots. Lot 1 would be 0.73765 acre, Lot 2 would be 0.59688 acre, and Lot 3 would be 0.68544 acre and contain an existing single-family detached dwelling. All lots would be served by public water and sewerage.

Location: On the north side of Street Road, approximately 300 feet west of the intersection of Street and Gravel Hill roads.

Zoning: Low Density Residential (R-2) District is intended to provide a place for detached dwelling units, giving maximum concern for the preservation of open space and natural features. The required minimum lot area for a single-family detached dwelling is 20,000 square feet (0.45914 acre).

Present Use: Residential.

COMMENTS

Prior to final plan approval, the township should ensure that the plan meets all conditions of preliminary plan approval. The plan should not be approved until all issues are resolved.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015, 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:dc

cc: Vladimir Atamanenko
Vincent W. Fioravanti, P.E.
Wayne Kiefer, Township Engineer
Joseph W. Golden, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
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Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

June 17, 2015
BCPC# 12089

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary/Final Plan of Subdivision for 366 Hawthorne Street
TMP # 49-19-124
Applicant: Jamp Development LLC
Owner: David R. Mauer
Plan Dated: October 17, 2014
Last Revised: June 1, 2015
Date Received: June 4, 2015

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

GENERAL INFORMATION

Proposal: Subdivide a 21,000-square-foot (0.48 acre) parcel into two single-family detached lots of 10,500 square feet each. An existing single-family detached dwelling will be removed. Public water and sewer serve the site.

Location: Southern side of Hawthorne Street between Madison and Sunnemeade Avenues.

Zoning: R-3 Residential District permits single-family detached dwellings on lots of 9,000 square feet or more.

Present Use: Residential

COMMENTS

We received the preliminary/final plan approval letter indicating that the subject plan has already received approval from the Warminster Township Board of Supervisors on May 7, 2015. In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, plans for the proposal should be sent to and reviewed by the Bucks County Planning Commission. Municipalities shall not approve such applications until the county report is received or until the expiration of a 30-day period from the date of county submission. Moreover, Section 513 of the MPC

requires review by the county prior to recording the plat. To meet the BCPC obligations as set forth by the MPC, the professional staff of the BCPC prepared the following review.

The township should be satisfied that the plan meets the conditions of the preliminary/final approval, dated May 21, 2015. We note the following points regarding the submission:

- **Required sketches**—The preliminary/final approval letter requires that the applicant submit preliminary architectural sketches/renderings and exterior design information for the proposed dwellings, in accordance with Section 404.6 of the subdivision and land development ordinance. The submission to this office did not contain the required information. The required information should be provided to the township.

- **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 for Land Development must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 2015, 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:dc

cc: Jamp Development, LLC
Robert Cunningham, P.E., Holmes Cunningham Engineering
Edward F. Murphy, Esq., Wisler Pearlstine, L.L.P.
Craig Kennard, Gilmore & Associates, Township Engineer
Steven Weisner, Township Manager (via email)

Bucks County Planning Commission
Planning Module Reviews
July 1, 2015

Municipality	Development	BCPC Number	Tax Parcel Number(s)	PaDEP Code Number	Plan Review Number
Bensalem Township	Jadeite Foods, LLC		2-76-142	1-09004-347-3J	20080-0216
Lower Makefield Township	Dogwood Drive	11186	20-8-25	1-09929-273-3J	20080-0218
Hilltown Township	Envision Land Use	11978	15-28-103	1-09924-387-3J	20080-0195
Falls Township	Abington Reldan Metals, LLC	6253-FF2	13-51-1-9	1-09002-234-3	20080-0219

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James J. Dowling
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David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

May 27, 2015

Matthew Chrobocinski
1456 Ferry Road, Bldg. 500
Doylestown, PA 18901

RE: Jadeite Foods, LLC
PaDEP Code # 1-09004-347-3J
TMP #2-76-142
Bensalem Township, Bucks County

Dear Mr. Chrobocinski:

We have received a copy of the planning module[1] concerning the proposal to install equipment to produce tofu inside an existing warehouse building. Wastewater flows (consisting of 27,750 gallons per day (GPD) for irrigation, washing, and production) will flow by public sewerage through the Bucks County Water and Sewer Authority (BCWSA) collection system to the Philadelphia Water Department's (PWD) Northeast Philadelphia Water Pollution Control Plant via the Neshaminy Interceptor. The fully operational facility (Phase II) will directly discharge the irrigation water to Totem Creek, which will require further permitting from PADEP. Under Phase II, wastewater flows from the facility will consist of 13,150 GPD.

The proposed revision is consistent with the *Bucks County, Pennsylvania, Sewerage Facilities Plan, 1970,* as the proposal is within a public sewerage area and flows will be conveyed to the Northeast Philadelphia Water Pollution Control Plant.

[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 *Bucks County, Pennsylvania, Sewerage Facilities Plan, 1970.* Therefore, the Bucks County Planning Commission (BCPC) and the Bucks County Department of Health (BCDH) are required to review and comment on the proposed plan revision.

The PWD certifies there is adequate capacity within the City of Philadelphia's conveyance and treatment facilities to receive and treat the sewage flows from this subdivision. The waste load will not create a hydraulic or organic overload or a five-year protected overload that is inconsistent with the city's approved Combined Sewer Overflow Plan. BCWSA correspondence indicates there is adequate public sewer service available to serve the project.

If the municipality approves the planning module and thereby 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 BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management Planning, PADEP, Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

Should you have any questions, please contact me.

Sincerely,

Michael A. Roedig
Planner

MAR:dc

cc: Eric Ponert, Philadelphia Water Department
Genevie Kostick, BCDH
CKS Engineers, Inc.
Ron Gans, O'Donnell & Naccarato
Loretta Alston, Bensalem Township Department of Building and Planning
Elizabeth Mahoney, PaDEP
Act 537 file

3800-FM-WSWM0362B Rev. 9/2002

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER SUPPLY AND WASTEWATER MANAGEMENT

DEP Code #
1-09004-347-3J

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Jadeite Foods

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

1. Date plan received by county planning agency. May 6, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency May 27, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	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 Act 537 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. N/A
		If no, describe the inconsistencies _____
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☐	☒	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section:
		Name: Michael Roedig
		Title: Community Planner Signature:
		Date: May 27, 2015
		Name of County or Areawide Planning Agency: Bucks County Planning Commission
		Address: 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.

BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: bcpc@co.bucks.pa.us

COUNTY COMMISSIONERS:

Robert G. Loughery, *Chairman*
Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

PLANNING COMMISSION:

Walter S. Wydro, *Chairman*
Evan J. Stone, *Vice Chairman*
Joseph A. Cullen, Jr., Esq., *Secretary*
James J. Dowling
Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

June 19, 2015

Mr. Thomas J. Figaniak, P.E.
Gilmore & Associates, Inc.
65 E. Butler Avenue
Suite 100
New Britain, PA 18901

RE: Dogwood Drive Planning Module
PaDEP Code #1-09929-273-3J
BCPC #11186
TMP #20-8-25
Lower Makefield Township, Bucks County, PA

Dear Mr. Figaniak,

We have received a copy of the subject planning module[1] regarding the proposed connection of 5 new single-family detached dwellings to public sewer facilities.

The *Township of Lower Makefield, Bucks County, Pennsylvania Act 537 Sewage Facilities Plan Update*, (adopted February 1, 1999) is the official sewage facilities plan for Lower Makefield Township. This plan indicates that the subject site is within an area intended to be served by public sewer (identified as a 10-year planned public sewer service area.) In this regard, the proposal to connect to public sewer facilities is consistent with the township's official sewage facilities plan.

However, the planning module indicates that sewage flows from the proposed development will be pumped to the Core Creek/Neshaminy interceptors before entering the Northeast Philadelphia Water Pollution Control Plant, via the Bucks County Water and Sewer Authority conveyance system. This differs from the township's Act 537 plan which shows the subject tract within the Yardley Borough sewer service area where sewage flows are ultimately treated at the Morrisville Borough Wastewater Treatment Plant located in Morrisville Borough. Therefore, the proposal would necessitate a revision to the Lower Makefield Township Act 537 Plan.

According to information in the Planning Module information packet, the Dogwood Drive subdivision tract is included in the BCWSA Neshaminy Interceptor Connection Management Plan (CMP), last updated on February 17, 2014. This Plan indicates that 5 EDUs associated with this subdivision are scheduled for release in 2016.

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

In further review of the planning module submission, we note that required information in Section O. Sewage Management, has not been provided.

If the township approves the planning module and thereby revises the official wastewater facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Supervisor, PaDEP, Southeast Regional Office, 2 East Main Street, Norristown, Pennsylvania 19401.

If you have any questions regarding this review, please feel free to contact me.

Sincerely,

Lisa M. Wolff
Community Planner

LMW:dc

Attachment

cc: Terry S. Fedorchak, Lower Makefield Township Manager
Steve Ware, Lower Makefield Township Planning and Zoning Administrator
Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09929-273-3J
BCPC #	11186

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Dogwood Drive (TMP #20-8-5)

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

1. Date plan received by county planning agency. May 12, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency June 19, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	11. Have all applicable zoning approvals been obtained? Unknown
☐	☒	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 Act 537 Official Sewage Facilities Plan? If no, describe inconsistency Partially Consistent, see attached letter.
☒	☐	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe According to the township's Act 537 plan, the nearby areas along Delaware Rim Drive and Sunnyside Lane are on-lot disposal system problem areas, and are planned for public sewer service.
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances.
		If no, describe the inconsistencies N/A
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section: Name: Lisa M. Wolff Title: Planner Signature: Lisa M. Wolff Date: June 19, 2015 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.

BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: bcpc@co.bucks.pa.us

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James J. Dowling
Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

May 29, 2015

Karin Holsinger, P.E.
Van Cleef Engineering Associates
501 North Main Street
Doylestown, PA 18901

RE: Envision Land Use Planning Module
PaDEP Code #1-09924-387-3J
BCPC #11978
TMP #15-28-103
Hilltown Township, Bucks County, PA

Dear Ms. Holsinger:

We have received a copy of the subject planning module[1] regarding the connection of a total of 40 EDUs (36 proposed dwellings and 4 existing dwellings) to public sewers. Thirty-four (34) of the proposed single-family dwellings and 3 existing adjacent residences (37 EDUs total) are proposed to have grinder pumps and connect to a proposed low pressure force main system which will eventually connect to an existing gravity system terminal manhole located in West Creamery Road. The remaining 2 proposed single-family dwellings and 1 existing single-family dwelling (3 EDUs total) are proposed to have grinder pumps and connect to an existing low pressure force main system in the adjacent Ashland Meadows development. Sewage flows from the project will flow to the Hilltown Township Water and Sewer Authority collection/conveyance system, the Pleasant Springs interceptor, and then to the Pennridge Wastewater Treatment Plant.

The 36 proposed single-family dwellings are part of the Envision Land Use subdivision and are located on a 63.6-acre parcel on the northwest corner of Limekiln Pike and Rickert Road. The 4 existing single-family dwellings are located along Limekiln Pike and Rickert Road.

The *1999 Hilltown Township Wastewater Facilities Plan* is the official Act 537 Plan for this portion of Hilltown Township. The plan indicates that the subject site is within the Rural Residential (RR) District intended to be served by individual on-lot sewage disposal systems or, where suitable soils do not exist, conventional residential subdivisions may utilize small community sewage systems designed for dedication to the Hilltown Township Water and Sewer Authority. Thus, the proposal to connect to

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

the existing public sewerage collection and treatment system is not consistent with the official Act 537 Plan.

In addition, the submission indicates that documentation of compliance with the state historic preservation act is attached. However, it was not included in the planning module packet submitted to our office. The applicant should provide the required documentation.

If the municipality approves the planning module and thereby 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 BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Supervisor, Wastewater Management, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

If you have any questions regarding this review, please feel free to contact me.

Sincerely,

Matthew M. Walters
Community Planner

MMW:dc

Attachment

cc: Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Richard C. Schnaedter, Township Manager
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09924-387-3J
BCPC #	11978

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Envision Land Use

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

1. Date plan received by county planning agency. May 28, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name Bucks County Planning Commission
3. Date review completed by agency May 29, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	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 Act 537 Official Sewage Facilities Plan? If no, describe inconsistency See attached cover letter.
☐	☒	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies N/A
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐	If yes, will this project plan require the implementation of storm water management measures?

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

Name: Matthew M. Walters

Title: Community Planner Signature:

Date: May 29, 2015

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.

BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: bcpc@co.bucks.pa.us

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Joseph A. Cullen, Jr., Esq., *Secretary*
James J. Dowling
Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

June 5, 2015

James Matticola, P.E., LEED AP
Gilmore & Associates, Inc.
65 E. Butler Avenue
Suite 100
New Britain, PA 18901

RE: Abington Reldan Metals, LLC
PaDEP Code #1-09002-234-3
BCPC #6253FF2
TMP #13-51-1-9
Falls Township, Bucks County, PA

Dear Mr. Matticola:

We have received a copy of the planning module[1] regarding the plan for expansion of an industrial/manufacturing building on a 9.82-acre site on Old Bordentown Road, in U.S. Steel's Keystone Industrial Port Complex (KIPC). The project involves a new 56,400-square-foot building, a 1,200-square-foot addition to the existing building, and a 7,715-square-foot addition to connect the existing building to the proposed building. The sewage effluent from the existing and proposed building, equaling 1,980 gallons per day (7 equivalent dwelling units), will be conveyed by an existing on-site grinder pump to an existing gravity sewer for ultimate discharge to a collection/conveyance system with treatment at the USS Real Estate Utilities Wastewater Treatment Plant in the KIPC.

According to Kelly Boettlin, PaDEP Sewage Specialist 2, *The Township of Falls Authority Request for Revision to the Official Sewage Facilities Plan* (1985) remains as the official Act 537 Plan for Falls Township. Ms. Boettlin also indicated that several plans have been proposed since 1985, but none were officially approved by the PaDEP, including a plan that is currently under review by the PaDEP. Nevertheless, the 1985 Plan does not specifically address the area of the Township served by the USS Real Estate Utilities Wastewater Treatment Plant. One of the past unofficial plans, the 2002 *Update Revision to Official Sewerage Facilities Plan Conveyance System* indicates the site is in an area intended to be served by the U.S. Steel sewer system. The plan currently under review by the PaDEP discusses the U.S. Steel plant but makes no specific recommendations. It does state that "The redevelopment on the USX site would not affect the future growth and land development of the Township in relation to providing

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

adequate sewage facilities." Therefore, we believe the proposed project is consistent with the township's official Act 537 Plan and the pending Act 537 Plan revision.

The PNDI Project Environmental Review Receipt, p/o of Item 5 of the subject planning module, indicates that the Pennsylvania Department of Conservation and Natural Resources and the Pennsylvania Fish & Boat Commission have advised the applicant that further review of the project is necessary to resolve the potential impacts to sensitive and endangered species and that project information is to be sent to each agency for review.

If the municipality approves the planning module and thereby 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 BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Watershed Management, PaDEP, 2 East Main St., Norristown, PA 19401.

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

Sincerely,

Timothy A. Koehler
Director of Planning Services

TAK:dc

Attachment

cc: Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Peter Gray, Manager, Falls Township
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09002-234-3
BCPC #	6253FF2

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Abington Reldan Metals, LLC

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

1. Date plan received by county planning agency. June 1, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency June 5, 2015

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

Yes	No		
☒	☐	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq.*)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met _____
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency _____
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: _____
☐	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact _____
☐	☒	7.	Will any known historical or archeological resources be impacted by this project? If yes, describe impacts _____
☐	☐	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project? None known to this agency.
☐	☒	9.	Is there a county or areawide zoning ordinance?
☒	☐	10.	Does this proposal meet the zoning requirements of the ordinance? _____ If no, describe inconsistencies _____

Yes	No	SECTION C. AGENCY REVIEW (continued)
☒	☐	11. Have all applicable zoning approvals been obtained?
☐	☒	12. Is there a county or areawide subdivision and land development ordinance?
☐	☐	13. Does this proposal meet the requirements of the ordinance? N/A If no, describe which requirements are not met
☒	☐	14. Is this proposal consistent with the municipal Act 537 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: Timothy A. Koehler Title: Director of Planning Services Signature: Timothy A. Koehler Date: June 5, 2015 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.

BUCKS COUNTY PLANNING COMMISSION MEETING

Wednesday, August 5, 2015
2:00 P.M.

MEETING LOCATION CHANGE:
Bucks County Justice Center
6th Floor Conference Room (behind reception desk)
100 North Main Street
Doylestown, PA 18901

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes of July 1, 2015
4. Executive Director's Report
5. Act 247 Reviews
6. Presentation: Justice Center Overview and Special "Behind the Scenes" Tour
   - Carmen Thome, Deputy Court Administrator/Resource Management
7. Old Business
8. New Business
9. Public Comment
10. Adjournment

Please remember to contact us at
215-345-3400 if you cannot attend. Thank you.
AGENDA SUBJECT TO CHANGE PRIOR TO MEETING

BUCKS COUNTY PLANNING COMMISSION

Minutes of Meeting
July 1, 2015

MEMBERS PRESENT:	Joseph A. Cullen; Raymond (Skip) W. Goodnoe; Edward Kisselback, Jr.; Robert M. Pellegrino; Carol A. Pierce; Evan J. Stone; Walter S. Wydro
STAFF PRESENT:	Richard G. Brahler, Jr.; Lynn T. Bush; Debra Canale; David P. Johnson; Timothy A Koehler; Michael A. Roedig; David A. Sebastian; Maureen Wheatley
GUESTS:	James McGinnis, Political Reporter, Calkins Media

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

2. **PLEDGE OF ALLEGIANCE**
   All rose for the pledge of allegiance.

3. **APPROVAL OF MINUTES FOR THE MEETING OF JUNE 3, 2015**
   Upon motion of Mr. Pellegrino, seconded by Ms. Pierce, with the vote being 7-0 the motion carried to approve the minutes of the June 3, 2015 meeting as presented. Mr. Dowling and Mr. Nyman abstained as they were not present.

4. **EXECUTIVE DIRECTOR'S REPORT**
   The Executive Director's Report was submitted to the board prior to the meeting.

   Ms. Bush announced the resignation of Mr. Joseph A. Cullen from the Bucks County Planning Commission Board. Mr. Cullen stated that he has been a member of the Board for seven years and he has enjoyed it very much, learned many things about Bucks County and will miss being involved.

   A few staff happenings at the Planning Commission: Ms. Bush congratulated Mr. Michael Roedig having been promoted to Senior Planner, a well-deserved promotion. She also noted that the currently vacant position of Receptionist has been filled, but won't be starting until the end of the summer due to responsibilities at her current position with the Health Department.

   Ms. Bush stated that she recently attended two meetings on the arrangements being made for Pope Francis' visit to Philadelphia in September. It was attended by representatives of the five-county Philadelphia region. A portion of the transportation plan from the suburbs was revealed:

   - Unauthorized vehicles will not be permitted within center city during the Pope's visit. SEPTA will be operating express trains only, from only a few stations in Bucks County. No intermediate stops will be made. As of the first meeting, only Woodbourne, Croyden, Cornwells Heights, and Warminster stations will be open, and the number of SEPTA tickets per day per station has been set at 10,000.

- Discussion then focused on parking concerns at the train stations. Ms. Bush noted that security was being coordinated by the Secret Service and that the FBI, Pennsylvania State Police, and the Philadelphia Police Department are all being utilized for the event.

5. **POWERPOINT PRESENTATION: CROSS KEYS LAND USE AND TRANSPORTATION STUDY**

Bucks County Planning Commission Senior Community Planner, David A. Sebastian, and Senior Transportation Planner, Richard G. Brahler, Jr., presented the Cross Keys Land Use and Transportation Study. The Transportation and Community Development Initiative (TCDI) is a grant program of the Delaware Valley Regional Planning Commission (DVRPC) that supports local development and redevelopment efforts in qualifying municipalities of the Delaware Valley. The purpose of the study is to demonstrate how to maximize economic potential by increasing cohesiveness and overall unity, enhance pedestrian and vehicular safety and movements and identify key strategies and actions for successful implementation.

The Cross Keys area is located within four municipalities—Doylestown Borough and Doylestown, Plumstead, and Buckingham townships, containing over 636 acres with a population of 58,462 (2010 Census) and a forecasted population for 2030 of 68,290, a 14 percent increase; 2040 is forecasted to increase 19 percent to 72,623.

Mr. Sebastian stated that the top three land uses in terms of land area are Commercial (265 acres), Transportation and Utilities (174 acres), and Industrial (68 acres).

- Commercially, the study area contains a high concentration of automobile dealers and auto-related businesses, comprising over 115 acres or 18 percent of the total study area. These businesses constitute a significant presence to the study area's composition. However, it may also be important to create a balance of land uses that satisfies the overall vision of the study area. In addition to the presence of the auto dealers and auto related business, there are two shopping centers, Mercer Square and Cross Keys Place, plus several smaller strip centers and other pockets of commercial uses dispersed throughout the study area that comprise over 265 acres or 41.7 percent of the total area.

- Contributing significantly to the Transportation and Utilities category is the Doylestown Airport, comprising nearly 85 acres. The value of the Doylestown Airport to the economic prosperity of the area should be identified and enhanced if feasible.

- There is also an important Industrial and Manufacturing presence within the study area that includes industrial businesses, heavy/light manufacturing companies, and warehousing establishments that account for nearly 68 acres or 10.6 percent of the area. The study area's primary industrial areas are the Central Bucks Industrial Aero Park in Plumstead Township and the Sky Run and Sky Run II Business Centers and Pennsylvania Biotechnology Center in Buckingham Township.

Mr. Sebastian stated that the study revealed more than 325 commercial and industrial businesses located in the study area. However, several factors hold the area back from fulfilling its economic potential. Those factors, according to the study, are heavy traffic volume and congestion, motor vehicle versus pedestrian orientation, vacant or underutilized sites, and a lack of overall unity and

cohesiveness prevail and detract from the area's strengths. Revealed by the study, the most problematic area of traffic congestion is the Swamp/Easton/Old Easton Road intersections. The close proximity of these intersections, existing development, and insufficient right-of-way does not allow the construction of additional lanes, which could help to alleviate this problem.

Mr. Sebastian stated that the study identified that residents in the 0-10 minute drive time through the study area are affluent with over 60 percent anticipated to possess a median household income of $119,000 by 2019. The Bucks County median income is $76,555 according to the 2009-2013 American Community Survey 5-Year Estimates. This may provide support for addition retail and personal service opportunities.

Using Environmental Systems Research Institute (ESRI) Business Analysis tool, the boundary of the study area was broken into segments based upon drive times and yielded some interesting findings. For example, the Spending Potential Index (SPI), represents the amount spent on products and services based upon the nation average. The SPI for the Cross Keys Area shows a significant spending in the 0-5 minute market include: Apparel and Services/ Entertainment and Recreation/ Food – Food at Home/ Food – Food Away from Home/ Alcoholic Beverages/ Financial – Investments/ Home – Maintenance and Remodeling Services/ and Household Furnishings and Equipment compared to the national average.

Gap analysis examines the study area for leakages and surpluses. A sampling of preliminary results of industry groups within a 5-minute drive time, for example, shows a surplus of: auto dealers/ lawn equipment and supply dealers/ specialty food stores/ and office supply, stationery, and gift stores. However, some leakages that might fit well in a business district type setting, such as Cross Keys, include: Furniture Stores/ Beer, Wine, and Liquor Stores/ Shoe Stores/ Clothing Stores/ Sporting Goods, Hobby, and Musical Instruments Stores/ General Merchandise Stores including department and other general merchandise stores, and Full-Service Restaurants.

The Pennsylvania Biotechnology Center of Bucks County, where 300 high-tech workers are employed, is also the headquarters of the Bucks County Biotechnology Keystone Innovation Zone (KIZ), which is a tax credit program administered by the Department of Community and Economic Development. Having reached capacity, there is a need for additional incubator space for new businesses through the potential expansion of the PA Biotech Center and associated KIZ boundary. The Sylvan Pool site across the street from the Biotech Center has gone up for sale. The site consists of about 8 acres and is a prime site and strategic location within the study area.

The new Keenan Mercedes Dealership is proposed to be relocated to the former Doylestown Lumber site, consisting of two properties totaling 0.8 acres. The proposal consists of about 50,000-square foot dealership and showroom with two access points onto Easton Road and a rear connection to the existing Mercedes dealership.

At Old Easton Road and Chapman Avenue, construction of 10 townhouse units is underway. The 1.48-acre site has lot sizes ranging from 2,000 to 5,825-square feet, a tot lot, and common open space area of 18,600-square feet. In Traditional Neighborhood Development style, there is an alley that will provide access to rear-entry garages.

A sketch Plan for the Ben's Auto Body and Best Tile & Wood properties shows a convenience store with gas pumping facilities. The site consists of 3 lots totaling about 3 acres. A key

component of this plan is the potential for a connector road between Old Easton and Easton Roads, which may have an impact on area traffic and congestion.

Mr. Brahler then presented the Transportation Conditions of the Cross Keys area. The DVRPC performed turning movement counts and Gilmore & Associates was hired to perform the analysis of 11 intersections through the Swamp Road, Easton Road and Main Street corridor. Currently, throughout this area conventional traffic signal systems using pre–programmed, daily signal timing schedules are being used. All intersections have an overall Level of Service of D, but the study also identified three problem intersections: Eastbound Swamp Road and Sawmill Road, left turning lane at North Easton Road and Swamp Road, and Southbound Old Easton Road and Swamp Road. The newer adaptive signal control technology adjusts the timing of traffic lights to accommodate changing traffic patterns. The addition of these types of signals, could improve traffic flow as much as 30 to 50 percent, according to PennDOT.

Mr. Brahler added that the study identified a number of locations as potential for Connector Roads that would assist in alleviating congestion: a new off-ramp from Route 611 North, above Sawmill Road to Southbound Easton Road; an extension off of Cross Keys Drive to Landisville Road; an extension of Landisville Road to Cross Keys Place Driveway; fourth leg of Cross Keys Place; through the private property of Anthony Sylvan Pools; and, through the potential space for the proposed convenience store and gas station.

Mr. Brahler also added that intersection redesigns would significantly aid in relieving congestion and also provide safe routes for pedestrians and bicyclists. The redesigns include: additional lanes along Route 313 near intersections to allow for additional through-traffic; extend auxiliary lanes, where possible; removing conflicts caused by merging traffic; formalize private driveways into public thoroughfares; signage improvements; traffic signal modifications to address safety issues caused by red light running.

Mr. Sebastian summarized the presentation by stating what the deliverable conclusions of the study will be: the preferred road improvements; conceptual plans for land use and street improvements; ordinance recommendations; and, economic development initiatives. The next steps are to meet with the Steering Committee, identify business preferences, increase study awareness and public relations; conduct business surveys and distribute and tabulate the results; conduct community meetings; study production; and collaboration with transportation consultants.

Discussion from the BCPC Board Members and staff ensued regarding the goals of the project and how to unify the four municipalities.

Ms. Bush and the Board Members thanked Mr. Sebastian and Mr. Brahler for their presentation.

6. **ACT 247 REVIEWS**

The reviews of July 1, 2015, were mailed to the board for their review prior to the meeting. Upon motion of Mr. Cullen, seconded by Mr. Kisselback, the motion carried to approve the July 1, 2015, Act 247 reviews.

7. **OLD BUSINESS**
   The August 5, 2015 BCPC board meeting will be held in the 6th floor conference room of the Bucks County Justice Center. Ms. Bush will try to arrange a tour of the new building.

8. **NEW BUSINESS**
   Ms. Bush met with the Bucks County Farm Bureau, on June 30, 2015. The Bureau expressed an interest in hosting a BCPC Board Meeting at a local farm. She will try to make arrangements for the September 2015 meeting.

9. **PUBLIC COMMENTS**
   There was no public comment.

10. **ADJOURNMENT**
    Mr. Wydro adjourned the meeting at 2:55 PM.

Submitted by:
Debra Canale, Staff Secretary

BUCKS COUNTY PLANNING COMMISSION

Executive Director's Report
June, 2015

BCPC Board Members:
I will miss the August 5 meeting of the BCPC board because I will be representing the County at the County Commissioners Association of Pennsylvania conference. I am a member of a statewide committee on Land Use, Energy, and Environment, and I will be a speaker on stormwater management at one of the sessions. I am sorry to miss the meeting and the Behind-the-Scenes Tour of the Justice Center. ***Lynn Bush***

Commissioners Move to Rotunda
The County Commissioners, Chief Operating Officer, County solicitors, and Chief Clerk have moved to the 5th floor of the rotunda in the Courthouse. This space had been occupied by the County judges before they moved to the new Justice Center.

Leadership Conference
County Commissioners sponsored a conference for the County leadership (department heads) in June, where we had an overview of countywide initiatives from new department heads responsible for Humane Services and for Housing and Community Development.

New Additions to our Municipal Economic Development Initiative
We are working with Warminster Township and with Morrisville Borough.

Plans for the Papal Visit
The County Emergency Management staff held an information meeting for the public safety personnel from across the County to discuss transit plans, road closures, and security plans for the Pope's visit on September 26-27. As you know, there are still some decisions being made by PennDOT and SEPTA on the transportation issues.

Grange Fair
Please visit our display at the Bucks County Government Tent at the Grange Fair, August 12 – 17 at the Middletown Fairgrounds. We will feature some of our projects. The County Commissioners' will hold their meeting at the Grange on August 12 at 10:00 am. At that meeting they will approve the preservation of two farms, bringing our total preserved acreage to more than 15,000 acres of farmland.

BUCKS COUNTY PLANNING COMMISSION

Staff Report
June, 2015

PLANNING SERVICES

COMMUNITY PLANNING

> **Meeting Attendance**—Attended the regular monthly Planning Commission meetings of New Britain Borough and Buckingham Township.

> **Northampton Township Village Commercial Design Guidelines**—Continued compiling example illustrations and photos and adjusting narrative to address existing ordinance requirements and guidelines and selected illustrations and photos.

> **Richboro Village Master Plan**—Discussed draft "Vision and Principles" for the future of Richboro with the township Economic Development Corporation.

> **Tinicum Township Comprehensive Plan**—Presented final plan to Board of Supervisors. Plan was subsequently adopted.

> **West Rockhill Township Almont Village Plan**—Continued draft revisions and editing. Continued map revisions.

> **Cross Keys Study**—Continued narrative production for the Land Use and Zoning, and Economic Development Conditions sections.

> **New Britain Borough Main Street Plan**—Continued preparing draft narrative for Study Area Profile, Land Use Characteristics, and Economic Development Conditions sections of the plan.

> **Lower Makefield Township Master Plan Update**—Continued preparing a presentation of the Plan Update for a future Board of Supervisors' public hearing on the document.

> **Plumsteadville Village Plan**—Revising the concept map showing streetscape improvements and other village improvement features for the Township to submit to PaDOT with an application for an ARLE grant for traffic signal coordination and streetscape improvements.

> **Quakertown Borough Downtown Parking Inventory**—Completed draft narrative using the information gathered to date.

> **Hilltown Township Comprehensive Plan**—Began updating data and narrative for the chapter on demographics and housing.

> **Northampton Township Comprehensive Plan**—Met with the EDC to discuss priorities for the plan update. Drafted a vision statement and revised goals for review. Continued review and update of existing land use, preserved land, and demographic information.

> **Dublin Borough Main Street Revitalization**—Developing zoning and subdivision ordinance amendments to implement the borough's 2013 Revitalization and Visioning Plan.

> **Morrisville Borough Visioning**—Conducted internal brainstorming discussions regarding borough characteristics and economic conditions. Completed draft economic development market analysis.

Planning Information and Agency Coordination

> Provided information to the public on topics including demographic and socioeconomic data, development proposals, review letters, local zoning, and municipal regulations.

> Continued researching public comment letters to the Federal Energy Regulatory Commission regarding the proposed PennEast Pipeline.

- Continued assessment of Pennsylvania Historic and Museum Cultural Resource GIS database as part of the development of a Bucks County Historic Resource Inventory. Continued development of a historic resource organizational matrix with contact information.
- Continued to work on the creation of a plan implementation progress model handbook to track and monitor recommendations outlined in planning documents.
- Met with New Hope Borough staff and began the development of new use regulations for a market use.
- Completed review of the draft Bucks County Hazard Mitigation Plan.
- Reviewed Act 14, 67, 68 NPDES permit applications.
- Attended Pennsylvania Wireless Association seminar on Towers vs. Technology.

Act 247 and 537 Review Activity

- 17 Subdivision and Land Development Proposals
- 5 Sketch Plans
- 8 Municipals
- 2 Sewage Facility Planning Modules
- 2 Traffic Impact Studies

ENVIRONMENTAL PLANNING

Energy Efficiency

- Continue to assist DVRPC with the Regional Streetlight Procurement Program.

Stormwater Management

- Attended quarterly Upstream Philadelphia Delaware River Watershed Water Quality Collaborative meeting.
- Attended Bucks County Master Watershed Steward kick-off meeting
- Attended Bridgeton-Nockamixon-Tinicum Groundwater Committee workshop to learn about the new ordinance being proposed by Princeton Hydro for municipal adoption.
- Attended DEP SE Regional Workshop to discuss new MS4 requirements and county involvement.
- Attended Bucks County Master Watershed Steward strategic planning meeting.
- Developed grant and bid for Growing Green II funding for DEP and consultant interview process.
- Developed plant list, density, design, operation and management plan and invasive species removal guidelines for project parcels.
- Worked with GIS to develop specific maps of all 6 study areas within the Lower Neshaminy Riparian Restoration study, parcel data, linear stream miles by feet and parcel acreage.
- Began developing educational component of Growing Greener II grant requirement.
- Began developing questions to ask during Contractor selection interview process.

National Flood Insurance Program

- Assisted residents with new floodplain data/FIRMs and insurance coverage.
- Assisted municipalities with implementation of new floodplain ordinances.
- Assisted residents regarding new floodplain data/Firms and insurance coverage.

William Penn Foundation: Poquessing Watershed Cluster

> Continued to work with project partners regarding the further development of the Streamwatch program and future training events.

Comprehensive Plans

> Continued development of draft narrative for the natural resources, open space, farmland, recreation, historic and scenic resources sections of the Hilltown Township comprehensive plan.

Bucks County Open Space & Greenway Planning

> Submitted recommendation to Commissioners for consultants for the Upper Bucks Rail Trail Design and Engineering project.
> Coordinated with administrative staff for completion of initial draft version of the Lower Neshaminy Creek Trail Feasibility Study.
> Received $100,000 in funding from Delaware Valley Regional Planning Commission for conducting design and engineering work for the Newtown Rail Trail project within Upper Southampton Township.
> Began work on the development of a county-wide bicycling map showing off-road biking trails, dedicated bike lanes, designated bike routes.
> Prepared RFP proposal for Newtown Rail Trail design and engineering services.
> Participated in a conference call with representatives from Newtown Township, Newtown Borough and the Delaware Valley Regional Planning Commission relative to the potential funding of the design and engineering work for the Newtown Rail Trail within these municipalities, as well as the possibility of Middletown Township.
> Attended Doylestown Community Bike & Hike Committee monthly meeting.
> Met with representatives of the Penn-Tamany Greenway coalition.
> Continued work on the Middle Neshaminy Creek Trail Feasibility Study focusing on the preparation of the presentation for the next Steering Committee and public meetings to reveal the proposed trail route.

Recycling and Solid Waste

> Coordinating the details for the 2015 Household Hazard Waste (HHW) upcoming events.
> Reviewing options for possible electronic collection events.
> Meeting with DEP to discuss the Bucks County Municipal Waste Plan update.

Hazard Mitigation Planning

> Reviewing Draft and filtering municipal feedback.

TRANSPORTATION AND GEOGRAPHIC INFORMATION SYSTEM (GIS)

General Transportation Planning

- Continued to respond to questions related to Request for Proposals for conversion of Quakertown Rail Line to Pedestrian Trail. Coordinated with Springfield and Richland Township regarding project. Began developing rail removal request for proposals.
- Began developing request for proposals for engineering for Newtown Rail Trail. Coordinated with SEPTA regarding leasing of unused rail lines. Participated in conference call regarding rail trail in Newtown Borough.
- Coordinated with DCNR and DVRPC regarding potential trail projects in the county.
- Reviewed and provided support letters for several Multimodal Transportation Fund grant applications.
- Developed sidewalk support request letter to Tullytown Borough.

Public Transportation

- Reviewed SEPTA Board Meeting Materials.
- Provided Senior Citizen information to SEPTA.

Transportation Assistance to Planning Staff

- Discussed transportation related issues with staff for subdivision and land development reviews.
- Attended Review Design Meeting.
- Continued to develop background information for Cross Keys Land Use and Transportation Study. Coordinated with sub-consultant regarding traffic impact study and invoices. Presented project at BCPC Board Meeting.
- Continued development of background data for New Britain Borough Transit Oriented Development TCDI Project.
- Attended meeting to develop ideas for Morrisville MEDI Project. Contacted Bucks County Industrial Development Corporation to discuss previous economic development initiatives.
- Attended meeting at New Hope Borough to discuss redevelopment of Four Seasons Mall.

Transportation Improvement Program

- Provided Transportation Improvement Program information to various individuals and agencies.
- Attended Regional Technical Committee Meeting.
- Sent request to PennDOT regarding Interstate 95 and Street Road interchange.
- Attended Chester County TIP Tour.
- Attended Bucks County Bridge coordination meeting with PennDOT.

Geographic Information Systems (GIS)

- Continued development of County-Wide Enterprise GIS program.
- Continued updating of Enterprise Geodatabase, ArcGIS Server and ArcGIS Online.
- Continued development and support to County GIS Consortium members.
- Continued GIS technical software support to IT and GIS staff at Board of Assessment.
- Continued support of County hosted GIS web server connection and interface.
- Provided GIS technical support to Emergency Communication staff.

- Continued technical support for County GIS Web Viewer.
- Continued editing of county-wide data layers using GIS Data Reviewer tool.
- Continued editing procedures on land base parcel annotation features.
- Began production of county Park and Recreation Story Maps.
- Completed development of new GIS Web Viewer from Flex to JavaScript application.
- Attended Shared GIS Services meeting at Chester County Emergency Management.
- Completed work on install of Portal for ArcGIS.
- Updated Floodplain Viewer with the FEMA Preliminary Data layer.
- Attended ArcGIS for Economic Development training webinar.
- Provided data of Chalfont SEPTA station area to Maryland National Park and Planning Commission to be used as an example of stations being planned in both Boyds and Germantown MD

GIS Map Production

- Began development of Story Maps of county parks and facilities for web deployment.
- Provided support to offices of Prothonotry and Clerks of Courts.

GIS Transportation

- Continued development of Region-wide GIS Transportation initiative.

Bucks County Planning Commission
Municipal Reviews
August 5, 2015

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Doylestown Borough	8-15-3	Borough Council		Zoning Ordinance Amendment: Wireless Communications Facilities
Falls Township	13-15-2	Board of Supervisors	13-20-306	Zoning Map Change: NCR to IN
Hilltown Township	15-15-ASA1	Michael J. Myers	15-17-50	ASA Extension
Hilltown Township	15-15-ASA2	Henry L. Rosenberger	15-17-53	ASA Extension
New Hope Borough	27-15-SD1	New Hope/Solebury School District	27-6-65-1	Institutional Land Development: 33,750 Square-feet
Upper Makefield Township	47-15-1	Board of Supervisors		SALDO Amendment: Floodplain Definition
Upper Makefield Township	47-15-WS1	Board of Supervisors		Act 537 Plan Minor Update
Upper Southampton Township	48-15-2	Board of Supervisors		Zoning Ordinance Amendment: Massage Therapy

BUCKS COUNTY PLANNING COMMISSION

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David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

August 5, 2015
BCPC #8-15-3

MEMORANDUM

TO: Doylestown Borough Council
Doylestown Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Wireless Communication Facilities
Applicant: Borough Council
Received: July 16, 2015
Hearing Date: Not set 2012

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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on August 5, 2015.

GENERAL INFORMATION

Proposed Action: Amend 27-406(49.1)D of the zoning ordinance to repeal Section 27-406(49.3) Architecturally Integrated Wireless Telecommunications Facility. Amend Chapter 27 Attachment 5 Table of Use regulations by removing 49.3 Architecturally Integrated Wireless Telecommunications Facility. Amend Section 27-202 Definitions providing for definitions of new terms related to Wireless Communication Facilities (WCF).

Repeal Section 27-613 and replace with new Chapter 27-613 Wireless Communication Facilities of the zoning ordinance; providing for definitions, establishing certain general standards, specific standards relating to the location, placement, construction, and maintenance of Tower-Based WCFs and Non-Tower WCFs; and providing further for the regulation of such facilities within the public rights-of-way and outside the public rights-of-way, and providing for the enforcement of these regulations.

Proposed Zoning Provisions:

Wireless Communications Facilities are regulated based on location and type. Facilities are Tower- or Non-Tower Based and located in or out of the right-of-way.

General requirements for Tower-Based WCFs include a maximum permitted tower height of 150 feet. Tower-Based WCFs are permitted in the R-3 and C-1 districts and not within 500 feet of a

residential use or district. Non-Tower WCFs shall be located on historic buildings and structures. All Tower-Based WCFs in the right-of-way must allow other service providers to co-locate antennae.

Tower-Based WCFs are permitted as either the sole use on a parcel or may be permitted on a property with an existing use. Other locations, regardless of whether the Tower-Based WCF is the sole use or in combination with another use, must comply with the minimum lot area for the applicable zoning district.

Tower-Based WCFs in the right-of-way shall be subject to an annual fee paid to the Borough for right-of-way management costs and shall be designed with stealth technology.

Non-Tower WCFs have general standards including being permitted in all zones outside the historic district, and must be constructed in accordance with specific engineering standards. Non-Tower WCFs located outside the right-of-way shall be co-located on existing structures and shall not extend more than fifteen feet (15 feet) above the non-tower structure on which it is mounted.

Non-Tower WCFs located in the right-of-way shall be co-located on existing poles, such as existing utility poles or light poles and compensation shall be paid to the Borough for use and occupancy of the right-of-way.

Existing Zoning Provisions:

The zoning ordinance specifies three types of WCF:

- Use 49.1 Municipal Designated Wireless Communications Facility designated by the Borough controlled by the Borough, county, school district, or commonwealth at specific sites.

- Use 49.2 Private Wireless Telecommunication Facility permitted by special exception outside the Historic District on a lot size of 40,000 square feet is permitted by special exception in the R-3 Residential -3 and CI Central Industrial districts.

- Use 49.3 Architectural Integrated Wireless Telecommunications Facility a WCF integrated into a preexisting building is permitted by right in most zoning districts.

Section 613 regulates Siting of Towers and Antennas with standards for construction, design, and approval procedure.

COMMENTS

1. **Review shot clock**—Section 613.6.A.(9)(c) of the proposed amendment specifies a review time of 90 days for Non-Tower WCFs. The FCC's Report and Order on Improving Wireless Facilities Siting Policies (October 21, 2014) determined that applications for collocated wireless facility applications for which there is no substantial change (submitted under Section 6409 of Title VI of the Middle Class Tax Relief and Job Creation Act of 2012, Spectrum Act) shall be approved within 60 days. A 90 day review is permitted for applications proposing substantial change. We recommend that the Borough solicitor review the Federal Order and revise the amendment if necessary.

2. **Tower-Based WCF location**—Section 613.4.A(1)(a) of the proposed amendment permits Tower-Based WCF within only two zoning districts and setback at least 500 feet from a residential district or use. The minimum yard setbacks must also be provided. There does not appear to be much room in these districts that meet these parameters. We also note that there is no area in the Borough east of the Mercer Museum where a Tower-Based WCF may be placed. We recommend that the Borough evaluate the standards and determine if there is sufficient area for Tower-Based WCF.

3. **Fall zone setback**— Section 613.4A(1)(c) the proposed amendment requires that a tower be erected on a lot which meets minimum lot size requirements and be setback from residential uses. This requirement may not protect nonresidential uses. Many communities also set a minimum setback from structures and property lines equal to the height of the tower or the fall zone. This setback protects adjacent land uses from tower and equipment failure, and falling ice. We recommend that the Borough consider the fall zone setback.

4. **Capacity analysis**—Section 613.4.A(1)(b) of the proposed amendment requires that an applicant for a Tower-Based WCF demonstrate that a significant gap in wireless *coverage* exists with respect to all wireless operators. At this point in time; however, it may be reasonable to assume that the entire Borough has adequate wireless coverage. A more pressing issue may be whether sufficient wireless *capacity* exists. There may be areas of the Borough that have significant numbers of cellphone users and calls may be dropped or internet access is slow or nonexistent. It may be worthwhile to discuss capacity issues with WCF applicants such as where and how capacity can be enhanced. If Borough officials require a coverage analysis, or more importantly a capacity analysis, an expert consultant should be used to evaluate the analyses if the Borough staff does not have this expertise.

5. **Engineering standards**—Section 613.3.A(2) of the proposed amendment requires WCF to meet standards of ANSI EIA/TIA 222 as amended. However, the proposed amendment does not require regular inspections of WCFs. We note the ANSI/TIA/222-F 1996 Structural Standards for Steel Antenna Towers and Antenna Supporting Structures recommends that owners inspect towers at specific intervals and after every severe wind and/or ice storms or other extreme loading conditions. With the increasing prevalence of storm events the likelihood of damage to a WCF by weather has increased. We recommend that the proposal be revised to require inspection bi-annually and after severe storms and other extreme loading conditions.

6. **Existing poles**—Section 613.8.A of the proposed amendment requires that Non-Tower WCFs in the right-of-way be collocated on existing poles. A collocated antenna may require a taller pole within the given height limits and a stronger foundation to support the weight of antenna and the existing electric lines and/or lights. Nothing is stated about replacement of existing poles with taller poles. We recommend that the Borough consider revising the section to permit provision of new poles to encourage colocation.

7. **Security fence for Non-Tower WCF**—Section 613.7.A(1)(c) of the proposed amendment requires that a 6-foot high security fence surround any separate communications equipment building. Non-Tower WCFs may be located on a rooftop so a fence would be unnecessary, unless the roof is publicly accessible.

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

DCZ:dc

cc: Jordan Yeager, Curtin & Heefner, Municipal Solicitor
John Davis, Municipal Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce

Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

August 5, 2015
BCPC #13-15-2

MEMORANDUM

TO: Falls Township Board of Supervisors
Falls Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Map—NCR Neighborhood Conservation Residential to IN Institutional
TMPs: #13-20-306
Applicant: Board of Supervisors
Owners: New Falls Road LLC
Received: July 22, 2015
Hearing date: September 15, 2015

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The professional staff prepared the following review, which was endorsed by the Bucks County Planning Commission at its meeting on August 5, 2015.

GENERAL INFORMATION

Requested Action: Amend the Falls Township Zoning Ordinance map to rezone TMPs #13-20-306 from NCR Neighborhood Conservation Residential District to IN Institutional District.

Location and Size of Site: On the south side of New Falls Road, approximately 135 feet west of its intersection with Fallsington-Tullytown Road. The parcel is 1.047 acres.

Requested Zoning: The IN Institutional District permits banks, restaurants, and variety of institutional uses on a lot of at least 40,000 square feet with a maximum impervious surface ratio of 70 percent. Congregate care housing, elderly housing, medical centers and outpatient surgical facilities, hotel or motel, and office building are permitted by conditional use.

Existing Zoning: The NCR Neighborhood Conservation Residential District permits a single-family detached residential, religious worship, and educational facilities on a lot of at least 15,000 square feet. The maximum impervious surface ratio is 20 percent, except that the maximum impervious surface ratio is 50 percent for institutional uses permitted in residential districts.

COMMENTS

We recommend that the Board of Supervisors consider the following in addressing the proposal to rezone TMP #13-20-306 from NCR to IN.

1. **Comprehensive plan**—The subject parcel is designated for commercial use, according to the future land use map in the township's comprehensive plan. The proposed rezoning would, therefore, be generally inconsistent with land use policy as outlined in the comprehensive plan. We note that bank and restaurant are commercial uses permitted in the IN Institutional District. If the zoning amendment is adopted, the land use map in the comprehensive plan should be amended as well.

2. **Surrounding land use and zoning**—The proposed rezoning of the parcel to I Institutional is consistent with the IN zoning and institutional land use (church) to the west and south, and generally compatible with the NC Neighborhood Commercial zoning and commercial land use to the north. The proposed rezoning of the parcel to IN Institutional may be compatible with the NCR Neighborhood Conservation Residential zoning and residential and commercial land use to the east, if proper buffering techniques are applied to moderate the potential adverse effects of institutional or commercial use that may be permitted by the Institutional use. We note that intensive uses such as hospitals and nursing homes are permitted by right and congregate care housing, elderly housing, medical centers and outpatient surgical facilities, hotel or motel, and office building are permitted by conditional use in the IN district.

SUMMARY

The proposal is generally inconsistent with the Future Land Use Plan map in the township's comprehensive plan, though it is generally compatible or consistent with adjacent land use and zoning. Given the potential intensity of development on the parcel, particular attention should be given to providing adequate buffering of adjacent residential zoning and uses. We note that the current NCR zoning does allow for certain institutional uses that the proposed IN zoning would permit.

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.

TAK:dc

cc: James Sullivan, Township Engineer
Michael Clarke, Esq., Rudolph, Clarke, LLC, Township Solicitor
Peter Gray, Township Manager (via e-mail)
Thomas Bennett, Township Zoning Officer (via e-mail)

PERTINENT INFORMATION

Site Characteristics, Natural Features: TMP #13-20-306 contains a single-family detached dwelling, a detached garage, and several trees.

Existing Land Use: Residential

Surrounding Land Use:

North:	Commercial
East:	Residential and Commercial
South:	Institutional (church)
West:	Institutional (church)

Surrounding Zoning:

North:	NC Neighborhood Commercial (separated by roadway)
East:	NCR Neighborhood Conservation Residential
South:	IN Institutional District
West:	IN Institutional District

Municipal Comprehensive Plan:

The Future Land Use Plan of the *Falls Township Comprehensive Plan Update* (2004) designates the site for neighborhood commercial.

Municipal Sewage Facilities Plan

The Falls Township Act 537 Plan places the site within a public sewer service area.

BUCKS COUNTY PLANNING COMMISSION

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E-mail: bcpc@co.bucks.pa.us

COUNTY COMMISSIONERS:

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Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

PLANNING COMMISSION:

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Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

August 5, 2015
BCPC #15-15-ASA1

MEMORANDUM

TO: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Request for an Addition to the Agricultural Security Area
TMP #15-17-50
Owner/Applicant: Michael J. & Marilyn K. Myers
Received: June 29, 2015
Hearing Date: Not indicated.

In accordance with the provisions of Act 43 of 1981, the Agricultural Security Act as amended, this proposal was sent to the Bucks County Planning Commission for review. The review that follows was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on August 5, 2015.

GENERAL INFORMATION

Requested Action:	To include TMP #15-17-50 into the Agricultural Security Area of Hilltown Township.
Landowner:	Michael J. & Marilyn K. Myers
Location:	Eastern side of Blooming Glen Road at its intersection with Blue School Road.
Size of Tract:	19.2 acres
Zoning:	RR – Rural Residential District
Comprehensive Plan:	Conservation District
Soil Classes:	3e, 3w, 4w, and 6e

COMMENTS

The Bucks County Planning Commission recommends that TMP# 15-17-50 totaling 19.2 acres be added to the Agricultural Security Area (ASA) of Hilltown Township. Approximately 97 percent of the soils on the subject parcel are designated as Class I through IV in the U.S. Department of Agriculture, Natural Resource Conservation Service's (NRCS) land capability classification. Based upon a 2010 aerial photograph, it appears that the parcel is in active agricultural use.

The subject parcel is located in the RR—Rural Residential zoning district which is part of the conservation area within the township. The Rural Residential zoning district's purpose is to discourage the premature and haphazard development characterized by suburban sprawl. Agriculture and agricultural-related uses are permitted in the RR district. According to the Future Land Use Map in *Comprehensive Plan Update for Hilltown Township* (2003), the subject parcel is located in the Conservation District (RR – Rural Residential) area. *Comprehensive Plan* policies include protecting the township's rural setting and promoting the preservation of agricultural land and uses.

Therefore, the inclusion of the subject parcel into the Hilltown ASA is consistent with Hilltown's comprehensive plan and zoning ordinance.

We would appreciate being notified of the Board of Supervisors' decision regarding this matter.

MMW:dc

cc: Stephen B. Harris, Esq., Township Solicitor
Michael J. & Marilyn K. Myers
Richard C. Schnaedter, Township Manager (via email)
Richard B. Harvey, Bucks County Agricultural Preservation Program

BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: bcpc@co.bucks.pa.us

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

August 5, 2015
BCPC #15-15-ASA2

MEMORANDUM

TO: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Request for an Addition to the Agricultural Security Area
TMP #15-17-53
Owner/Applicant: Henry L. & Charlotte Rosenberger
Received: June 29, 2015
Hearing Date: Not indicated.

In accordance with the provisions of Act 43 of 1981, the Agricultural Security Act as amended, this proposal was sent to the Bucks County Planning Commission for review. The review that follows was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on August 5, 2015.

GENERAL INFORMATION

Requested Action:	To include TMP #15-17-53 into the Agricultural Security Area of Hilltown Township.
Landowner:	Henry L. & Charlotte Rosenberger
Location:	Southern side of Blue School Road, approximately 180 feet from its intersection with Midway Road.
Size of Tract:	53.52 acres
Zoning:	RR – Rural Residential District
Comprehensive Plan:	Conservation District
Soil Classes:	3w and 4w

COMMENTS

The Bucks County Planning Commission recommends that TMP# 15-17-53 totaling 53.52 acres be added to the Agricultural Security Area (ASA) of Hilltown Township. Nearly 100 percent of the soils on the subject parcel are designated as Class I through IV in the U.S. Department of Agriculture, Natural Resource Conservation Service's (NRCS) land capability classification. Based upon a 2010 aerial photograph, it appears that the parcel is in active agricultural use.

The subject parcel is located in the RR—Rural Residential zoning district which is part of the conservation area within the township. The Rural Residential zoning district's purpose is to discourage the premature and haphazard development characterized by suburban sprawl. Agriculture and agricultural-related uses are permitted in the RR district. According to the Future Land Use Map in *Comprehensive Plan Update for Hilltown Township* (2003), the subject parcel is located in the Conservation District (RR – Rural Residential) area. *Comprehensive Plan* policies include protecting the township's rural setting and promoting the preservation of agricultural land and uses.

Therefore, the inclusion of the subject parcel into the Hilltown ASA is consistent with Hilltown's comprehensive plan and zoning ordinance.

We would appreciate being notified of the Board of Supervisors' decision regarding this matter.

MMW:dc

cc: Stephen B. Harris, Esq., Township Solicitor
Henry L. & Charlotte Rosenberger
Richard C. Schnaedter, Township Manager (via email)
Richard B. Harvey, Bucks County Agricultural Preservation Program

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Carol A. Pierce

Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

August 5, 2015
BCPC #27-15-SD1

MEMORANDUM

TO: New Hope Borough Council
New Hope Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for New Hope/Solebury High School Improvements
TMP #27-6-65-1
Applicant: New Hope/Solebury School District
Owner: Same
Plan Dated: June 15, 2015
Date Received: June 26, 2015

In accordance with the provisions of Sections 305 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on August 5, 2015.

GENERAL INFORMATION

Proposal: Expand an existing high school by 33,750 square feet. In addition, several internal road circulation improvements are proposed. According to the plans, the proposed expansion is not expected to generate any additional traffic. The site is served by public water and sewer.

Location: The northern side of West Bridge Street, approximately 400 feet east of Riverstone Circle.

Zoning: RC—Multifamily Residential District which requires a minimum lot area of 10 acres for schools. The district also requires a minimum lot width of 200 feet, minimum front yard of 50 feet, minimum rear yard of 50 feet, and minimum side yards of 50 feet.

Present Use: High School

COMMENTS

1. **Landscaping**—According to the plans, the planting schedule includes the use of European Beech (fagus sylvatica). The European Beech has branches that tend to droop near the ground.

Therefore, we recommend that the placement of these trees be such that it does not impact sidewalks or roadways on the site.

2. **Tree protection**—According to Section 5.25 of the subdivision and land ordinance, if woodlands, trees or forests are required to be preserved, a tree protection area must be provided and shown on the plans. The construction of the proposed driveway is located within an area of trees on the site. Therefore, a tree protection area should be shown on the plans for those trees not proposed for removal.

3. **Proposed driveway expansion**—According to the plans, the existing driveway will be expanded to include left turn lanes for northbound traffic and right turn lanes for southbound traffic at the existing parking areas. We recommend that the lanes be striped to clearly delineate the left turn, right turn and through lanes.

4. **Proposed driveway**—According to the plans, a new driveway is proposed. We note the following issues with the proposed driveway.

    a. **Existing path**—According to Sheet SP-7, a portion of the existing walkway connecting the parking lot, a building along the walkway, and athletic field will be removed to construct a new driveway. Given the length of the parking lot, maintaining the existing centrally located walkway, in addition to the proposed walkway, would be appropriate for ease of access. To facilitate safer access to the existing walkway, we recommend that a new walkway connection be provided near the parking lot, along the proposed driveway. As a result, pedestrians will not be forced to walk in the driveway to reach the existing walkway. The proposed fencing may have to be relocated to accommodate the new walkway connection.

    b. **Pedestrian facilities**—In order to ensure safe pedestrian passage, we recommend that the proposed driveway include a separate walkway for pedestrians along the entire length of the driveway.

5. **Tree location**—According to the Landscape Plan (SP-12), a sugar maple (acer saccharum) appears to be proposed within the existing walkway. The proposed location of this tree should be revised so that it does not impact the existing walkway.

We would appreciate being notified of the Borough Council's decision regarding this matter.

RGB:dc

cc: New Hope/Solebury School District
Cowan Associates, Inc.
Robert Larason, Borough Zoning Officer
Craig Kennard, Gilmore & Associates, Borough Engineer
John Burke, Borough Manager (via email)

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

August 5, 2015
BCPC #47-15-1

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Floodplain Definition
Applicant: Board of Supervisors
Received: July 28, 2015
Hearing Date: September 1, 2015

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on August 5, 2015.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance to the replace the definition of floodplain to be consistent with the Federal Emergency Management Agency (FEMA) regulations, and delete the following terms and associated definitions: Flood Fringe, Flood, One Hundred (100) Year, Flood District, Designated, and Floodway. Section 326, addressing general design standards and improvements in designated floodplain districts, will be repealed in its entirety. Section 609.4.U will be revised to require compliance with the adopted stand-alone Upper Makefield Floodplain Ordinance (effective March 16, 2015). Sections I.A.1 and 2 of Part 6 Exhibit A, referencing flood plains and floodplain soils, will be deleted and remaining sections renumbered. New Sections III.E and F of Part 6 Exhibit A will be added to provide reference to floodplains and floodplain soils as part of Chapter 8 of the Upper Makefield Township Code of Ordinances.

COMMENTS

We recommend that the township adopt the proposal as submitted since it appears to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code and FEMA.

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 505(b) of the Pennsylvania Municipalities Planning Code.

TAK:dc

cc: Matthew McHugh, Grim, Biehn, Thatcher
Larry Young, P.E., Gilmore & Associates
David R. Nyman, Interim Township Manager (via email)

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

August 5, 2015
BCPC #47-15-WS1

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal for a Minor Update to the Official Act 537 Sewage Facilities Plan
Applicant: Board of Supervisors
Received: July 28, 2015

In accordance with the provisions of Section 304 of the Pennsylvania Municipalities Planning Code and Chapter 71 of the Pa Department of Environmental Protection (PaDEP) Title 25, Rules and Regulations, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on August 5, 2015.

GENERAL INFORMATION

Proposed Action: Update the official Act 537 Sewage Facilities Plan of Upper Makefield Township. The purpose of the plan is to comply with Pennsylvania Department of Environmental Protection requirements under Act 537, the Pennsylvania Sewage Facilities Act, with respect to township-wide sewage facilities planning.

More specifically, the proposed revision to the plan is to provide public sanitary sewerage service to 14 existing residential properties fronting on Creamery Road in the vicinity of Stoopville Road. Of the 14 properties, 11 are occupied residential properties and three properties are vacant and are planned to be redeveloped by Toll Brothers, Inc. as single family residences. The 14 properties were considered in the Act 537 Planning for the Gray Tract development (2005), and capacity planned for as part of the sewage facilities planning module for the Gray Tract (PA DEP Code 1-09948-277-3K).

The proposed collection system for the 14 properties will consist of a low pressure sewer system with individual grinder pump stations at each residential property. The 11 existing occupied properties would be connected to a force main to be installed in Creamery Road; this force main would discharge to the existing Gray Tract sanitary sewer system in Hillyer Lane. The three properties to be redeveloped would connect to the Gray Tract sanitary system through existing 2

inch pipe stubs which were included in the construction of the Gray Tract sewage collection system. These three homes are proposed for connection to the sanitary sewer at the time of construction of the new homes.

COMMENTS

The *Upper Makefield Township Sewage Facilities Plan* is the official Act 537 Plan for the township. Although the proposal is inconsistent with the official Act 537 Plan, since this plan indicates that the subject site is located within an area intended to be served by on-lot disposal systems, the previous planning module approved for the Gray Tract did plan for the connection of up to 14 existing single-family dwellings.

The 14 existing residential properties are currently served by individual conventional on lot disposal systems. The proposal indicates that although there are no malfunctioning systems at this time, these systems were constructed to less stringent standards than the current regulations for on lot disposal systems, and that this area is known to have marginal soils for septic absorption. Additionally, the proposal indicates these 14 properties are served by individual wells for drinking water service and isolation distances between wells and disposal locations limit the available areas for siting of new disposal systems on existing properties.

Although there may be no immediate need for the 14 properties to be provided with public sewers, future conditions such as potential failure of on lot systems, may warrant their inclusion for future public sewer service. The proposed Sewage Facilities Update Revision provides for both the immediate public sewerage needs of the three redevelopment properties and the potential future public sewerage needs of the 11 adjacent properties.

If the township approves the planning module and thereby revises the official sewage facilities plan, the completed (signed) resolution and required supporting data Component 4b; transmittal letter; plans; narrative; copies of the BCPC and BCDH review letters should be sent to Elizabeth Mahoney, Wastewater Management Planning, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401. Attached is the county planning agency Component 4B.

We would appreciate being notified of the township supervisor's decision regarding this matter.

PWG:dc

cc: Scott Cressman, Bucks County Health Department
Elizabeth Mahoney, PA DEP
David Nyman, Interim Township Manager (via email)
Maureen Wheatley, Act 537

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	
BCPC #	47-15-WS1

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Creamery Road Sanitary Sewer System

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

1. Date plan received by county planning agency. _____
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name Bucks County Planning Commission
3. Date review completed by agency August 5, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	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 Act 537 Official Sewage Facilities Plan? If no, describe inconsistency Project area is located in an area planned for on lot sewerage disposal systems.
☐	☒	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: Paul Gordon

Title: Environmental Planner Signature:

Date: August 5, 2015

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

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

Telephone Number: 215 345-3884

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.

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

August 5, 2015
BCPC #48-15-2

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Massage Establishment and Unspecified Use
Applicant: Board of Supervisors
Received: July 24, 2015
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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on August 5, 2015.

GENERAL INFORMATION

Proposed Action: Amend Section 185-16 of the township zoning ordinance to add Use 24A Massage Establishment which would be permitted by Special Exception in the RS Retail Services zoning district, and Use 64 Unspecified Use which would be permitted in the LI Limited Industrial zoning district by Special Exception. Section 185-47 would also be amended to add parking requirements for Use 64 Unspecified Use. Section 185-74.C would be amended to remove the provision that states 'Permits for construction or uses not specifically permitted by this chapter shall be issued only upon order of the Zoning Hearing Board.'

COMMENTS

We recognize that the proposal is consistent with the zoning ordinance; however, the commission recommends that the township not adopt the amendment until the following comments have been considered:

1. **Unspecified Use parking requirements**—The proposal would amend Section 185-47 of the zoning ordinance to require the Unspecified Use to provide parking at a rate of one off-street parking space for each 50 square feet of gross floor area. This provision may impose a greater parking requirement than is needed. An alternative could be to require that the

Unspecified Use provide off-street parking at a rate equal to a similar use found within Section 185-47. This would also allow the Zoning Hearing Board flexibility in applying parking requirements during the Special Exception process.

2. **Additional considerations for the Unspecified Use**—The proposed amendment would permit an Unspecified Use only within the LI Limited Industrial District irrespective of the proposed land use (e.g., residential, commercial, industrial, etc.). Other Bucks County municipalities with an Unspecified Use within their zoning ordinances include a provision that the proposed land use would be permitted within a similar zoning district. An example from Chalfont Borough is included as Attachment A.

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

MMW:dc

cc: Donald E. Williams, Township Solicitor
Joseph W. Golden, Township Manager (via email)

ATTACHMENT A

27-404 Chalfont Zoning Ordinance

Lawful Use not otherwise provided

Any lawful use which is required to be permitted by the Pennsylvania Municipalities Planning Code and which is not otherwise permitted in categories of this chapter may be permitted by special exception; provided, that the applicant for such special exception use establishes that the proposed use meets the following criteria as well as the requirements set forth in all other applicable sections of this chapter.

A. The use must comply with the lot area, dimensional and design criteria of the district in which it is permitted.

(1) Residential uses shall be permitted in the R-2 and R-3 Districts.

(2) Institutional, office and commercial uses shall be permitted in the BC and CC Districts.

(3) Industrial uses and recreation uses shall be permitted in the LI District.

B. Where applicable, the applicant must demonstrate that the use proposed will comply with all permit requirements of the Bucks County Department of Health and Pennsylvania Department of Environmental Protection and other commonwealth or federal governmental agencies which regulate such use.

C. The performance standards of §§ 27-521 through 27-528 shall be met. A buffer area shall be established in accordance with § 27-514 of this chapter

Note: In subsection C. above, §§ 27-521 through 27-528 refer to the Borough's nuisance standards (e.g., noise, smoke, heat, odor, light, vibrations, etc.).

Bucks County Planning Commission
Subdivision and Land Development Reviews
June 22, 2015 to July 24, 2015

Municipality	BCPC Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bensalem Township	12094	2-29-19	Petrillo	P	Commercial Land Development: 6,472 Square-feet
Bristol Borough	7092-K	4-4-1-4	Lenape Valley Foundation	S	Institutional Land Development: 16,155 Square-feet
Bristol Township	12093	5-54-142	Russo	P	Commercial Land Development: 6,000 Square-feet
Bristol Township	12096	5-28-536, -537 & -29-83	4633 Murray Street	P	8 Single-family Lots
Bristol Township	12101	5-22-515-1	Bowen	P	3 Single-family Lots
Lower Makefield Township	5592-B	20-34-21	Bible Fellowship Evangelical Free Church	P	Institutional Land Development: 3,751 Square-feet
Middletown Township	12091	22-47-198-2	Carmax Store #7100	P	Commercial Land Development: 17,495 Square-feet
Middletown Township	12098	22-8-150	Michael Alexander	P	2 Single-family Lots
Middletown Township	12099	22-31-13	Stanley & Deborah Huberfeld	P	2 Single-family Lots
Milford Township	11919-A	23-7-35 & -35-4	Libor	S	4 Single-family Lots
Milford Township	11491	23-10-23	Turn 14 Distribution	S	Commercial Land Development: 3000,000 Square-feet
New Britain Township	12092	26-11-75-2	Penns Property Group	P	2 Single-family Lots
Newtown Borough	11917-A	28-1-7, -9, -10, -10-1, -20, -20-1 & -20-2	Steeple View Phase 2	P	92 Multifamily Units Commercial Land Development: 97,689 Square-feet
Northampton Township	12097	31-5-82	McKenna	P	2 Single-family Lots
Plumstead Township	12086	34-3-133	Froman Tract	P	Commercial Land Development: 2,000 Square-feet
Richland Township	12040	36-38-31-1	Dunkin Donuts	F	Commercial Land Development: 4,000 Squre-feet
Telford Borough	7285-B	43-1-104	Lutheran Community at Telford	P	Institutional Land Development: 9,932 Square-feet
Warminster Township	11952-A	49-9-39	Christ's Home	S	Institutional Land Development: 16,200 Square-feet
Warminster Township	6201-A	49-9-44	Liberty Bell Capital	P	Commercial Land Development: 8,059 Square-feet
Warrington Township	10973	50-22-12	2558 Park Road	RF	2 Single-family Lots
West Rockhill Township	12095	52-10-202	Rockhill Contractors Services, LP	P	Commercial Land Development: 38,530 Square-feet
Wrightstown Township	9983-E	53-12-6	Wrightstown Sports Complex	S	Commercial Land Development: 14,000 Square-feet

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Joseph A. Cullen, Jr., Esq., *Secretary*
James J. Dowling
Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

July 13, 2015
BCPC #12094

MEMORANDUM

TO: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Pertrillo
TMP #2-29-19
Applicant: Bruce and Gary Pertrillo
Owner: Same
Plan Dated: May 28, 2015
Date Received: June 25, 2015

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

GENERAL INFORMATION

Proposal: Construct a 6,472-square-foot building on a 0.764-acre site. The site is served by public water and sewerage.

Location: At the north corner of Cedar Avenue and Bristol Pike

Zoning: G-C General Commercial District permits household appliance repair uses on a minimum lot area of 7,200 square feet with a minimum lot width of 60 feet. The Bensalem Township Zoning Hearing Board granted the following variances from the zoning ordinance at a hearing held on July 11, 2013, and March 4, 2015:

- 232-381(2), to permit an impervious surface ratio of 61.08 percent, which is greater than the required 60 percent.
- 232-381(3)a, to permit a front yard less than the required 75 feet.
- 232-586(d)(3)(b), to permit a setback less than the required 25 feet between parking spaces and the outside boundary of a public right-of-way or any other property line.
- 232-593, to permit a yard of 58 feet, which is less than the required 75 feet adjacent to a residential district, measured from the rear of the 20-foot buffer yard.

Present use: Office.

COMMENTS

1. **Waivers**—The applicant is requesting waivers from the following sections of the subdivision and land development ordinance:

   - 201-112(d), which requires a planting strip with an average width of ten feet and minimum width of seven feet to be provided between the edge of the parking area and the outside wall of the nearest building.
   - 201-112(h), which requires all parking areas to be set back from the future right-of-way line and all property lines at least 15 feet.
   - 201-112(p), which requires all off-street commercial parking facilities which parallel any public right-of-way to be screened from view by means of earthen berms, masonry or brick walls, or a combination of both, and landscaping.
   - 201-114(g), which requires parking areas to be located or designed in such a manner that they are visibly secluded at eye level from the adjacent residential district.
   - 201-114(h), which requires outdoor collection stations to be provided for garbage and trash removal when indoor collection is not provided. Collection stations shall be located separately from any buildings and shall be screened from view and landscaped on three sides.

   In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary. The final plan should list all granted waivers.

2. **Sidewalks and curbs**—The plan does not show curbs and sidewalks along Cedar Avenue. Sections 201-110(a) and 201-111(a) of the subdivision and land development ordinance require curbs and sidewalks along all streets.

3. **Landscape plan**—Sheet 6 Landscape Plan and Lighting Plan does not indicate the types of trees and buffer plantings so compliance can be determined with the requirements of the subdivision and land development ordinance.(Section 201-106(c)(9) of the subdivision and land development ordinance)

4. **Street trees**—The plan does not show an adequate number of street trees. In addition, several trees are shown on the Cedar Avenue right-of-way line. Section 201-106(c)(2) states that street trees shall 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 and in no case should any trees be planted in existing or proposed street rights-of-way. The plan should be revised to meet these requirements.

5. **Site trees**—The plan should show compliance with Section 106(c)(10) of the subdivision and land development ordinance, which requires ten trees per acre of gross site area plus one tree for every five parking spaces.

6. **Loading space**—The plan shows a loading space in the parking aisle of the northwest parking lot. Section 232-587 of the zoning ordinance requires that the space for off-street loading and unloading shall be in addition to the required off-street parking spaces and aisles.

7. **Wetland certification**—The plan should include a wetlands certification, signed by the site investigator. (Section 201-41(d)(15) of the subdivision and land development ordinance)

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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015, public 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 Bucks County Planning Commission 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.

MAR:dc

cc: Joseph F. Hamill, Jr., PLS
Ron Gans, Municipal Engineer, O'Donnell & Naccarato
Loretta Alston, Bensalem Dept. of Building and Planning
William Cmorey, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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E-mail: bcpc@co.bucks.pa.us

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Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

July 1, 2015
BCPC #7092-K

MEMORANDUM

TO: Bristol Borough Council
Bristol Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for Lenape Valley Foundation
TMP #4-4-1-4
Applicant: Lenape Valley Foundation
Owner: Prime Healthcare Services of Lower Bucks, LLC
Plan Dated: March 16, 2015
Date Received: June 9, 2015

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 16,155-square-foot office building on a 7.85-acre site. The site will be served by public water and sewerage.

Location: The southern part of the Lower Bucks Hospital campus which is located off of Bath Road, approximately 1,000 feet north of Bristol Pike (US Route 13).

Zoning: HC-1 Highway Commercial West District permits a variety of institutional, office, and retail uses including Use 3D Office with a minimum lot size of 5,000 square feet.

Present Use: Vacant (part of the Lower Bucks Hospital campus).

COMMENTS

1. **Variance**—The sketch plan indicates that a variance may be needed from Section 27-502.3.B of the zoning ordinance to permit trees in excess of 15 inches in diameter to be removed. If it is determined that a variance is needed, the planning commission should not make a recommendation on preliminary plan approval to the governing body until the resolution of the request for variances is received from the zoning hearing board.

2. **Access to the site**—The proposed driveway entrance to the site is in proximity to the loading area for the existing building on TMP #4-4-1-4 and to the intersection of the driveway that provides access to TMP #4-4-1-1. This configuration could cause conflicts with vehicles using the loading area and would cause vehicles entering and exiting the site to travel a circuitous route along the driveway.

   We recommend that the applicant consider aligning an accessway with the parking area located to the east of the building on TMP #4-4-1-1. This layout would eliminate both the conflict with the loading area and the circuitous route.

   Another option would be to provide access through the parking area on TMP #4-4-1-4 located to the southeast of the building. Access here would remove our concerns raised above and also provide a second means of access to the site.

   If the driveway access remains as proposed, we recommend that the applicant demonstrate that vehicles servicing the site, including delivery trucks and emergency vehicles, are able navigate the driveway and that adequate turning radii are proposed.

   In addition, any necessary access easements should be established.

3. **Parking lot design**—Section 22-512.5 of the subdivision and land development ordinance states that all dead-end parking lots shall be designed to provide sufficient back-up area for the end stalls of the parking lot and shall make provisions for vehicle turnaround in the event the lot is full. The dead-end parking lot south of the proposed building should provide for vehicle turnaround.

4. **Transportation impact study**—Section 22-526 of the subdivision and land development ordinance requires that a transportation impact study be prepared for any land development anticipated to generate more than 100 or more trips per day. The Institute of Transportation Engineers (ITE) *Trip Generation Manual*, indicates that more than 100 trips per day would be generated by a medical office building of the size proposed. The transportation impact study should be submitted to the Borough Planning Commission and Bucks County Planning Commission at the time of preliminary plan application in accordance with Section 22-526.5 of the subdivision and land development ordinance.

5. **Stormwater management**—There is no indication of how the proposed development will comply with Chapter 26, the borough's stormwater management ordinance. We recommend that the applicant consider how stormwater will be managed for the site at the sketch plan stage.

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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015, 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:dc

cc: Lenape Valley Foundation
Dumack Engineering
Kelly McGowan, Eastburn & Gray
Kurt M. Schroeder, P.E., Borough Engineer
James Dillon, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Edward Kisselback
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Carol A. Pierce

Lynn T. Bush
Executive Director

July 13, 2015
BCPC #12093

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Russo
TMP #5-54-142
Applicant: Edward F. Russo
Owner: Same
Plan Dated: June 1, 2015
Date Received: June 23, 2015

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

GENERAL INFORMATION

Proposal: Construct a 6,000-square-foot contractor's office and garage on a 1.5-acre parcel. The site currently contains an existing 2,125-square-foot garage building which houses an existing contracting use. The plan indicates that the existing garage is intended to remain. Three other buildings and a trailer located on the site are to be removed. A total of 34 parking spaces is proposed. Public water and sewer facilities currently serve the site.

Location: Along the northern side of Oak Avenue. The parcel is also bordered by Third Avenue and Orchard Avenue, both of which are paper streets.

Zoning: R-3 Residence District permits some residential and related uses on a minimum lot area of 5,000 square feet with a minimum lot width of 50 feet. Use F6 Contracting is not a permitted use in the R-3 district. Within the R-3 district, the maximum building area and impervious surface ratios are 30 and 40 percent, respectively.

The plan indicates the following nonconformities exist on the site: nonconforming use (Use F6 Contracting); impervious surface ratio (57.06 percent as opposed to the maximum allowed of 40 percent); and existing front yard setback (10.1 feet shown for existing garage building on site).

Present Use: Contracting use.

COMMENTS

1. **Nonconforming use**—The plan indicates that the contracting business on the site is an existing nonconforming use. Section 2203.C.2 of the zoning ordinance states that any increase in volume or area of a nonconforming use shall not exceed an aggregate of more than 50 percent of the volume or areas existent at the date the use became nonconforming, during the life of the nonconformity, and shall require approval as a special exception under the provisions of Section 2507 (Zoning Hearing Board). This issue should be addressed prior to the governing body taking action on the proposed land development.

2. **Requested waivers**—According to information listed on Plan Sheet 1 of 4, the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) Sections:

508.a	all driveways shall be paved and constructed in accordance with Township standards
509.k	all internal parking lots, separator islands and aisles shall be confined with curbing
509.m	no less than a 5-foot radius of curvature shall be permitted for all curb lines in all parking areas
509.q	trees shall be provided at the rate of not less than two trees for every 10 parking spaces, which shall be in addition to any other requirements for buffering or landscaping
510	all parking areas, walkways and driveways serving commercial land developments having common off-street parking and/or loading areas requiring area lighting shall be adequately illuminated
511	sidewalks shall be provided on one side of all abutting streets
511.e	sidewalks shall be laterally pitched at a slope not less than 1/8 inch per foot to provide for adequate drainage
511.k	sidewalks shall be constructed in accordance with design standards adopted by Council
513	curbs shall be provided on one side of all abutting streets
513.b	curbs shall be designed and constructed in accordance with design standards adopted by Council
518	stormwater management shall be required for any proposed impervious surface
519.a.1(a)	street trees shall be planted along both sides of all streets where suitable existing street trees or natural wooded areas do not exist
803.a.1 and 804.a.1	the plan shall be drawn at a scale of 1 inch equals 50 feet or 1 inch equals 100 feet.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved, and the minimum modification necessary. Township officials should determine if sufficient information has been provided regarding the grounds and facts of unreasonableness or hardship on which the requirement for the waiver is based.

3. **Street tree requirement**—Regarding the relief requested from the street tree requirement, we recommend that the township officials not waive Section 519.a.1(a) of the SALDO regarding street tree planting. Street trees provide shade, help to buffer roadway noises, and help soften the appearance of roadway asphalt. Based on the requirement in Section 519.a.1(c) of the SALDO,

between 4 and 8 trees (depending on the tree sizes) would be required along the site's frontage along Oak Avenue.

4. **Stormwater management requirement**—Regarding the relief requested from complying with stormwater management regulations, we recommend that the township officials not waive Section 518 of the SALDO. This ordinance section requires that the specific criteria, regulations and requirements of the site's applicable watershed shall apply. Furthermore, plan requirements in Section 803.d.18 of the SALDO require a stormwater management plan as required in Section 518 of the ordinance. Given the location of an existing stream on the site and the extent of earth disturbance and activity proposed, compliance with applicable stormwater management regulations should be verified.

5. **Site capacity calculations**—Section 2101 of the zoning ordinance requires the submission of site capacity calculations with all applications for subdivision and land development. The plan should be revised to provide the required calculations.

6. **Wetlands margin**—Section 2102.j of the zoning ordinance requires a wetlands margin of 100 feet in which 80 percent shall remain undisturbed. The plan should be revised to indicate the required wetlands margin.

7. **Stream**—According to the submitted site plans, a stream flows through the northern portion of the site. Section 517.e of the subdivision and land development ordinance requires a drainage easement or right-of-way, not less than 20 feet in width, be provided conforming substantially with the line of such watercourse. The plan should be revised to provide the required drainage easement or right-of-way.

8. **Setback from natural resource areas**—Section 2124.C of the zoning ordinance requires that, on lots that include land with resource restriction, the minimum building setbacks be measured from the limit of the resource protected lands rather than from the lot lines so that the required minimum yard is free from resource protected land. The plan should be required to show setbacks in accordance with this ordinance requirement.

9. **Required buffer**—The plan should be revised to delineate the required 30-foot buffer adjacent to the residential uses directly to the west of the site (Section 2103 of the zoning ordinance requires a 30-foot buffer between industrial uses and residential uses.)

10. **Cartway width of Oak Avenue**—As shown on Plan Sheet 1 of 4, the existing cartway width of Oak Avenue measures 18 feet for approximately 50 feet of the site's frontage. Beyond the paved portion, the street is unimproved with existing stone paving. Section 503.b of the SALDO requires a minimum cartway width of 26 feet for secondary roadways. Section 503.b of the SALDO requires that where a subdivision abuts or contains an existing street of inadequate cartway width, the developer shall be required to widen and/or reconstruct the roadway to meet current Township standards. This issue should be addressed before action is taken on the plan.

11. **Location of driveway**—The plan should be revised to show the location of the driveway so that compliance with the driveway requirements can be verified (Section 2114 of the zoning ordinance and Section 508 of the subdivision and land development ordinance.)

12. **Proposed trees**—Plan Sheet 4 of 4 shows four proposed trees near the three parking spaces in the southern portion of the site. The plan should be revised to indicate the type of trees proposed.

13. **Loading**—Section 2116.F of the zoning ordinance requires that all off-street loading facilities shall be located to the side or rear of the building. The plan shows a 12-foot by 60-foot loading space in front of the building, in the western portion of the site. The plan should indicate compliance with the loading requirements in Section 2116.H of the zoning ordinance.

14. **Fire lanes**—Section 523.m of the subdivision and land development ordinance requires that for nonresidential developments, fire lanes be established, as required by the Bureau of Fire Prevention, pursuant to the provision of the Fire Prevention Code. The plan does not identify any proposed fire lanes. The governing body, along with the township fire marshal, should ensure this issue is adequately addressed.

15. **Required information**—The plan should be revised to provide the following required information for land developments in accordance with Section 803 of the SALDO:

    803.d.11 rights-of-way and/or easements proposed to be created for all drainage purposes, utilities, or other pertinent reasons (see comment #5 above)

    803.d.18 a stormwater plan as required in Section 518 of the subdivision and land development ordinance (see comment #13 above)

16. **Editorial**—The plan should be revised to correctly reference Orchard Avenue rather than Orchid Avenue.

17. **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 for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015, 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 a copy of all municipal decisions sent to this applicant.

LMW:dc

cc: Edward F. Russo
J.F. Hamill Land Surveying & Consulting, LLC
Kurt Schroeder, P.E., Gilmore & Associates, Township Engineer
Randy Flager, Esq., Flager & Associates, Township Solicitor
William McCauley, Township Manager (via email)
Colleen Costello, Township Department of Licenses and Inspections (via email)
Thomas Scott, Township Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

July 16, 2015
BCPC #12096

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision—4633 Murray Street
TMP #5-28-536, -537; 5-29-83
Applicant: J&J Developers, LLC
Owner: Same
Plan Dated: June 30, 2015
Dated Received: July 1, 2015

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

GENERAL INFORMATION

Proposal: Consolidate three separate parcels (consisting of 0.5699, 0.2525, and 0.4559 acres), an abandoned portion of Harrison Street, and an abandoned alley into one lot containing 1.2783 acres (55,684 square feet). The consolidated lot is proposed to be subdivided into 8 single-family detached lots. The proposed residential lots range in size from 6,600 to 7,412 square feet. Public water and sewer facilities are intended to serve the dwellings.

Location: Northern side of Murray Street, approximately 146 feet west of Bath Road.

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

Present Use: Vacant.

COMMENTS

1. **Site capacity calculations**—Section 2101 of the zoning ordinance requires the submission of site capacity calculations with all applications for subdivision and land development. The plan should be revised to provide the required calculations.

2. **Existing large trees**—Plan Sheet 5 of 11 indicates the proposed removal of 17 large trees on the site. Section 501 of the subdivision and land development ordinance (SALDO) requires that where trees are located within a subdivision or land development, every possible means to the fullest extent shall be provided to preserve these features. We recommend that, if possible, these trees be retained and, tree protection measures, as outlined in Section 520 of the subdivision and land development ordinance, be employed to help ensure their survival during and after construction.

3. **Street trees**

   a. **Number of trees required**—Section 519.a.1.c of the subdivision and land development ordinance requires that within any subdivision, street trees shall be planted along streets where suitable existing trees or natural wooded areas do not exist. Street trees are to be planted from 25 to 50 feet apart depending upon the size of the trees chosen. The plan shows a total of 8 proposed street trees spaced approximately 60 to 65 feet apart (one tree on each lot). However, based on the total road frontage of 506 feet of the total site, between 10 and 21 street tree plantings, depending on the tree sizes, would be required per the regulations in Section 519.a.1.c of the zoning ordinance.

   b. **Type of trees proposed**—The plan should be revised to indicate the type of street trees that are intended to be planted in accordance with the street tree requirements in Section 519 of the subdivision and land development ordinance (see Comment #8 below).

4. **Compliance with area and dimensional requirements**—Plan sheets 3 of 11 and 5 of 11 provide a listing of area and dimensional requirements for the R-2 Residential District. The plan should be revised to provide information in regards to how the proposed subdivision and future development on the lots will comply with these district requirements.

5. **Recreation land**—The plan should be revised to indicate how the subdivision would meet the recreation land requirements of Section 521.a of the subdivision and land development ordinance and/or the fee-in-lieu provisions in Section 521.c.

6. **Harrison Street**—The plan indicates that the abandoned portion of Harrison Street (4,400 square feet) has been conveyed to the adjoining parcels and will be included in the consolidation of the three subject parcels. According to a letter, dated July 9, 2015, from Gilmore & Associates (the township engineer), the vacated portions of Harrison Street and an alley, were approved by Ordinance No. 2015-3 on April 16, 2015, and are part of the proposed lot consolidation. For clarity, we recommend that the plan be revised to include a reference to the recent ordinance vacating this portion of Harrison Street and an adjacent alley.

7. **Stormwater management**—The plan shows a proposed stone infiltration bed in the rear yard of each proposed lot. We recommend that the applicant prepare and submit to the township a detailed schedule of all anticipated long- and short-term operational and maintenance procedures for the proposed infiltration pits. The maintenance manual should include any type of potential maintenance that may be necessary to continue sound

performance of the facilities. Copies of the manual should also be provided to those responsible for stormwater facility maintenance, in this case, the future homeowners.

In addition, any restrictions for the area containing the infiltration beds (e.g., placement of sheds, play structures, trees and shrubs, etc.) should be made clear to future homeowners in order to maintain proper function of the facilities and to avoid enforcement issues for the township.

8. **Required information**—The plan should be revised to provide the following required information in accordance with Section 803 of the subdivision and land development ordinance:

803.c.3	the location of sanitary sewers, storm drains, water mains, culverts, petroleum or petroleum product lines, gas lines, electric and telephone lines, fire hydrants, and all other utilities or significant man-made features on or within 200 feet of any part of the tract
803.d.6	the proposed density
803.d.8	the proposed impervious surface ratio
803.d.13	a landscape plan showing proposed contours and required street trees and plant schedule in accordance with Section 519 of the SALDO (see Comment #3.b above)
803.d.18	a stormwater plan as may be required through Section 518 of the SALDO.

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 for Land Development must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015, 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.

LMW:dc

cc: J&J Developers, LLC
Richard A. Stoneback, P.E., Charles E. Shoemaker, Inc.
Kurt Schroeder, P.E., Gilmore & Associates, Township Engineer
Randy Flager, Esq., Flager & Associates, Township Solicitor
William McCauley, Bristol Township Managing Director (via email)
Colleen Costello, Township Department of Licenses and Inspections (via email)
Thomas Scott, Township Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce

Lynn T. Bush
Executive Director

July 24, 2015
BCPC #12101

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision—TMP #5-22-515-1
TMP #5-22-515-1
Applicant: Craig Bowen
Owner: Same
Plan Dated: July 6, 2015
Date Received: July 14, 2015

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

GENERAL INFORMATION

Proposal: Subdivide a 0.6636-acre site (28,907.46 square feet) into three single-family detached lots consisting of 10,004.97, 10,000.00, and 8,902.49 square feet. Proposed Lot 1 contains an existing single-family detached dwelling; single-family detached dwellings are intended to be constructed on proposed lots 2 and 3. Public water and sewer facilities currently serve Lot 1 and are intended to serve lots 2 and 3.

Location: At the northern corner of the intersection of Steele Avenue and Montana Street (Fifth Avenue).

Zoning: R-1 Residence District permits single-family detached dwellings on lots having a minimum lot size of 10,000 square feet with a minimum lot width of 75 feet. The maximum building area and impervious surface ratios are 20 and 30 percents, respectively.

The plan indicates that on June 8, 2015, the Bristol Township Zoning Hearing Board granted a variance to permit Lot #3 to have a lot area of 8,902.49 square feet instead of the required 10,000 square feet.

Present Use: Residential.

COMMENTS

1. **Requested waivers**—According to information listed on Plan Sheet 1 of 6, the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) sections:

177-35.A, 177-43.A, 177-66.A	from providing sidewalks along the existing street frontages of Montana and Steele avenues
177-35.A, 177-45.A, 177-67.A	from providing curbs along the existing street frontages of Montana and Steele avenues

177-91.A.1, 177-92.A.1	from providing a plan scale other than 1 inch equals 50 feet or 1 inch equals 100 feet
177-91.C.3, 177-92.C.3	from providing utilities and existing features within 200 feet of the property
177-48.D.(3)	to permit grading within 5 feet of a property line in order to construct a swale on Lot #3 for collection of stormwater runoff from adjacent properties
177-14.E	to permit a preliminary/final major subdivision plan for approval consideration instead of separate submissions for preliminary and final approval
177-35.A	to permit a 12-foot wide roadway on Montana Avenue versus a 26-foot wide cartway for residential secondary roads

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved, and the minimum modification necessary. Township officials should determine if sufficient information has been provided regarding the grounds and facts of unreasonableness or hardship on which the requirement for the waiver is based.

Regarding the relief requested from the minimum road width requirement, we recommend that the township officials not waive Section 177-35.A of the subdivision and land development ordinance to allow the roadway to remain at its present width. While the plan shows proposed paved pull-off areas measuring roughly 12 feet by 22 feet along Montana Street for Lots 1 and 2, and a proposed K-turn area at the end of the Montana Street, it is not clear how vehicles would be able to safely turn around in the event the pull-off and K-turn areas are occupied with parked vehicles. Also, during times when on-street parking may be needed (e.g., holidays, parties, picnics, barbeques, etc.), the existing 12-foot wide cartway may not be wide enough to accommodate on-street parking and vehicular traffic.

2. **Site capacity calculations**—Section 2101 of the zoning ordinance requires the submission of site capacity calculations with all applications for subdivision and land development. The plan should be revised to provide the required calculations.

3. **Driveways**—Section 508.f of the subdivision and land development ordinance requires residential driveways to have a minimum width at the curb of 12 feet for one-way use and 24 feet for two-way use (for residential developments over 3.5 dwelling units per acre; the proposed density is 4.5 dwelling units per acre). The plan shows the proposed driveways to have a width of 10 feet at the curb line.

4. **Turnaround area**—Montana Street (Fifth Street) is an existing stub street to which the proposed subdivision plan shows a small extension and, at the end, a proposed K-turn area. Section 507.k of the subdivision and land development ordinance requires that stub streets greater in length than one lot depth shall be provided with a temporary turnaround to the standards required for culs-de-sac or shall be paved to the full width of the right-of-way for the last 75 feet of their length. Section 507.c of the subdivision and land development ordinance requires that culs-de-sac have a turnaround with a right-of-way having a minimum outside radius of not less than 60 feet and shall be paved to a radius of not less than 40 feet. This issue should be addressed before action is taken on the plan.

5. **Recreation land**—The plan should be revised to indicate how the subdivision would meet the recreation land requirements of Section 521.a of the subdivision and land development ordinance and/or the fee-in-lieu provisions in Section 521.c.

6. **Stormwater management**—The plan shows a proposed 15-foot by 20-foot recharge pit in each front yard for proposed lots 2 and 3. However, there is nothing shown to indicate how stormwater will be addressed for Lot 1. The plan should be revised to address this issue.

   We recommend that the applicant prepare and submit to the township a detailed schedule of all anticipated long- and short-term operational and maintenance procedures for the proposed infiltration pits. The maintenance manual should include any type of potential maintenance that may be necessary to continue sound performance of the facilities. Copies of the manual should also be provided to those responsible for stormwater facility maintenance, in this case, the future homeowners.

   In addition, any restrictions for the area containing the recharge pits (e.g., placement of play structures, trees and shrubs, etc.) should be made clear to future homeowners in order to maintain proper function of the facilities and to avoid enforcement issues for the township.

7. **Required information**—In accordance with Section 803.d.6 of the subdivision and land development ordinance, the plan should be revised to indicate the proposed density for the proposed subdivision.

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 for Land Development must be submitted for this proposed subdivision. It is noted that Notation #33 on Plan Sheet 1 of 6 indicates that proposed lots 2 and 3 are on Bristol Township's connection management plan.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015, 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 a copy of all municipal decisions sent to this applicant.

LMW:dc

cc: Craig Bowen
Larry Young, P.E., Tri-State Engineers
Kurt Schroeder, P.E., Gilmore & Associates, Township Engineer
Randy Flager, Esq., Flager & Associates, Township Solicitor
William McCauley, Township Manager (via email)
Colleen Costello, Township Department of Licenses and Inspections (via email)
Thomas Scott, Township Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce

Lynn T. Bush
Executive Director

July 2, 2015
BCPC #5592-B

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Bible Fellowship Evangelical Free Church
TMP #20-34-21
Applicant: Bible Fellowship Evangelical Free Church
Owner: Same
Plan Dated: May 27, 2015
Last Revised: June 29, 2015
Date Received: July 2, 2015

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).

The completed Bucks County Planning Commission application that was submitted with the plan indicates that the plan submission is being submitted as both a sketch plan and a final plan. However, since our office has not reviewed the proposed building additions previously, we are reviewing the currently proposed land development as a preliminary plan submission in accordance with Section 178.12.B of the township's subdivision and land development ordinance.

GENERAL INFORMATION

Proposal: Construct a 3,751-square-foot addition to an existing 8,541-square-foot place of worship located on an 11.059-acre site. The plan shows 170 parking spaces. Public water and sewer facilities currently serve the site.

Location: Along the western side of Oxford Valley Road between Edgewood Road and Reading Avenue. Moyer Road intersects Oxford Valley Road across from the site.

Zoning: R-2 Residential-Medium Density District permits places of worship when authorized as a special exception by the Zoning Hearing Board. On March 5, 1995, the township Zoning Hearing Board granted a special exception to construct a house of worship on the site conditioned on the applicant obtaining a favorable traffic study. Places of worship are permitted on a minimum net lot area of five acres and a minimum lot width of 300 feet.

Present Use: Place of worship.

COMMENTS

1. **Request for continuation of previous approvals**—Addendum A of the land development application requests the continuation of the previously approved Special Exception for a house of worship on the subject site. This issue should be addressed before action is taken on the plan.

   Plan Sheet 1 of 1 and Addendum A of the land development application to the township indicate that the applicant is requesting continuation of previously approved variances to allow a lot coverage of up to 17.7 percent of the site and to not require sidewalks to be included in the lot surface coverage calculation. Also, the applicant is requesting continuation of previously approved waivers from the following subdivision and land development ordinance sections:

   11.51 to substitute existing trees along Oxford Valley Road for required street trees
   11.64 to reduce the parking space size
   11.92 to exceed the maximum ground slope for an area of about 100 feet by 50 feet near the wetlands transition zone at the parking lot to eliminate the need for a wall

   The township should determine whether variances and waivers granted for previous land development activity on the site would continue.

   Also, the applicant is requesting a 10-year extension (to April of 2027) to the previously approved 7-year timeframe for portable classrooms (granted in 2010). This issue should be addressed before action is taken on the plan.

2. **Distance between parking areas and buildings**—Section 178-57.G. of the subdivision and land development ordinance states that all parking lots shall be separated from buildings by a minimum distance of 20 feet or more. Although dimensions are not provided on the plan, it appears that the proposed building additions will not meet the required distance from the parking lot. The plan should be revised to indicate compliance with this ordinance requirement.

3. **Setbacks from resource-protected lands**—Section 200-61.C of the zoning ordinance requires that, on lots which include lands with resource restrictions, the minimum building setbacks shall be measured from the limit of the resource protected lands rather than from the lot lines. The plan should be revised to indicate compliance with this zoning ordinance requirement.

4. **Noted change to parking lot**—According to notations on the Sheet 1 of 1 of the plan, the applicant depicts a change in the parking lot so that a 25-foot wetland buffer is maintained from wetlands and no encroachment or disturbance is proposed. However, the proposed change is not apparent on the site plan. The plan should be revised to clearly show all proposed changes to the existing parking areas.

5. **Stormwater management**—Township officials should be assured that the plan complies with applicable low-impact development design standards and stormwater management practices adopted in Ordinance No. 363 (adopted December 20, 2006).

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 for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:dc

cc: Bible Fellowship Evangelical Free Church; James Potoka, Project Manager
Stires Associates, P.A.; Craig Stires, P.E.
Boucher & James, Township Engineer
Terry Fedorchak, Township Manager (via email)
Steve Ware, Planning and Zoning Administrator, Keystone Consulting Services (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce

Lynn T. Bush
Executive Director

July 2, 2015
BCPC #12091

MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan Land Development for CarMax Store #7100
TMP# 22-47-198-2
Applicant: CarMax Auto Superstores, Inc.
Owner: Gator Langhorne Partnership, LTD
Plan Dated: June 5, 2015
Date Received: June 17, 2015

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: Remove the existing building (former K-Mart) and redevelop the 12.4-acre parcel for automobile sales including 17,495 square feet of sales area, service area, car wash, and vehicle staging and sales lot. Public water and sewerage facilities will serve the new use.

Location: South side of East Lincoln Highway about 100 feet west of Woodbourne Road.

Zoning: C Commercial District permits a variety of professional office and retail sales related uses on a minimum lot size of 20,000 square feet and a lot width of at least 100 feet. Motor vehicle sales establishments when authorized as a conditional use on a minimum lot area of 60,000 square foot, a minimum frontage of 200 feet at the street and a maximum impervious surface ratio of 60 percent is permissible in the C District.

The plan notes that a variance was granted by the zoning hearing board on February 11, 2015 to permit a lot width of 143 feet along the street frontage.

Present Use: Vacant/Commercial (former K-Mart).

COMMENTS

1. **Zoning issues**—The C Commercial District permits motor vehicle sales establishments when authorized as a conditional use. A 60 percent maximum impervious surface ratio also is allowed in the C District. The site is nonconforming in that 95.8 percent is already paved. The redevelopment plan proposes a very small decrease in the overall amount of impervious surface on the site (94.3 percent coverage), yet according to the parking calculations, an abundance of parking spaces will still remain on the site. We suggest that when discussing the merits of the conditional use application, opportunities for providing additional green space on the site be considered.

2. **Parking**—Section 421.5.D of the subdivision and land development ordinance requires that the edge of any parking area not be closer than 15 feet to the outside wall of any building. The area is to be used for sidewalks to entryways and foundation plantings. Six parking spaces near the sales area are closer within 15 feet of the building. The plan should be revised to indicate compliance with this ordinance provision or indicate whether a waiver is requested from the subdivision and land development ordinance provision.

3. **Proposed tree**—The planting plan (Sheet CP-101) proposes *Zelkova serrata* 'Green Vase' as a canopy tree. The 'Green Vase' cultivar has weak branch angles and is susceptible to wind damage. Instead, we recommend specifying 'Village Green,' 'Halka,' or 'Musashino' which are superior for form and long term branch strength, to avoid problems in the future as the trees mature. 'Musashino' has a columnar form which would be appropriate in the proposed location near the building.

4. **Planning module**—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 for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015, 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.

CIG:dc

cc: CarMax Auto Superstores, Inc.
Thomas Hecker, Esquire
Larry Young, P.E., Township Engineer, TriState Engineers
Stephanie Teoli Kuhls, Township Manager (via email)
Patrick Duffy, Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce

Lynn T. Bush
Executive Director

July 23, 2015
BCPC #12098

MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Michael Alexander
TMP #22-008-150
Applicant: Michael Alexander
Owner: Same
Plan Dated: June 30, 2015
Date Received: July 9, 2015

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

GENERAL INFORMATION

Proposal: Subdivide a 20,000-square-foot parcel (gross) into two residential lots. Lot 1 contains an existing dwelling unit and would be 9,500 square feet (net). Lot 2 is intended for the construction of a new single-family detached dwelling and also would be 9,500 square feet (net). Public water and sewerage facilities serve the site.

Location: Between Elmwood and South Buckthorne avenues, south of Brownsville Road.

Zoning: R-2 Residence District permits single-family detached dwellings on a minimum lot area of 10,000 square feet and lot width of 80 feet.

The plan notes that the Zoning Hearing Board granted variances from Sections 500-903-A, 2502.2.A and 500-903.G of the zoning ordinance to permit a 9,500-square-foot lot area, a building envelope of 3,150 square feet, and a nonconforming side yard of 6.5 feet.

Present Use: Residential; single-family detached dwelling.

COMMENTS

1. **Waivers**—Plan Note 9 states that the applicant is requesting a waiver of curbs, sidewalks, bike lanes and 10-foot-wide landscaping easement along Elmwood and South Buckthorne avenues,

and for showing all the existing features within 200 feet of the tract. In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary.

2. **Street improvements**—Subdivision ordinance Section 411.7 provides the required street standards including paving material and width. Neither Elmwood nor Buckthorne Avenues comply with street improvement provisions. Elmwood Avenue is a stone roadways which appears to terminate into Lot 1. Given the proposal for the creation of an additional lot and decrease in the existing lot area for the subject site, we recommend that township officials determine what improvements, if any, should be provided to adequately serve the units in this rather rural area of the township. We suggest any improvements be considered in conjunction with the waiver requests noted above.

3. **Utility easement/parking**—Subdivision ordinance Section 405.3 states that that nothing shall be placed, set, or put upon within the area of an utility easement, except for lawns or suitable low groundcover. The existing fire place and parking/turnaround area on Lot 1 and the broken fence on Lot 2 are shown within the proposed 20-foot-wide utility easement. The plan should be revised to clearly indicate the disposition of these features in compliance with the ordinance provisions. In addition, appropriate off-street parking should be ensured for Lot 1 given the proposed location of the sewer line extension.

4. **Tree protection**—The plan indicates the limit of disturbance along the perimeter of Lot 2 and for the utilities extensions. The plan is not clear as to which trees are intended to remain or be removed. If the two trees to the rear of Lot 2 are intended to remain, they should be shown outside the limit of disturbance and tree protection fencing should be indicated in accordance with zoning ordinance Section 2501(E).

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

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015 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.

CIG:dc

cc: Michael Alexander
JF Hamill Land Surveying & Consulting LLC
TriState Engineers, Township Engineer
Stephanie Teoli, Township Manager (via email)
Patrick Duffy, Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce

Lynn T. Bush
Executive Director

July 23, 2015
BCPC #12099

MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Stanley & Deborah Huberfeld
TMP #22-031-013
Applicant: Michael Alexander
Owner: Stanley & Deborah Huberfeld
Plan Dated: June 4, 2014
Last Revised: May 18, 2015
Date Received: July 9, 2015

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

GENERAL INFORMATION

Proposal: Subdivide a 1.9951-acre parcel (86,841 square feet) into two lots. Lot 1 would be 59,841.55 square feet (net) and retain the existing dwelling. Lot 2 would be 27,064.88 square feet and the construction of a single-family detached dwelling is intended. Public water and sewerage facilities serve the site.

Location: Northwest corner of Ellis and Woodbourne roads, across from Core Creek Park and Lake Luxembourg.

Zoning: RA-2 Residence District permits single-family detached dwellings on a minimum lot area of 30,000 square feet and lot width of 125 feet.

The plan notes that the zoning hearing board granted a variance from zoning ordinance section 500-903-A to permit a lot area of 27,064.88 square feet.

Present Use: Residential; single-family detached dwelling.

COMMENTS

1. **Waivers**—Plan Note 11 states that the applicant is requesting a waiver of curbs, sidewalks, bike lanes and 10-foot-wide landscaping easement along Ellis and Woodbourne roads, and for showing all the existing features within 200 feet of the tract. In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary.

2. **Street trees**—Section 417 of the subdivision ordinance requires that street trees shall be planted along all streets where suitable street trees do not exist and where existing conditions warrant the planting of street trees. Township officials should determine whether a street trees should be provided on proposed Lot 2.

3. **Tree protection**—It appears that the existing row of pine trees and several other trees situated on Lot 2 are intended to be remain. Section 2501(E) of the zoning ordinance requires that tree protection areas not be altered, regraded or compacted. Since the trees are either within or adjacent to the limit of disturbance, protection fencing should be provided during construction.

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

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015 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.

CIG:dc

cc: Michael Alexander
JF Hamill Land Surveying & Consulting LLC
TriState Engineers, Township Engineer
Stephanie Teoli, Township Manager (via email)
Patrick Duffy, Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

July 27, 2015
BCPC #11919-A

MEMORANDUM

TO: Milford Township Board of Supervisors
Milford Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Minor Subdivision and Lot Line Change for Libor
TMP #23-7-35 and -7-35-4
Applicant: Michael and Michelle Libor
Owner: Same
Plan Dated: July 1, 2015
Date Received: July 8, 2015

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 two parcels (formerly Lots 1 and 4 of Record Plan from Mease Engineering dated October 10, 2012, and revised May 12, 2014) and consolidate various lots lines to form three separate parcels. As a result, Lots 1, 2, and 3 will be 2.4, 10.0, and 14.4 (net) acres, respectively. Lot 1 contains an existing dwelling and barn. All lots are to be served by individual on-lot water and sewage disposal systems.

Location: Southeastern side of Fels Road, approximately 1,980 feet northwest of Doerr Road.

Zoning: RA—Rural Residential District permits single-family residential dwellings with a minimum lot area and lot width of 2 acres and 200 feet, respectively.

Present Use: Residential/vacant

COMMENTS

1. **Plan information**—The plan submitted does not include the following information required for a sketch plan, cited in Section 700 of the subdivision and land development ordinance (SALDO):

   - A brief description of proposal;
   - Tax map parcel number beneath the name of the subdivision;
   - Name and address of owner/applicant/developer;
   - Zoning district on subject tract and all adjoining parcels;

- Topographical features (contours);
- Natural resources (e.g., soil types, woodlands, etc.); and
- Site capacity calculations

Inclusion of this information on the sketch plan will enable township officials to more effectively guide the applicant prior to the submission of the preliminary plan.

2. **Horizontal isolation distance**—Title 25 PA Code Chapter 73, Section 73.13(c)(1) requires a minimum horizontal isolation distance of 10 feet between a property line and the perimeter of the aggregate in the absorption areas of a sewage disposal system. The sketch plan identifies the general location of a sand mound sewage system on Lot 1 that is adjacent to the proposed lot line. The applicant should ensure that the plan satisfies the requisite minimum horizontal isolation distance.

3. **Lane lot**—As noted in the applicant's letter to the Township (dated July 13, 2015), Lot 3 contains a 25-foot-wide lane and the applicant agrees to no further subdivision of Lot 3 per Section 522.c(3) of the zoning ordinance. We recommend that the preliminary plan submission provide a notation stating the applicant's intention.

4. **Shared driveway**—According to the applicant's letter to the Township, the applicant would probably arrange to utilize the existing driveway on Lot 2 as a shared driveway for Lots 2 and 3. We support the use of a shared driveway at this location. Reducing the number of access points onto Fels Road would be beneficial, since the *Quakertown Area Comprehensive Plan Update* (2007) classifies Fels Road as a 'Primary' roadway. In conjunction with a shared driveway, future plan submissions should include an access easement over the shared portion of the driveway, and a maintenance agreement, so that both property owners are aware of their individual maintenance responsibilities in the event that the shared driveway is in need of repair or replacement.

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 for Land Development must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015 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.

DAS:dc

cc: Mease Engineering, P.C.
Kevin Wolf, Andersen Engineering, Inc.
Jeff Vey, Municipal Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

July 27, 2015
BCPC #11491

MEMORANDUM

TO: Milford Township Board of Supervisors
Milford Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for Turn 14 Distribution
TMP #23-10-23
Applicant: Gorski Engineering, Inc. Attn: John Riebow
Owner: Same
Plan Dated: July 1, 2015
Date Received: July 8, 2015

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 200,000-square-foot industrial building, and a future addition totaling 100,000 square feet, located on a 34.8-acre site. The site will be served by public water and sewerage.

Location: West of Rosenberger Road and south of New Road with access to both.

Zoning: The site is split zoned—the majority of the land area is situated in the PI Planned Industrial District and the remainder is located in the PC Planned Commercial District. The PI District permits industrial, office, and limited commercial uses with a minimum lot area of 1 acre. The PC District permits a variety of commercial and office uses with a minimum lot area of 1 acre.

Present Use: Vacant/farmland.

COMMENTS

1. **Plan information**—The plan submitted does not include the following information required for a sketch plan, cited in Section 700 of the subdivision and land development ordinance (SALDO):

   - A brief description of proposal (including the proposed use)
   - Topographical features (contours)

- Natural resources (The plan identifies wetlands and wetland margins, but the plan should be revised to include other features such as soil types, woodlands, etc.)
- Site capacity calculations (See Comment #2 below)
- General description of stormwater management

Inclusion of this information on the sketch plan will enable township officials to more effectively guide the applicant prior to the submission of the preliminary plan.

2. **Site capacity calculations**—Due to the split-zoned nature of the subject parcel, separate site capacity calculations should be provided for each portion of the site based upon the PI and PC zoning district boundary. This will ensure that the proposed plan satisfies underlying zoning requirements for the entire site. These calculations should provide impervious surface ratio calculations for all building and parking areas to ensure that the plan satisfies the respective maximum impervious surface ratios.

3. **Zoning Data table**—The plan includes a zoning data table with the area and dimensional requirements for both the PI and PC districts. In both the PI and PC district requirements, the minimum rear yard setback is listed as 25 feet, instead of the required 50 feet (as required in the Area and Dimensional Requirements table in zoning ordinance Section 503). Furthermore, the minimum front (50 feet), side (30 feet), and rear yard (50 feet) setback lines shown on the site plan are not dimensioned or shown to scale. For instance, the front yard setback along Rosenberger Road measures 53 feet instead of 50 feet, and the side yard setback adjacent to TMPs #23-10-22-4 and -22-6 measures 40 feet instead of 30 feet. The plan should be revised to address these issues.

   While PI District portion of the table includes the 'required' versus 'proposed' requirements for the district, the PC District portion does not. A majority of the proposed and future parking is located in the PC zoned portion of the site. Therefore, future plan submissions should include the 'required' versus 'proposed' requirements for the PC zoned portion of the site. Section 517.d of the SALDO requires land development plans to indicate the maximum impervious surface ratio if the total number of parking spaces is provided. The Zoning Table should provide a notation that the impervious surface ratio calculations account for the proposed and future building and parking areas.

4. **Required parking**—Since the plan does not identify the proposed use of the proposed building or the future building addition, compliance with the required parking cannot be determined. Based upon the large scale of the building shown on the sketch plan, it appears that the intended use is likely either G1 (Manufacturing) or G3 (Wholesale Business, Wholesale Storage, Warehousing). For both uses, zoning ordinance Section 404 requires 1 off-street parking space for each employee on largest shift, plus 1 off-street parking space for each company vehicle normally stored on premise, plus 1 off-street parking space for every 10 employees on the largest shift for visitor parking. Also, to ensure that a sufficient amount of parking can be provided if the use or tenancy changes, the applicant must illustrate on the plan that there is sufficient area on-site to accommodate the parking requirement based upon 1 space for every 500 square feet of gross floor area.

Based on these parking requirements, the proposed 200,000-square-foot building would require a minimum of 400 parking spaces, and the future 100,000-square-foot building addition requires a minimum of 200 spaces, for a total of 600 parking spaces. The sketch plan identifies 130 proposed parking spaces and 237 future parking spaces (for a total of 367 parking spaces). Therefore, parking provided for the proposed 200,000-square-foot building (130 spaces) is grossly under the required 400 parking spaces. Moreover, the sum of the number of proposed and future parking spaces shown (367 spaces) still does not satisfy the proposed parking space requirements (400 spaces), not to mention the future parking requirement of 600 parking spaces.

Future plan submissions should satisfy the required parking calculations based upon the proposed use of the proposed and future building addition.

5. **Traffic impact study**—In accordance with Section 701.h.17 of the SALDO, a traffic impact study will be required at preliminary plan stage.

6. **Buffer yards**—The plan does not delineate buffer yards, which are required by Section 520.c of the SALDO. In accordance with Section 510.c (Table 1), a Class C, 100-foot-wide buffer yard and respective planting is required where the site is adjacent to the RD Rural Development (east of the site) and RP Resource Protection (south of the site) districts. Township officials should determine if a Class C buffer is required along the property boundary adjacent to the RD District boundary, since it is separated by Rosenberger Road. If a Class C buffer is required along this property boundary, a portion of the 100,000-square-foot building addition and the stormwater management facility would lie within the 100-foot buffer area. Section 520.c.6(c) of the SALDO states that no structure or stormwater detention/retention basin is permitted in the buffer yard.

   When proposed industrial uses are adjacent to existing office or commercial uses, Table 1 requires a Class B, 50-foot-wide buffer yard to be provided, and when proposed industrial uses are adjacent to existing industrial uses, a Class A, 25-foot buffer is required. Future plan submissions should identify adjacent land uses and buffer yards in order to satisfy the requisite buffer yard requirements.

7. **Stormwater management**—The sketch plan proposes one large detention basin to capture stormwater runoff. As part of the BMP feasibility analysis required in Section 512 of the SALDO, other BMPs could be employed throughout the site, such as infiltration applications, rain gardens, and vegetative swales. Future plan submissions should satisfy the Township's stormwater management ordinance.

8. **Utility right-of-way**—The sketch plan shows a future parking area over a right-of-way that traverses the site, containing two gas lines and a fiber optic line. Prior to construction of the future building addition and associated parking area, the applicant should contact these utility providers. Documentation from these utility providers should be given to the Township indicating that they approve of the location and layout of the future parking over utility lines.

9. **Loading requirements**—Section 519.i of the SALDO states that the width of driveway openings serving off-street loading areas measured at the street line (or ultimate right-of-way

line as defined in Section 279) shall be a maximum of 35 feet and a minimum of 20 feet. The sketch plan proposes a driveway opening along Rosenberger Road of 50 feet in width.

In order to better understand the intended truck traffic flow through the site, we recommend that future plan submissions include a truck circulation plan.

10. **Road improvements and sidewalks**—In accordance with Sections 505.b, 516, and 519 of the SALDO, township officials should determine if additional rights-of-way and cartway widths, curbs, and sidewalks are required along Rosenberger and New roads.

    While the plan shows sidewalks from the proposed parking lot to the proposed building, if and when the future parking lot is constructed, we recommend that sidewalks and a crosswalk across the access drive be provided to provide safe access to the entrance of the building.

11. **Recreation land and facilities**—Section 525 of the SALDO requires applicants proposing a subdivision or land development to dedicate recreation land and facilities unless the Board of Supervisors determines that a contribution of a fee in lieu is acceptable. Future plan submissions should show compliance with this ordinance requirement.

12. **Architectural and structural regulations**—For proposed development in the PC Planned Commercial District portion of the site, Section 526 Architectural and Structural Regulations of the SALDO (Ordinance No. 133) must be satisfied. While there are no buildings proposed within the portion of the site located in the PC District, other regulations related to parking, outdoor storage, landscaping, and lighting should be reviewed in future plan submissions for compliance.

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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015 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.

DAS:dc

cc: John Riebow, Gorski Engineering, Inc.
Kevin Wolf, Andersen Engineering, Inc., Township Engineer
Jeffrey Vey, Township Manager (via email)
Lisa Wolf, QAPC

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

June 23, 2015
BCPC #12092

MEMORANDUM

TO: New Britain Township Board of Supervisors
New Britain Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision and Land Development—Penns Property Group
TMP #26-11-75-2
Applicant: Penns Property Group
Owner: Same
Plan Dated: June 1, 2015
Date Received: June 19, 2015

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 6.738-acre parcel into two lots for 2 single-family detached dwellings. Lot 1 would be 1 acre and Lot 2 would be 5.738 acres. Lot 2 would contain an existing dwelling. The lots will be served by public water and sewerage.

Location: East side of Lenape Lane, about 200 feet south of Moyer Road.

Zoning: RR Rural Residential District permits the B1 Use, single-family detached dwelling on a minimum lot size of one acre.

Use: Residential.

COMMENTS

1. **Lot width/frontage**—While the zoning data on the plan indicates that the two proposed lots exceed the required minimum lot width of 150 feet (Section 27-902.b of the zoning ordinance), by definition Lot 2 does not and Lot 1 may not meet the lot width requirement. According to the zoning ordinance, lot width is the horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line; and if the front line is curvilinear, the front lot line shall be considered a tangential line perpendicular to the line representing the minimum lot depth. Front lot line is further defined as the lot line separating a lot from a street right-of-way. Section 22-703 of the subdivision and land development ordinance also states that except for lane lots, every lot shall

meet the frontage requirement along the right-of-way of a public street in accordance with the zoning ordinance. According to the Bucks County Tax Mapping Department, only Lot 1 abuts a street right-of-way, that being Lenape Lane; the Moyer Road right-of-way shown on the plan is not shown on the County tax map. Given its proposed configuration and the distance (120 feet) of the property line along Lenape Lane, Lot 1 may meet the minimum lot width depending on how township officials interpret the second part of the definition of minimum lot width. Lot 2, however, has no frontage along Lenape Lane, and thus, does not meet the minimum lot width requirement.

2. **Walkway**—The proposed walkway in front of the proposed dwelling on Lot 1 is in the minimum front yard setback. According to Section 27-2105 of the zoning ordinance, no portion of a building or structure shall be built within the depths of the front yard. Structure is defined as a combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of the land or water. Township officials should determine if the walkway can be located in the minimum front yard setback.

3. **Clear-sight triangle**—The plan should be revised to show clear-sight triangles for the proposed driveway on Lot 1, in accordance with Section 27-2111.b of the zoning ordinance.

4. **Natural resource protection**—The plan should be revised to provide calculations which indicate the area of the site with natural resources and the area of natural resources that would be disturbed or encroached upon, in accordance with Section 2401.a.3 of the zoning ordinance. In addition, we recommend that a notation be included on the plan indicating that deed restrictions will be placed on each lot for the natural resource protection areas in accordance with Section 27-27-2401.c of the zoning ordinance.

5. **Building envelope**—The plan should be revised to indicated the size of the building envelopes for both lots to enable an assessment of compliance with Section 27-2401.b of the zoning ordinance.

6. **Site-capacity calculations**—The plan should be revised to provide the site capacity calculations required by Section 27-2402 of the zoning ordinance.

7. **Off-street parking**—The plan should be revised to indicate how many off-street parking spaces are required for each dwelling unit. Section 27-2901 of the zoning ordinance requires two off-street parking spaces for use B1 with three or less bedrooms and three off-street parking spaces for use B1 with four or more bedrooms. We note that it appears that the driveway parking areas for both lots would support at least 3 vehicles.

8. **Sidewalk**—The plan shows no sidewalks along Lenape Lane on the subject site. Section 22-706.2.B of the subdivision and land development ordinance requires sidewalks be installed along the frontage of an existing street. We note that a sidewalk exists along the northern side of Lenape Lane in Chalfont Borough, but ends at the parcel across from the subject site in Chalfont Borough. There are no sidewalks along the southern side of Lenape Lane leading up to the subject site.

9. **Trail**—The *Tri-Municipal Master Trail and Greenway Plan* recommends an off-road trail along the Neshaminy Creek. Township officials should determine if an easement should be provided and if any trail improvements should be considered for the subject development that would assist in facilitating this trail. Provision of a trail easement and improvement would be consistent with the provisions of Section 22-707 of the subdivision and land development ordinance.

10. **Landscaping**—Section 22-713.4 of the subdivision and land development ordinance requires street trees to be planted at minimum 30-foot intervals along all streets and proposed streets abutting or within a subdivision. Township officials should determine if the existing trees along the frontage of the site are sufficient to meet this requirement.

11. **Recreation land**—The plan should be revised to indicate how the proposed development will meet the recreation land requirements of Section 22-715 of the subdivision and land development ordinance.

12. **Survey monuments**—The plan should be revised to show concrete markers at all outbound existing property corners and proposed lot corner for a lot greater than 2 acres, including changes in direction of boundary, in accordance with Section 22-716.2 of the subdivision and land development ordinance.

13. **Plan information**—The plan as submitted does not contain much of the information required by the preliminary plan requirements of Section 22-502 of the subdivision and land development ordinance (e.g., aerial photograph plan, grading and utility plan, erosion and sedimentation control plan, landscaping plan, construction detail plan). We note that the plan notes indicate that "No construction is proposed at this time and that the applicant shall provide all required information documenting compliance with New Britain Township and other outside jurisdictional agency …" Township officials should determine if the plan should be revised to provide the required additional plan information.

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

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015, 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.

TAK:dc

cc: Penns Property Group
Richard C. Mast Associates, P.C.
Craig Kennard, P.E., Gilmore & Associates
Eileen Bradley, Manager, New Britain Township (via e-mail)
Chalfont Borough (Adjacent municipality)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

July 24, 2015
BCPC #11917-A

MEMORANDUM

TO: Newtown Borough Council
Newtown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Steeple View Phase 2 TND
TMP #28-1-7, -9, -10, -10-1, -20, -20-1, 20-2
Applicant: Steeple View LP
Owner: Steeple View LP Allan Smith
Plan Dated: June 24, 2015
Date Received: June 25, 2015

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

GENERAL INFORMATION

Proposal: Construct 92 multifamily dwelling units, 97,689 square feet of nonresidential space (per the BCPC application), a 5-story parking garage, and 2.3 acres of open space on 13 leaseholds on an 8.761-acre site. Public water and sewerage facilities are intended. The proposal includes:

Building 1—Retail use on all 3 floors;
Building 2—Mixed use, with retail on first floor and office use on second floor;
Building 3—Mixed use, with restaurant on first floor and office use on second floor;
Building 4—Mixed use, with retail on first floor and office use on second and third floors;
Building 5—Mixed use, with restaurant on first floor, and multifamily dwelling use on second and third floors;
Buildings 6, 7, and 8—Mixed use, with retail use on first floor and multifamily dwelling use on second and third floors;
Buildings 9, 10, 11, and 12—Multifamily dwelling use on all four floors (16 dwelling units per building), with a parking level under all four buildings; and a
5-story parking garage.

Location: Southwestern corner of the intersection of Centre Street and South State Street, and abutting Newtown Creek.

Zoning: V-2 Village Gateway District permits single-family detached dwelling and two-family dwelling and nonresidential uses such as business or professional office and medical office by right on a minimum lot area of 5,000 square feet and maximum impervious surface coverage of 60 percent. Traditional neighborhood development is permitted by conditional approval on a minimum lot area of 2 acres.

The plan indicates that variances were granted by the Zoning Hearing Board on August 31, 2012 and January 15, 2013, to permit more than one principal use per lot, permit specialty retail use and multifamily units in a mixed use building in the V-2 district, allow 11,817 square feet of retail space where a maximum 5,000 square feet is permitted, allow 75 percent impervious surface area where 60 percent is permitted, allow building length of 213 feet where 120 feet is permitted, allow building height of 47 feet where 35 feet is permitted, and provide relief from a number of other requirements such as building setback, location of parking adjacent to rear of a building, lighting, and planted buffers.

Present Use: The vacant former Stockburger Chevrolet dealership.

COMMENTS

1. **Conditional use**—Prior to plan approval, the applicant must obtain conditional use approval from Borough Council for the TND use in the V-2 District, as required by zoning ordinance Section 401.D.1A.

2. **Waivers requested**—The plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:

Section 301.K	Requiring all stormwater facilities to drain between 24 and 72 hours.
Section 503.F	Requiring that all grading not encroach closer than 5 feet to any property line or right-of-way line.
Section 506.A, B, and C	Requiring that easements be a minimum of 20 feet wide, that they be centered on or adjacent to rear or side lot lines, and that they be kept in lawn area only.
Section 605.A	Requiring monuments to be set at each change in direction of property boundaries, beginning and end of utility easements, and at each street intersection.
Section 606.F.3.C	Requiring the minimum diameter of storm pipe to be 18 inches or the equivalent thereto.
Section 701.A	Drafting standard that plan shall be drawn at a scale of 1"=10', 1"=20', 1"=50', or 1"=100'.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved, and the minimum modification necessary.

3. **Parking**—The amount and distribution of the proposed parking should be discussed.

   a. **Amount**—In the Required Parking Summary on Sheet 6, footnote (4) for retail and restaurant uses states, "Use factor of 0.80 assumed," in arriving at 349 spaces of total required nonresidential parking. Without applying the "use factor," the required number of nonresidential spaces is 423 (74 fewer parking spaces than required). The term, "use factor" does not appear to be found in the ordinance. It should be determined whether the required amount of parking is being provided.

      In addition to the 0.80 use factor reduction, the parking calculation includes a 25 percent reduction of nonresidential parking for joint use of the spaces. Zoning ordinance Section 502.I.1 states that the number of nonresidential parking spaces required in a common parking facility may be reduced (to not less than 75 percent of the required number) if it can be demonstrated that the hours or days of peak parking needed for the uses are different and that a lower total will provide adequately for the uses served by the parking area. The net result of applying both reductions is 120 fewer nonresidential parking spaces than are required. Borough officials should determine if the lower total will adequately serve the proposed uses.

   b. **Distribution**—The distribution of parking should be considered, including whether parking spaces will be designated for the various uses, particularly the residential units. For example, will residents of the development have reserved spaces in the parking structures so they are guaranteed to have their required number of parking spaces available to them during peak usage times?

4. **Traffic flow**

   a. **Circular drive**—It is unclear whether the traffic flow is one-way or two-way around the circular island in the center plaza. Would a vehicle entering from Drive B have to make a right turn and proceed around the central water feature to exit the site onto State Street? Various plan sheets that show pavement arrows do not indicate the traffic direction around the circle.

   b. **Drives D, G, and H**—It appears that Drives D, G, and H may be intended to provide loading access, but the plan is unclear about how the circulation would work. Drives G and H are stubs, so vehicles would have to back out onto Drive B. Drive D connects to an area of grass pavers labelled as an access lane (on Sheet 4), that connects to the proposed greenway walk. There does not appear to be a gate that would allow access for maintenance or emergency vehicles, but would prevent regular traffic from driving onto the greenway walk. More detail should be provided about these areas.

   c. **Truck turning diagram**—We recommend that a truck turning diagram be provided to demonstrate circulation throughout the site.

   d. **Underground parking**—It appears there is only one entrance/exit point for the underground parking facility, with dead-end aisles under Buildings 9 and 10 and an emergency egress under Building 9 to the greenway walk. If all spaces are in use, vehicles would have to back out of the dead-end aisles.

5. **Right of access**—General Note 22 (Sheet 6) states that a right of access is granted to the general public over Drives A and B and adjacent walkways, drives, and alleys. It should be ensured that the access easement applies to the adjacent parcels that tie into the site (TMPs #28-1-13-1, 28-1-14, and 28-1-16) and will rely on use of the site's drives and walkways to access their parking lots.

6. **Landscape plan**—The landscape plan shows several landscaped beds, but no trees, along the proposed buildings on Drive B (including the 5-level parking structure), along the proposed buildings on the western side of the center plaza, or along the Phase 1 parking and building. This will create a rather stark streetscape. Perhaps small trees could be added to the larger landscaped islands (e.g., by Drives G and F) or in planters on the sidewalks to soften the effect of the building mass and improve the outdoor aesthetics.

   We commend the applicant for proposing green roofs for Buildings 9 and 10 on the southern part of the site.

7. **Public spaces**—We wonder whether more public spaces could be incorporated into the design. Elements like outdoor dining and seating areas should be anticipated; we envision that as being important in such a development, but it does not appear to be included in the plan. Outdoor dining areas could be oriented to Newtown Creek and the proposed greenway walk to take advantage of that site amenity.

8. **Distance between buildings**—Zoning ordinance Section 401.D.3.F.1.w requires a minimum distance of 20 feet between buildings for multifamily dwellings, but the plan shows 19.85 feet between Buildings 9 and 10.

9. **Bicycle parking**—The plan states that bicycle parking will be provided in the parking structures. The plan should ensure compliance with zoning ordinance Sections 401.D.4. E.5 and 401.B.26.1.b.12, which state that parking lots or structures shall provide an area sufficient to allow not less than one bicycle parking space for every ten motor vehicle spaces.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015, 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.

MW:dc

cc: Steeple View LP
Gilmore & Associates, Inc.
Mario Canales, P.E., Pickering, Corts & Summerson, Borough Engineer
Marcia Scull, Borough Secretary (via email)
Jo-Anne Brown, Zoning Officer (via email)
Newtown Township (Adjacent Municipality)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

July 27, 2015
BCPC #12097
SLD #15-3

MEMORANDUM

TO: Northampton Township Board of Supervisors
Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Minor Subdivision for McKenna
TMP #31-5-82
Applicant: Michael P. McKenna
Owner: Michael P. McKenna and Antonette DiSandro
Plan Dated: June 24, 2015
Date Received: July 6, 2015

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

GENERAL INFORMATION

Proposal: Subdivide 1.2315 acres into two single-family dwelling lots of 27,897 (Lot 1) and 25,749 (Lot 2) square feet. An existing single-family detached dwelling is located on Lot 1. The site will be served by public water and sewerage.

Location: At the west corner of Hatboro and Almshouse roads.

Zoning: R-2 Single-Family District, which permits single-family detached dwellings with a minimum lot area of 20,000 square feet and a minimum lot width of 100 feet. The Northampton Township Zoning Hearing Board granted a variance on June 22, 2015, that will provide relief from the following sections of the zoning ordinance:

27-406.2.A.5	to permit more than 20 percent of impervious surface on Lot 1.
27-406.2.A(2)	to permit Lot 1 to lack the required minimum frontage on an approved public street. The lot is proposed to access Hatboro Road through an easement across adjacent lands owned by Northampton Township.

Present Use: Residential.

COMMENTS

1. **Waivers**—The applicant is requesting waivers from the following subdivision and land development ordinance requirements:

22-403.2.A and B	to construct curbs or sidewalks along the property road frontages. Curbing exists along Almshouse Road and a portion of Hatboro Road.
22-403.1.L	to construct additional cartway widths along Almshouse Road or Hatboro Road because the roads are already improved.

2. In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary. The final plan should note all granted waivers.

3. **Open space requirement**—Section 22-406.2.A(6) of the zoning ordinance requires that 15 percent of the site be preserved in open space. The plan should demonstrate compliance with this requirement.

4. **Shared driveway and access easement**—We recommend that consideration be given to have the dwelling on Lot 1 share its driveway with the dwelling on Lot 2 to eliminate the additional driveway access point along Hatboro Road. Otherwise, the plan should be revised to provide an access easement over the portion of the driveway that traverses TMP#31-77-73, which is owned by the township.

5. **Stormwater management**—Note 10 states that onsite stormwater management shall be provided in accordance with township requirements. Section 22-304.5G(4) of the subdivision and land development ordinance requires a BMP operations and maintenance plan in accordance with the requirements of the Northampton Township Stormwater Management and Grading Ordinance.

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

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015, public 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 Bucks County Planning Commission 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.

MAR:dc

cc: Michael P. McKenna and Antonette DiSandro
Lawrence J. Byrne, PE, Eastern/Chadrow Associates
Mike Solomon, Director of Planning and Zoning (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

June 24, 2015
BCPC #12086

MEMORANDUM

TO: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Froman Tract
TMP #34-3-133
Applicant: Terence Froman
Owner: Same
Plan Dated: May 29, 2015
Date Received: May 29, 2015

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

GENERAL INFORMATION

Proposal: Construct a 2,000-square-foot laundromat and dry cleaner building on a 1.03-acre parcel. The site will be served by public water and sewerage.

Location: Eastern side of Easton Road (S.R. 611), approximately 350 feet north of its intersection with Old Easton Road.

Zoning: VC–Village Center District permits a mix of residential and nonresidential uses in an arrangement and locations that will enhance and replicate traditional village development. The proposed Use G6 (Service Business), which includes laundromat and dry cleaner, is permitted with a minimum and maximum lot area of 7,500 square feet and 2 acres, respectively. The maximum impervious surface ratio is 45 percent (base site area) and 50 percent (lot).

Present Use: Residential (single-family dwelling)

COMMENTS

1. **Waiver requests**—The plan requests waivers from the subdivision and land development ordinance for the following:

Section 26-920.2	50 percent of the proposed parking facility shaded with landscaping (a partial waiver requested regarding the location of 240 of the 1,200 square feet of the shading provided, not the quantity)
Section 26-125.B	Infiltration of post-construction runoff
Section 26-128.C(2)	Grading fill material at a slope of more than 4:1
Section 26-128.G(6)	Bottom edge of slope is closer than 5 feet

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, and the minimum modification necessary.

2. **Internal driveway connections**—To minimize the need for motor vehicles exiting the subject site onto Easton Road to reach adjacent businesses, the Township and applicant should discuss the feasibility of providing internal driveway connections to the adjacent parcels to the north and south of the site. Since Easton Road is classified as an 'arterial,' providing interior driveway connections across property boundaries may also aid in traffic flow on this portion of Easton Road.

   Specifically, TMP #34-4-49 to the north of the site contains the Plumstead Square Shopping Center. The business within the shopping center located adjacent to the subject site is occupied by Univest bank. Parallel to the common property boundary is an existing one-way, access driveway. The possibility exists of providing a driveway connection linking the proposed (one-way) driveway on the subject site to the existing (one-way) driveway located on the Univest site. An access easement and consent from the respective owner would need to be obtained. As a result, patrons of the proposed dry cleaner wishing to travel by motor vehicle to businesses located in the shopping center, could do so without entering Easton Road via the internal driveways.

   TMP #34-4-55-23 to the south of the site contains Plumstead Woods (formerly Fox Run) development. According to the plan, Phase 2 consists of a 1 acre lot that is planned for a future retail or office use. In keeping with the premise of providing interior driveway access between adjacent lots, we recommend that the feasibility of including a future interior driveway stub be provided on the subject site, in the event that development occurs on this lot in the future.

3. **Site distance**—Section 22-916.1.C of the subdivision and land development ordinance requires that the site distance requirements for driveways in accordance with PennDOT Chapter 441 (as amended) be satisfied.

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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015, 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.

DAS:dc

cc: Terence Froman
Hibbeln Engineering Company, LLC
Tim Fulmer, C. Robert Wynn Associates, Inc.
Carolyn McCreary, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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Edward Kisselback
David R. Nyman
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Carol A. Pierce

Lynn T. Bush
Executive Director

June 24, 2015
BCPC #12040

MEMORANDUM

TO: Richland Township Board of Supervisors
Richland Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Land Development for Dunkin Donuts
TMP #36-38-31-1
Applicant: Quaker Alliance
Owner: Same
Plan Dated: September 16, 2014
Last Revised: June 23, 2015
Date Received: June 23, 2015

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

GENERAL INFORMATION

Proposal: Construct a 4,000-square-foot building with drive-through window, housing two commercial establishments, on a lot of 1.023 acres. Public water and sewerage systems would serve the development.

Location: West side of Route 309 (South West End Boulevard), at the intersection of Tollgate Road.

Zoning: PC Planned Commercial District, also within the Arterial Corridor Overlay District. Multiple commercial use is permitted by conditional use within the PC District on a minimum lot area of 1.0 acre. All land development within the Arterial Corridor Overlay District requires conditional use approval.

According to the plan, the following variances were granted by the Richland Township Zoning Hearing Board on February 27, 2015:

Sections 27-513 & 604	Permit structures within the 100-foot front yard setback along an arterial highway
Sections 27-513	Permit structures within the 65-foot setback along a collector highway

Sections 27-516 & 516.2.C	Permit vehicular access and an underground detention basin in the 25-foot wide Class A buffer yard
Sections 27-603	Permit limited vehicular access onto State Route 309
Sections 27-911	Permit a menu board in addition to the proposed signage, including another freestanding sign

According to the plan, the following waivers from the provisions of the subdivision and land development ordinance were granted on June 8, 2015:

Section 22-506.2	defer issue of improvements to Tollgate Road and Route 309 to PennDOT
Section 22-512.3.L	allow proposed grading to daylight less than 5 feet from the property line
Section 22-516.5.Q	permit parking and display areas along arterial (Route 309) road to be set back from the ultimate right-of-way by a distance less than the 30 feet required
Section 22-702C(2)	partial waiver from showing existing features within 400 feet of the site

Present Use: Vacant.

COMMENTS

1. **Conditional use**—The proposal requires conditional use approval under Section 27-601 of the zoning ordinance because it is located within the Arterial Corridor Overlay District along Route 309. Conditional use approval would also be required under Section 27-404 of the ordinance for an E22 Multiple Commercial Use within the PC Planned Commercial District. According to a letter from the project engineer accompanying the plan, dated June 23, 2015, Board of Supervisors will consider the conditional use application on the July 13, 2015 Board of Supervisors meeting.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015, 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.

TAK:dc

cc: Quaker Alliance
R.L. Showalter & Associates, Inc.
Judith Stern Goldstein, Boucher & James
Quakertown Area Planning Committee
Mike Schwartz, P.E., Gilmore & Associates, Township Engineer (via e-mail)
Steven Sechriest, Township Manager (via e-mail)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce

Lynn T. Bush
Executive Director

July 14, 2015
BCPC #7285-B

MEMORANDUM

TO: Telford Borough Council
Telford Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Lutheran Community at Telford, Phase 2 Campus Improvements
TMP #43-1-104
Applicant: Lutheran Community of Telford
Owner: Same
Plan Dated: May 29, 2015
Date Received: June 24, 2015

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 Phase 2 of the campus improvements for the Lutheran Community at Telford which entails a lot consolidation and proposed land development. Sheet 5 of 32, Plan of Lot Consolidation, indicates that 5.1835 acres previously subdivided from an adjacent tract are intended to be combined with the site's acreage of 35.7286 acres, for a total of 40.9121 acres. The proposed land development includes a 9,932-square-foot wellness building with a pool on the 40.9121-acre site, and a walkway building connection between two existing buildings. Also, changes to parking lots A and R are proposed, which will result in 37 additional parking spaces between both lots. The existing retirement community contains a variety of residential options for handicapped and senior individuals, as well as nursing and convalescent care facilities. Public water and sewer facilities serve the site.

Location: The site is bordered by East Church Avenue (West Rockhill Township) to the northwest, Washington Street to the southwest, and East Broad Street (paper street adjacent to the site) to the southeast.

Zoning: I Institutional District permits retirement communities, residential life-care facilities or similar licensed institutions for the care of the handicapped, senior population, and/or other persons who require nursing or convalescent care for extended periods of time. Such uses require a minimum

tract size of 10 acres and are permitted at a maximum density of 12 dwelling units per gross acre. A maximum building coverage of 25 percent of the gross acreage is permitted for buildings devoted to health care facilities for persons requiring nursing or convalescent care for extended periods of time. Swimming pools and similar therapeutic and recreational facilities are permitted as accessory uses to a retirement community.

Present Use: Institutional (retirement community).

COMMENTS

1. **Requested waiver**—Information on Plan Sheet 3 of 32 indicates that a waiver is being requested from Section 402.2.A of the subdivision and land development ordinance, to include an aerial photo in lieu of providing all information required within 400 feet of the site. The plan indicates that the surveyed topography along E. Broad Street will be provided when that portion of the tract is proposed for development.

   In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the facts of unreasonableness or hardship on which the request for each waiver is based and the minimum modification necessary.

2. **Tree removal**— Section 208.A of the subdivision and land development ordinance states that all trees six inches or more in caliper at breast height will not be removed unless within the proposed right-of-way line or impracticable for development which will be determined by the planning commission. Plan Sheet 11 of 32, titled "Removals Plan – Trees", indicates that the applicant intends to remove numerous trees from the site to accommodate the intended development. This issue should be addressed.

   In addition, regarding the information shown on Plan Sheet 11 of 32, it appears that there may be some discrepancies between several trees shaded on the plan (Note #1 indicates that trees shaded are scheduled for removal) and shading of the corresponding trees noted in the list of trees. It is recommended that any discrepancies be corrected for consistency.

3. **Wellhead protection**—According to the Wellhead Protection Overlay District on Exhibit A in the zoning ordinance, the site appears to be located within zones 2 and 3 of the Wellhead Protection Overlay District. Part XVI of the zoning ordinance contains regulations for development depending on the land use, as well as specific criteria regarding stormwater management controls, and additional preliminary plan requirements. The borough should ensure that any proposal on this site meets the regulations of this district.

4. **Parking standards for all districts**—Section 503.E of the zoning ordinance requires that all parking spaces shall be 10 feet by 20 feet in dimension. The proposed parking spaces in Lot A are shown to have dimensions of 10 feet by 18 feet. In addition, Section 503.G.1 of the zoning ordinance requires parking lots visible from a street to be continuously screened by a 3-foot high wall/fence and plantings. The plan should be revised to indicate compliance with these ordinance requirements.

5. **Stormwater management**

   a. **Plan note #23 on Sheet 4 of 32**—Plan notation #23 on Sheet 4 of 32 appears to contain incomplete information regarding the acreage of additional impervious surface coverage proposed with the current plan proposal and for future development. The plan should be revised to provide the missing information.

   b. **Stormwater management plan**—The proposed land development will increase the impervious surface on the site and subsequently increase stormwater runoff from the site. Our office did not receive a stormwater management report with the plan submission. Such a report should be provided to the borough in order to determine compliance with applicable stormwater management regulations.

6. **Tree protection**—Plan Sheet 20 of 32 includes a symbol for Tree Protection Fence within the legend. However, the proposed location of the fencing has not been indicated on the plan. The plan should be revised to clearly show the location of the tree protection fencing.

7. **Landscape Plan**—A notation on Plan Sheet 10 of 32 refers to a landscaping plan for additional information regarding compliance with the zoning ordinance requirement for landscaped islands within parking lots. However, the plan submission does not include a landscaping plan. It is recommended that a landscape plan for the site be included with the proposed land development plan.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:dc

cc: Lutheran Community at Telford
Ronald D. Jackson, Boucher & James, Inc.
Patrick DiGangi, P.E., CKS Engineers, Inc., Borough Engineer
Mark D. Fournier, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce

Lynn T. Bush
Executive Director

July 22, 2015
BCPC# 11952-A

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for Christ's Home Child Development Center
TMP #49-9-39
Applicant: Christ's Home
Owner: Christ's Home
Plan Dated: June 12, 2015
Date Received: June 24, 2015

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 16,200-square-foot institutional building on a 52.14-acre parcel. The site contains numerous institutional buildings comprising the Christ's Home for Children and is served by public water and sewer.

Location: Between York, Norristown and Street roads, with frontage on York and Norristown roads.

Zoning: R-1 Residential District permits Use 21 Youth Services by conditional use. The minimum lot size for the district is 20,000 square feet.

Present Use: Institutional

COMMENTS

1. **Conditional use**—Section 401.C. of the zoning ordinance permits Youth Services as a conditional use, in accordance with Part 25 of the ordinance. The plan cannot be approved until conditional use approval is granted.

2. **Additional requirement for Youth Services use**—Section 403 of the zoning ordinance requires that the Youth Services use and property in the R-1 District be subject to a Master

Plan Agreement with the Township. The township should determine if the proposed use and building is consistent with the master plan agreement.

3. **Parking spaces**—The plan shows 121 spaces for the 16,200-square-foot building. The plan notes the parking requirement will be determined by the Board of Supervisors based on facility design and use. The zoning ordinance does not contain parking requirements for Use 21 Youth Services, but a Use 16, Community Center requires 1 space per 100 square feet of floor area. Based on the parking requirement for Community Center the proposed building would need 162 spaces. We recommend that the township consider the use of the building and existing parking requirements for similar uses when deciding upon a parking requirement for the proposed building.

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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015, public 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 Bucks County Planning Commission 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:dc

cc: John Bryant, Christ's Home
Eric Britz, P.E., Bohler Engineering
Craig Kennard, Gilmore & Associates, Municipal Engineer
Steven Weisner, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce

Lynn T. Bush
Executive Director

July 17, 2015
BCPC #6201-A

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Liberty Bell Capital III, LP
TMP #49-9-44
Applicant: Liberty Bell Capital III, LP
Owner: Same
Plan Dated: June 25, 2015
Date Received: June 19, 2015

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

GENERAL INFORMATION

Proposal: Construct an 8,059-square-foot addition to an existing 120,637-square-foot shopping center on a 12.97-acre parcel. The addition will contain a motor vehicle repair garage/retail store. The site is served by public water and sewer.

Location: 500 feet northwest of the corner of the intersection of York and Street roads.

Zoning: C-2 Commercial District permits shopping centers on parcels of a minimum 20 acres as a conditional use. Retail stores and motor vehicle repair garage are permitted by right on lots of one acre or more.

Present Use: Commercial - shopping center.

COMMENTS

1. **Special exception**—Section 2401. C Nonconforming Uses states nonconforming uses shall not be altered, reconstructed, extended or enlarged unless a special exception is approved by the Zoning Hearing Board. The existing Warminster Plaza shopping center lies on a 12.97-acre site. Section 1602.E of the zoning ordinance requires a minimum lot size of 20 acres for a shopping center. The plan cannot approved until a special exception is granted.

2. **Conditional use**—Use 47 Shopping Center is permitted as a conditional use per Section 2506 of the zoning ordinance. We recommend that the township zoning officer determine if an addition to an existing use requires a conditional use hearing.

3. **Zoning Hearing Board decision**—The submission includes a copy of the Zoning Hearing Board's decision of June 24, 2015, which granted variances from the zoning ordinance relative to maximum building coverage, front yard and property line setbacks, and landscaping requirements in the setbacks, and determined that special setbacks from York and Street roads are not applicable to this proposal. The township should be satisfied that the plan complies with the conditions imposed by the Zoning Hearing Board.

4. **Street Road building facade**—The plan shows five garage doors facing Street Road**.** New street trees and shrubs are proposed along the Street Road frontage which will mitigate some of the visual impacts of the garage doors and service areas. The township comprehensive plan notes the predominance of strip development around Street and York roads, and recommends improving the aesthetic and functional characteristics of the road corridors. With that in mind, we question whether it would be possible to lay out the garage doors and service bays so that they are less visible from Street Road. If that is not feasible, we recommend that elevations be provided to show how the garage doors and façade treatments could be coordinated to enhance the image of the building as it relates to the corridor.

5. **Waivers**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:

   Sections 304, 305, 306, and 307—Preliminary plan procedure
   Section 809(1)—Sidewalks
   Section 304—Neshaminy Creek Stormwater Management ordinance

   In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved, and the minimum modification necessary.

6. **Parking spaces**—The plan indicates 757 parking spaces are proposed and that only 626 are required. Despite the proposed removal of 80 existing spaces, 131 more spaces are provided than required by the zoning ordinance. Also, the maximum permitted impervious surface is 50 percent, while 94 percent exists. We recommend that township and applicant discuss further reduction of existing parking spaces to reduce impervious surface, stormwater generation, and maintenance costs, and further improve circulation in the parking lot.

   We also note that stormwater best management practices such as rain gardens in the proposed parking island would mitigate stormwater impacts, beautify the site, and lower ambient air temperatures.

7. **Flagpole height**—Section 2017 of the zoning ordinance restricts the maximum height of buildings to 35 feet. Plan Sheet SP notes a 40-foot flagpole is proposed at the southern corner

of the proposed building. The township should determine if a flagpole may exceed the maximum building height 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 for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015, 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:dc

cc: Liberty Bell Capital III, LP
Landcore Engineering Consultants, P.C.
Craig Kennard, Gilmore & Associates, Municipal Engineer
Steven Weisner, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce

Lynn T. Bush
Executive Director

June 29, 2015
BCPC# 10973

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Subdivision for 2558 Park Road
TMP #50-22-12
Applicant: Richard Skuzinsky
Owner: Same
Plan Dated: May 18, 2015
Date Received: June 24, 2015

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

GENERAL INFORMATION

Proposal: Subdivide a 2.3-acre parcel into two single-family detached lots. Lot 1 will contain 0.9879 acres (43,031 square feet) and Lot 2 will contain 1.3199 acres (57,495 square feet). Open space of 29,470 square feet is proposed. Public water and sewerage serve the site.

Location: Western side of Park Road, approximately 300 feet from its intersection with Pickertown Road.

Zoning: R-2 Medium Density Residential permits single-family detached dwellings on lots of 20,000 square feet or more.

Present Use: Residential

COMMENTS

We received the amended final plan approval letter indicating that the subject plan has already received approval from the Warminster Township Board of Supervisors on June 9, 2015. In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, plans for the proposal should be sent to and reviewed by the Bucks County Planning Commission. Municipalities shall not approve such applications until the county report is received or until the expiration of a 30-day period from the date of county submission. Moreover, Section 513 of the MPC requires review by the county

prior to recording the plat. To meet the BCPC obligations as set forth by the MPC, the professional staff of the BCPC prepared the following review.

The township should be satisfied that the plan meets the conditions of the amended final approval, dated June 9, 2015. We note the following points regarding the submission:

1. **Existing dwelling removal**—The plan shows an existing single family dwelling on the site which will be split by the proposed subdivision. We recommend that the plan be revised to indicate that the dwelling will be removed as noted on the previous subdivision plan if that is the intention.

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

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015 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:dc

cc: Richard Skuzinsky
Nick Rose, Protract Engineering
Tom Gockowski, P.E., Township Engineer
Tim Tieperman, Municipal Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce

Lynn T. Bush
Executive Director

July 10, 2015
BCPC #12095

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Rockhill Contractor Services, LP
TMPs: #52-010-202
Applicant: Rockhill Contractor Services, LP
Owner: Same
Plan Dated: June 24, 2015
Date Received: July 1, 2015

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

GENERAL INFORMATION

Proposal: To construct five new buildings with a combined square footage of 38,530 square feet on a 5.879-acre site. Four of these buildings will contain a total of 54 individual contractor service shops, including one rest room and a utility room. The fifth building is a proposed utility building containing a utility room and two rest rooms. The site is served by an on-lot well and public sewage disposal system.

Location: The site is located approximately along the northwest side of Meetinghouse Road, approximately 400 feet north of its intersection with State Road.

Zoning: PI – Planned Industrial District permits G4 Contractor Services on a minimum site area of 5 acres.

Present Use: Vacant Residential

COMMENTS

1. **Landscaping**—The Landscaping Chart on Sheet 11 indicates a total of 15 *Picea pungens* (Colorado spruce). The same plan also shows the location of three "PD" shrubs which are not noted on the Landscaping Chart. The plan should be corrected to reflect either the correct placement of the three missing shrubs or the Landscaping Chart updated to reflect the inclusion of the "PD" shrubs.

   In the Landscape Requirements table on Sheet 11, the proposed landscape quantities noted in the table for buffer yards indicates that the applicant is proposing to use existing shade trees in lieu of planting the required number of ornamental trees and shrubs. Although the number of existing shade trees in all three buffer yards is sufficient to cover the required number of shade and ornamental trees in these buffer yards, the zoning ordinance does not specifically address the interchangeability of trees and shrubs to fulfill the landscape materials required. We recommend that the township consider this as part of their review.

2. **Sidewalks**—The Township should determine if sidewalks should be required as specified in Section 513 of the subdivision and land development ordinance requiring sidewalks along all existing streets.

3. **Parking**—The applicant has provided more than the required minimum number of parking spaces required. However, we are concerned about the usability of the two parking spaces located at the separate ends of the row of 16 parking spaces located along the rear of the property due to their close proximity to proposed buildings C and D. Similarly, the unit located at the far left in the row of 21 spaces located in front of building A could pose a potential conflict with the unit located to the far right of building D. We recommend that these spaces be eliminated.

4. **Circulation**—The layout of the circular area at in front of proposed buildings C and D could result in traffic circulation issues associated with contractors parking in front of these buildings temporarily for the purpose of loading and unloading their vehicles. We encourage the applicant to consider an alternative circulation pattern/driveway configuration in this area to allow for parking spaces in front of each unit contained in buildings C and D in order to minimize traffic circulation issues.

5. **Lease restrictions**—We encourage the township to work with the applicant to establish minimum lease restrictions such as those provided for in Section E18 Mini-storage of the zoning ordinance. These lease restrictions are designed to help ensure that these contractor service units are used solely for the uses specified in Section G4 Contractor Services of the zoning ordinance. These lease restrictions could address a variety of issues including preventing the use of the units for offices, which would require additional parking, the storage of seasonal lawn care equipment such as trailers and plows, the misuse of the units for vehicular repair, retail business activities, and other potential use conflicts uses that might arise. The intent of these restrictions is to minimize potential enforcement issues.

6. **Garbage collection facilities**—Section 523.I of the subdivision and land development ordinance specifies that outdoor garbage facilities shall be screened from view by landscaping and/or outdoor fencing. The plan as submitted does not show screening of the dumpster.

Additionally, the township should review the proposed use of the facility to determine if the one dumpster proposed will be sufficient for this type of facility.

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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015 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.

PWG:dc

cc: Rockhill Contractor Services, LP
Scott T. Camburn, Urwiler & Walter, Inc., Applicant's Engineer
Steven Baluh, C. Robert Wynn Associates, Inc., Municipal Engineer (via email)
Greg Lippincott, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: bcpc@co.bucks.pa.us

COUNTY COMMISSIONERS:

Robert G. Loughery, *Chairman*
Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

PLANNING COMMISSION:

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Joseph A. Cullen, Jr., Esq., *Secretary*
James J. Dowling
Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

July 7, 2015
BCPC #9983-E

MEMORANDUM

TO: Wrightstown Township Board of Supervisors
Wrightstown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development—Wrightstown Sports Complex
TMP #53-12-6
Applicant: Wrightstown Sports Complex
Owner: Same
Plan Dated: April 22, 2015
Date Received: June 22, 2015

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 14,000-square-foot indoor athletic facility and an outdoor soccer field on an 8.24-acre site. The existing single-family dwelling and garage on the site will be removed. Individual on-lot water will serve the site.

Location: On the west side of Second Street Pike, about 1,290 feet south of the intersection of Penns Park Road.

Zoning: The parcel is zoned RI – Rural Industrial District which permits use G-6 Athletic Facility on a minimum lot size of 5 acres. The maximum impervious surface ratio for such a use is 5 percent.

Present Use: Residential.

COMMENTS

1. **Conditional use**—Under section 701.A.2.f of the zoning ordinance, use C-6 Athletic Facility requires conditional use approval in the RI Rural Industrial District. The board of supervisors should not take action on any future application until the issue of conditional use is resolved.

2. **Variances**—The plan indicates that the applicant will be requesting variances from the following requirements of the zoning ordinance:

   - Section 701.C – to allow a maximum impervious surface ratio of 17.1 percent versus the required maximum impervious surface ratio of 5 percent.
   - Section 803.C.2.3.a– to allow an athletic facility greater than 4,000 square feet that is provided with lights on poles or structures of 15 feet in height or taller to be located 5 feet from the lot line versus the required 500 feet.
   - Section 803.C.2.3.d – to allow parking areas greater than 20 vehicles in width without the required separation by planting strips of not less than 10 feet wide.
   - Section 803.C.6.5 – to allow 83 parking spaces versus the required 1,567 parking spaces.
   - Section 1001.F.6.c – to allow parking areas greater than 20 vehicles in width without the required separation by planting strips of not less than 10 feet wide.

   The issues regarding requested variances should be resolved before action is taken on future plan submissions.

3. **Setback**—Future plan submissions should show the proposed outdoor soccer field located a minimum of 200 feet from the lot line and street line in accordance with Section 803.C.2.3.b of the zoning ordinance. The subject plan shows this field 6 feet from the side lot line adjacent to TMP #53-12-6-2 and 28 feet from the street line.

4. **Buffer yards**—Future plan submissions should show the buffer yard and plantings required by Section 803.C.2.3.c of the zoning ordinance for the outdoor athletic field and the Type 1, 30-foot buffer required by Section 22-525.C of the subdivision and land development ordinance for new land developments.

5. **Parking buffering**—Section 1001.F.6.b of the zoning ordinance sets standards for buffering off-street parking areas from streets and from adjacent, less-intensive uses. The buffer shall consist of an architecturally consistent ornamental fence or wall, or a 4-foot evergreen hedge. Future plan submissions should show adequate buffering between the proposed parking area and neighboring TMP #53-12-6-5, which is zoned RI Rural Industrial, but is vacant.

6. **Off-street loading**—Future plan submissions should show how the proposed athletic facility will meet the off-street loading requirements of Section 1002 of the zoning ordinance. Section 1002.I requires at least one loading berth for each facility, or prescribes suitable alternative calculations depending on use.

7. **Traffic and circulation**

   a. **Traffic impact study**—Section 402.B.11(b) of the subdivision and land development ordinance requires a traffic impact study for land developments consisting of 10,000 square feet or more of gross leasable floor space. A traffic impact study should be provided with future plan submissions.

b. **Service vehicle circulation**—To ensure that the service vehicles can be safely maneuvered through the parking lot areas, we recommend that the applicant provide a service vehicle circulation plan with future plan submissions.

8. **Right-of-way and cartway width**—The plan shows a right-of-way width of 50 feet and a cartway width of approximately 24 feet for Second Street Pike. Section 22-507.2 of the subdivision and land development ordinance requires applicants to dedicate additional right-of-way and widen cartways where a land development abuts an existing street of inadequate right-of-way and cartway width. Section 22-507.1 requires a 120-foot right-of-way width and cartway width determined by PennDOT for a principle arterial, such as Second Street Pike (according to Section 22-504.3.b). Future plan submissions should provide the appropriate right-of-way and cartway widths.

9. **Curbs and sidewalks**—Township officials should determine if curbs and sidewalks should be provided along Second Street Pike on future plan submissions in accordance with Sections 22-520.1 and 22-520.6 of the subdivision and land development ordinance. While there are no curbs and sidewalks along Second Street Pike in proximity to the subject site, we note that the site is less than a quarter of a mile from the commercial and office uses at the intersection of Second Street Pike and Penns Park Road.

10. **Parking landscaping**—Future plan submissions should ensure that no more than 15 parking spaces are provided in a continuous row without being interrupted by landscaping and that a minimum of 10 percent of the parking area be devoted to landscaping, inclusive of required trees, in accordance with Sections 22-522.2.E, 22-522.2.H, and 22-522.2.P of the subdivision and land development ordinance.

11. **Street trees**—Future plan submissions should provide street trees along Second Street Pike north of the proposed driveway in accordance with Section 22.525.B of the subdivision and land development ordinance. Township officials should determine if the existing trees along Second Street Pike south of the proposed driveway are suitable as street trees and whether additional street trees would be necessary closest to the proposed driveway where none exist.

12. **Refuse collection stations**—In accordance with Section 22-529.6 of the subdivision and land development ordinance, future plan submissions should show the location and required screening of outdoor collections stations if indoor collection will not being provided.

13. **Zoning table**—The zoning table on the plan indicates that proposed front yard will remain as the existing nonconformity of 49.43 feet. However, since it appears that the existing house will not remain on the site, the proposed front yard setback should be measured from the proposed facility and the existing nonconforming notation should be deleted from the "Proposed" column.

14. **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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the August 5, 2015, public 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 Bucks County Planning Commission 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.

TAK:dc

cc: Wrightstown Sports Complex
Dumack Engineering
Tom Hecker, Begley, Carlin & Mandio
Mario Canales, Pickering, Corts & Summerson, Inc., Township Engineer
Joseph F. Pantano, Manager, Wrightstown Township (via e-mail)

Bucks County Planning Commission
Planning Module Reviews
August 5, 2015

Municipality	Development	BCPC Number	Tax Parcel Number(s)	PaDEP Code Number	Plan Review Number
Warminster Township	The Station at Bucks County West	11785-A	49-9-18 & -19-3	1-09007-202-3J	20080-0223
Warminster Township	Newtown Court	11980	49-24-39-4	1-09007-201-3J	20080-0222

BUCKS COUNTY PLANNING COMMISSION

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Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
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Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

July 21, 2015

Frank Costanza, P.E.
VanCleef Engineering Associates
501 North Main St.
Doylestown, PA 18901

RE: The Station at Bucks County West Planning Module
PaDEP Code #1-09007-202-3J
BCPC #11785-A
TMP #49-9-18 and 49-9-19-3
Warminster Township, Bucks County, PA

Dear Mr. Costanza:

We have received a copy of the subject planning module[1] regarding the construction of a 24-unit apartment building in The Station at Bucks County West, which is on a 16.76-acre site on Jacksonville Road, between Street and County Line roads. The project has been constructed and is operational, with the exception of the proposed retail building. Instead of the retail building, the developer intends to construct a 24-unit apartment building. Twenty EDUs are requested, with sewage flows connecting to existing sewers on site, and ultimately to the Warminster Township NAWC Wastewater Treatment Plant.

The *Act 537 Sewage Facility Plan Update for the Former NAWC WWTP Service Area* is the official Act 537 Plan for this portion of Warminster Township. The proposal to connect to the collection and conveyance system owned by the Warminster Township Municipal Authority (WTMA) is consistent with the official Act 537 Plan, since this plan indicates that the subject site is within an area to be served by the NAWC Wastewater Treatment Plant.

If the municipality approves the planning module and thereby 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 BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

If you have any questions regarding this review, please feel free to contact me.

Sincerely,

David C. Zipf

David C. Zipf, AICP
Community Planner

DCZ:dc

Attachment

cc: Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Tracy Tackett, Township Planner
Steven Weisner, Township Manager
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09007-202-3J
BCPC #	11785-A

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name
The Station at Bucks County West

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

1. Date plan received by county planning agency. July 20, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name Bucks County Planning Commission
3. Date review completed by agency July 21, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	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 Act 537 Official Sewage Facilities Plan?
		If no, describe inconsistency
☐	☒	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
		If yes, describe
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances.
		If no, describe the inconsistencies
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section:
		Name: David C. Zipf, AICP
		Title: Community Planner Signature: David C. Zipf
		Date: July 21, 2015
		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.

BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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James J. Dowling
Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

July 27, 2015

Edmund Doubleday, P.E.
Doubleday Design, LLC
3428 West Penn Street
Philadelphia, PA 19129

RE: Newtown Court Planning Module
PaDEP Code #1-09007-201-3J
BCPC #11980
TMP #49-24-39-4
Warminster Township, Bucks County, PA

Dear Mr. Doubleday:

We have received a copy of the subject planning module[1] regarding the construction of sewage conveyance and collection facilities to serve six proposed attached residential dwellings, with connection to the existing public sewer system within Newtown Road. The 2.16-acre site is on the eastern side of Newtown Road, north of the intersection with Ann Lane.

The *Final Environmental Impact Statement Horsham-Warminster-Warrington, Pennsylvania Wastewater treatment Facilities 1980* is the official Act 537 Plan for this portion of Warminster Township. The proposal to construct public sewer conveyance facilities is consistent with the official Act 537 Plan, since this plan indicates that the subject site is within an area to be served by the Warminster Township Log College Treatment Plant.

We note that, although the planning module submission indicates that documentation is attached regarding the Pennsylvania Historical and Museum Commission review letter and the Pennsylvania Natural Diversity Inventory review, this information was not included in the planning module packet submitted to our office for review.

If the municipality approves the planning module and thereby 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 BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management Planning, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

---

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

If you have any questions regarding this review, please feel free to contact me.

Sincerely,

David C. Zipf

David C. Zipf, AICP
Community Planner

DCZ:dc

Attachment

cc: Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Steven Weisner, Township Manager (email)
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09007-201-3J
BCPC #	11980

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Newtown Court

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

1. Date plan received by county planning agency. July 20, 2015
2. Date plan received by planning agency with areawide jurisdiction July 20, 2015

   Agency name _____
3. Date review completed by agency July 27, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	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 Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
☐	☒	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances. _____ If no, describe the inconsistencies N/A
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section: Name: David C. Zipf Title: Community Planner Signature: David C. Zipf Date: July 27, 2015 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.

BUCKS COUNTY PLANNING COMMISSION MEETING

Wednesday, September 2, 2015
2:00 P.M.

Robert H. Grunmeier Room
1260 Almshouse Road
Doylestown, PA 18901

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes of August 5, 2015

4. Executive Director's Report (written report is attached)

5. Presentation: Tinicum Comprehensive Plan
   - Michael Roedig, Senior Community Planner

6. Presentation: Lower Neshaminy Creek Trail Feasibility Study
   - Paul Gordon, Environmental Planner

7. Act 247 Reviews

8. Old Business

9. New Business

10. Public Comment

11. Adjournment

Please remember to contact us at
215-345-3400 if you cannot attend. Thank you.
AGENDA SUBJECT TO CHANGE PRIOR TO MEETING

BUCKS COUNTY PLANNING COMMISSION

Minutes of Meeting
August 5, 2015

MEMBERS PRESENT: James J. Dowling; Raymond (Skip) W. Goodnoe; David R. Nyman; Robert M. Pellegrino; Carol A. Pierce; R. Tyler Tomlinson, Walter S. Wydro

STAFF PRESENT: David P. Johnson; Timothy A Koehler; David A. Sebastian; Maureen Wheatley; Donna W. Byers; Debra Canale

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1. **CALL TO ORDER**
   Mr. Wydro called the meeting to order at 2:00 PM in the 6th Floor Conference Room of the new Bucks County Justice Center.

2. **PLEDGE OF ALLEGIANCE**
   All rose for the pledge of allegiance.

3. **APPROVAL OF MINUTES FOR THE MEETING OF JULY 1, 2015**
   Upon motion of Mr. Goodnoe, seconded by Mr. Pellegrino, with the vote being 6-0 the motion carried to approve the minutes of the July 1, 2015 meeting as presented. Mr. Dowling and Mr. Tomlinson abstained as they were not present.

4. **EXECUTIVE DIRECTOR'S REPORT**
   Ms. Bush is attending the County Commissioners Association of Pennsylvania Conference in Pittsburgh, Pennsylvania. The Executive Director's Report was submitted to the Board with the meeting packet prior to the meeting.

5. **ACT 247 REVIEWS**
   The reviews of August 5, 2015, were mailed to the board for their review prior to the meeting. Upon motion of Mr. Pellegrino, seconded by Ms. Pierce, the motion carried to approve the August 5, 2015 Act 247 reviews.

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

7. **NEW BUSINESS**
   Mr. Wydro acknowledged and introduced the newly appointed Bucks County Planning Commission board member, R. Tyler Tomlinson. Mr. Tomlinson stated that he is an attorney at the law firm of Stark and Stark, where former board member Joseph A. Cullen is a colleague. He is formerly the Vice President of the Central Bucks School Board. His wife Sarah and five children are Bucks County residents. He is very pleased to be appointed to the Bucks County Planning Commission Board and is looking forward to learning many new things about Bucks County.

8. **PUBLIC COMMENT**
   There was no public comment.

9. **ADJOURNMENT**

Mr. Wydro adjourned the meeting at 2:15 PM to commence the tour of the Justice Center given by Deputy Court Administrator, Carmen Thome.

Submitted by:
Debra Canale, Staff Secretary

BUCKS COUNTY PLANNING COMMISSION

Executive Director's Report
August, 2015

BCPC Board Members:
I will miss the September 2 meeting of the BCPC board. I would never plan to miss two meetings in one year, but other scheduling factors conspired against me, starting with the County Commissioners Association Conference meeting last month and family needs and scheduling conflicts this month.

County Commissioner Association of Pennsylvania (CCAP) Conference

1. 9-1-1 Legislation – The County has adopted the necessary resolution so that we can collect the new 9-1-1 fees of $1.65 per phone (cell or landline). Increasing the 9-1-1 fees was a high priority for CCAP because the costs of operating 9-1-1 outpaced the revenues generated by the users.
2. Text to 9-1-1 – We have joined other counties in adding the Text to 9-1-1 feature. This should only be used in circumstances where calling is not possible. The technology allows the location of a cell phone call to be detected with great accuracy, but a text from 9-1-1 can only be located with an accuracy of +/– 3000 meters.
3. Workforce Development Boards – There was a well-attended and very lively discussion about the very clear requirement that County Commissioners are fiscally responsible for the work of the Workforce Investment Boards – now called Workforce Development Boards under a new federal workforce act and new state guidelines.
4. Water Quality, Storm water, and TMDLs – The requirements imposed on Pennsylvania communities by the Clean Water Act (EPA) and DEP generated the most controversy I have seen at a CCAP conference. There were sessions in our Environment and Land Use Committee and at the conference on storm water and on the new EPA rules of Waters of the US that generated a lot of push back from Commissioners. Briefly, DEP used to fund storm water management planning (which is why Bucks County did such a good job in getting ahead of the storm water management planning mandate in the 1990s). Now the Clean Water Act has led to NPDES permits and MS4 requirements which impose restrictions on storm water volume and water quality. One borough in Lehigh County was fined $175,000 for failing to meet all the MS permit requirements (eventually reduced to $41,000). Several municipalities have enacted a storm water "fee" for every parcel with impervious surface. Others are working on it. The money is to be used to fix drainage pipes, retrofit basins or other measures designed to reduce runoff and pollution in streams.

   The four suburban county planning directors met with Cosmo Servidio of DEP to discuss the various water quality and storm water mandates that have been imposed on municipalities. The regulations require more aggressive attention to storm water, and they apply to municipalities. Counties have no mandate. DEP statewide has adopted a position of encouraging the creation of storm water authorities that would charge fees to all property owners. Radnor and West Chester have set up authorities and fee schedules. There is much skepticism among the counties about this as a viable or desirable solution.

Grange Fair – I saw several of you at the Fair and enjoyed having Chairman Wydro accompany me at the Planning Commission booth on Thursday evening.

New Britain Township Park – I attended the opening of a renovated park and the dedication of a new park to Bob Cotton, who has served in various capacities in New Britain Township for 48 years. He is the longest serving township supervisor in Bucks County.

Bensalem Township Riverfront Zoning – Planning staff has spent much time with Bensalem Township staff and lawyers on their proposed riverfront rezoning, which is outside the normal approach to zoning. They plan to unveil it soon.

County Providing Assistance with Flood Plain Updates – FEMA has issued new, revised flood plain maps for certain parts of the Neshaminy watershed and the lower Delaware. Municipalities have asked us to provide the information needed for them to identify the property owners who will be affected by this change. Using our GIS system, which contains the most up-to-date proposed floodplain maps, the current floodplain maps, and the property ownership and TMP numbers on one database, we have been able to help municipal officials identify affected property owners so they can be notified.

Warminster Township Preparation for Papal Visit – I attended the Warminster Township Board of Supervisors last week (on another matter) and was present for the discussion on the plans they have made for the Pope's visit. They have visited every business in the Jacksonville Road corridor and have secured 3000 parking spaces that can be used for parking for the train station. They are designing a safe pedestrian plan for crossing Street Road and Jacksonville Road. They are going to restrict traffic on some streets to ensure that emergency vehicles will be able to travel. They are keeping their website up to date with details. It was very well thought out.

Proposal for the former Knoell property in New Britain Borough – New Britain Borough has seen the sketches for a mixed use (retail and apartments) development on the former Knoell factory site. County Builders has taken the direction the Borough gave them, which is to make it mixed use, create some synergy with Delaware Valley University, and use the "Goodnoe's Corner" development as a model. They have done all that, and now BCPC staff and County Builders will work together on an ordinance to enable the proposal.

CCAP Position on Changing the Act 319 Rules (Preferential assessment for farm or forest lands) – CCAP adopted a position on changing Act 319 threshold from 10 acres to 25 acres and from $2,000 income to $10,000 income to be eligible for preferential assessment. Bucks County Farm Bureau is opposed to this because of the number of smaller farms that are productive, and the Commissioners are sympathetic to the view of the farmers on this. The CCAP policy position does contain a clear grandfather clause, so it will not affect current enrollees as long as they continue to meet requirements.

Hazardous Waste and Electronics Collections – BCPC staff member Art Feltes is arranging for at least one and maybe two electronics collection events. He has worked out with the vendor to do this at no cost to the county, as long as we provide advertising and labor for the events. Labor includes some BCPC staff but mainly adult probation community service workers. The next collection will be at New Hope High School. We have also agreed to piggyback on an RFP to be issued by Montgomery County to solicit bids for electronics collections for next year. Last year no vendors bid.

BUCKS COUNTY PLANNING COMMISSION

Staff Report
August, 2015

PLANNING SERVICES

COMMUNITY PLANNING

> **Meeting Attendance**—Attended the regular monthly Planning Commission meetings of Milford township, New Britain Borough, and the Quakertown Area Planning Committee.

> **Northampton Township Village Commercial Design Guidelines**—Continued compiling example illustrations and photos and adjusting narrative to address existing ordinance requirements and guidelines and selected illustrations and photos.

> **Richboro Village Master Plan**—Continued background and data collection.

> **West Rockhill Township Almont Village Plan**—Submitted draft for internal review.

> **Cross Keys Study**—Continued narrative production for the Land Use and Zoning, and Economic Development Conditions sections.

> **New Britain Borough Main Street Plan**—Continued preparing draft narrative for Study Area Profile, Land Use Characteristics, and Economic Development Conditions sections of the plan.
Lower Makefield Township Master Plan Update—Continued preparing a presentation of the Plan Update for a future Board of Supervisors' public hearing on the document.

> **Plumsteadville Village Plan**—Revising the concept map showing streetscape improvements and other village improvement features for the Township to submit to PaDOT with an application for an ARLE grant for traffic signal coordination and streetscape improvements.

> **Quakertown Borough Downtown Parking Inventory**—Sent the draft parking inventory report to the Borough Manager and the borough's Economic Development Coordinator for their initial review.

> **Hilltown Township Comprehensive Plan**—Continued to update data and narrative for the chapter on demographics and housing. Worked on revisions to chapters dealing with natural resources, open space and farmland preservation.

> **Northampton Township Comprehensive Plan**—Created a progress report chart regarding the status of recommendations contained in the existing 1999 plan for officials to review and discuss for plan update. Continued review and update of maps, existing land use, natural resources, and demographic information.

> **Dublin Borough Main Street Revitalization**—Continued to develop zoning and subdivision ordinance amendments to implement the borough's 2013 Revitalization and Visioning Plan.

> **Morrisville Borough Visioning**—Continued to assess borough characteristics and economic conditions. Completed draft economic development market analysis.

> **New Hope Borough Market Use**—Prepared and revised new use regulations for a market use and associated zoning district, parking, and signage requirements.

> **Bensalem Regulating Code**—Prepared a detailed review of the revised draft Regulating Code prepared by Bensalem Township for a waterfront revitalization area, and met with a Township representative to discuss our concerns.

Planning Information and Agency Coordination

> Provided information to the public on topics including demographic and socioeconomic data, development proposals, review letters, local zoning, and municipal regulations.

- Continued researching public comment letters to the Federal Energy Regulatory Commission regarding the proposed PennEast Pipeline.
- Coordinating with Pennsylvania Historical and Museum Commission to obtain an update of the Cultural Resource GIS database as part of the development of a Bucks County Historic Resource Inventory.
- Continued to work on the creation of a plan implementation progress model handbook to track and monitor recommendations outlined in planning documents.
- Reviewed Act 14, 67, 68 NPDES permit applications.
- Met with Bucks County Bike Task Force.
- Reviewed the draft update of the Indian Valley Regional Comprehensive Plan prepared by the Montgomery County Planning Commission.

Act 247 and 537 Review Activity

- 11 Subdivision and Land Development Proposals
- 2 Sketch Plans
- 3 Municipals
- 2 Sewage Facility Planning Modules
- 2 Traffic Impact Studies

ENVIRONMENTAL PLANNING

Energy Efficiency

- Assist DVRPC with the Regional Streetlight Procurement Program.

Natural Resources/Environmental Planning

- Review and help develop Bensalem Greenway Ecological Restoration Committee Scoring Protocol for Eco Restoration.

Stormwater Management

- Prepared lecture for Bucks County Master watershed Steward Program.
- Presented a class pertaining to flooding, stormwater management and green infrastructure to the Bucks County Master Watershed Steward program class.
- Attended and presented at the Upstream Philadelphia Green Infrastructure Municipal Tour and Meeting.
- Reviewed and provided comment pertaining to the Growing Greener II grant bid submitted to Purchasing Department for review.

National Flood Insurance Program

- Assisted residents and HOAs with new floodplain data/FIRMs and insurance coverage.

Land Development Reviews

- Assisted residents with questions regarding proposed development.

William Penn Foundation: Poquessing Watershed Cluster

- Continued to work with project partners regarding the further development of the Streamwatch program and future training events.

Delaware Estuary Coastal Zone Management Steering Committee

> Attended annual DECZM Steering Committee meeting regarding policy updates, watershed projects and programs.

Comprehensive Plans

> Finalized Natural Resources narrative for the Northampton Township Comprehensive Plan update.
> Coordinated with GIS regarding Natural Resources, Open Space, Land Use (Parks, Recreation and trails) and Farm Preservation maps for Hilltown Township.
> Developed criteria for GIS maps for the Northampton Comprehensive Plan update.

Bucks County Open Space & Greenway Planning

> Coordinated with administrative staff for completion of initial draft version of the Lower Neshaminy Creek Trail Feasibility Study.
> Began work on the development of a county-wide bicycling map showing off-road biking trails, dedicated bike lanes, designated bike routes.
> Met with representatives from George School and Middletown Township relative to the potential conversion of the Newtown rail line into a recreational trail.
> Scheduled presentations with Newtown Borough Council (9/8) and Newtown Township Board of Supervisors (9/23) to seek their support for conversion of the former SEPTA Newtown Rail line into a recreational trail.
> Attended monthly meeting of the Penn-Tammany Greenway Coalition.
> Conducted field work along the Newtown Rail line in Middletown and Newtown townships and Newtown Borough.
> Began field work on Plumstead Township Trails Plan and attended monthly meeting of the project committee.
> Continued work on the Middle Neshaminy Creek Trail Feasibility Study focusing on the preparation of the presentation for the next Steering Committee and public meetings to reveal the proposed trail route.
> Met with representatives from Pennsylvania Department of Conservation and Natural Resources and the Delaware Valley Regional Planning Commission relative to trail projects and priorities in the county.
> Coordinated with GIS relative to mapping needs for these various trail projects.
> Attended meeting of the Appalachian Mountain Club / Quakertown Area trails group.

Recycling and Solid Waste

> Coordinating the details for the last two 2015 Household Hazard Waste (HHW) events.
> Preparing summary reports on the 2015 HHW volume.
> Lining up potential sites for an Upper and Central Bucks Electronic Recycling Collection.
> Sending DEP additional revisions the Bucks County Municipal Waste Plan update.
> Working on collecting additional data for the Bucks County Recycling Guide.

Hazard Mitigation Planning

> Preparing the needed documents for municipal plan adoption once the plan is approved by PEMA and FEMA.
> Fielding questions on the plan from FEMA with the help of the consultant.

TRANSPORTATION AND GEOGRAPHIC INFORMATION SYSTEM (GIS)

General Transportation Planning

> Responded to questions related to Request for Proposals for conversion of Quakertown Rail Line to Pedestrian Trail. Coordinated with Springfield and Richland Township regarding project. Continued developing rail removal request for proposals.
> Began developing request for proposals for engineering for Newtown Rail Trail. Coordinated with SEPTA regarding leasing of unused rail lines. Met with George School representatives regarding rail trail in Middletown Township. Performed site visit of right-of-way in Middletown Township, Newtown Township and Newtown Borough.
> Conducted meeting with DCNR and DVRPC regarding potential trail projects in the county.

Public Transportation

> Reviewed SEPTA Board Meeting Materials.
> Reviewed potential bus routes in central Bucks area.
> Attended DART Committee Meeting.

Transportation Assistance to Planning Staff

> Discussed transportation related issues with staff for subdivision and land development reviews.
> Developed background information for Cross Keys Land Use and Transportation Study. Coordinated with sub-consultant regarding traffic impact study and invoices.
> Developed background data for New Britain Borough Transit Oriented Development TCDI Project.
> Began developing background information for Village of Richboro Study.
> Coordinated with Quakertown Area Planning Committee regarding road maintenance issues.
> Attended meeting at New Hope Borough to discuss redevelopment of Four Seasons Mall. Reviewed proposed zoning ordinance amendment.

Transportation Improvement Program

> Provided Transportation Improvement Program information to various individuals and agencies.
> Attended Philadelphia TIP Tour.
> Attended meeting to discuss Interstate 95 and Street Road interchange project.
> Participated in conference call regarding Bucks County Bridge coordination with PennDOT.

Geographic Information Systems (GIS)

> Development of County-Wide Enterprise GIS program.
> Updating of Enterprise Geodatabase, ArcGIS Server and ArcGIS Online.
> Continued development and support to County GIS Consortium members.

- Continued GIS technical software support to IT and GIS staff at Board of Assessment.
- Provided support of County hosted GIS web server connection and interface.
- Provided GIS technical support to Emergency Communication staff.
- Provided technical support for County GIS Web Viewer.
- Editing of county-wide data layers using GIS Data Reviewer tool.
- Editing procedures on land base parcel annotation features.
- Attended Shared GIS Services meeting at Montgomery County Emergency Management.
- Began setup and administration of our new Portal for ArcGIS application.
- Attended ArcGIS for Economic Development training Webinar.
- Assisted Doylestown Township in conversion of their Stormwater GIS data base.
- Began work on conversion of the Health Department Well Head Mapping application to Collector for ArcGIS.
- Began work on development of web map application to assist Area Agency on Aging (AAA) of their Meals on Wheels to senior citizens in the county.
- Provided street centerline data to Juvenile Probation to assist in their analyzing of offender data including mapping.
- Assisted Board of Assessment in the update of their GIS software.
- Attended the Mobile and Disconnected Editing with ESRI Tools Webinar
- Provided Springfield Township GIS Consortium member with updated parcel data.
- Attended the "Building Healthy Communities" using ArcGIS Webinar.
- Provided data of Chalfont SEPTA station area to Maryland National Park and Planning Commission to be used as an example of stations being planned in both Boyds and Germantown MD

GIS Map Production

- Development of Story Maps of county parks and facilities for web deployment.
- Developed map of parcels in the FEMA Preliminary 100 year zones for Doylestown Borough.
- Provided GIS data of Prime Agricultural soils within Upper Makefield Township.

GIS Transportation

- Continued development of Region-wide GIS Transportation initiative.

A RESOLUTION RECOMMENDING ADOPTION OF THE LOWER NESHAMINY CREEK TRAIL FEASIBILITY STUDY

WHEREAS, the County of Bucks prepared a Trail Feasibility Study for the Lower Neshaminy Creek extending from Core Creek Park to Bristol Road at the Neshaminy Falls SEPTA Regional Rail Station; and,

WHEREAS, the purpose of the Study is to develop a decision-making, implementation, and management tool for establishing a multi-use trail along the Neshaminy Creek in the project area; and,

WHEREAS, the Study was financed in part by a grant from the Commonwealth of Pennsylvania, Commonwealth Financing Authority, administered by the Pennsylvania Department of Community and Economic Development made possible by funds from the Marcellus Legacy Fund, under Contract No. C000056069.

NOW, THEREFORE, the Bucks County Planning Commission Board recommends that the Board of Commissioners of the County of Bucks approve the Study as a guide for future trail planning.

ADOPTED THIS _____ DAY OF _____, _____ by the

Bucks County Planning Commission:

_____

Walter S. Wydro, Chairman
Bucks County Planning Commission

Attest: _____
Lynn T. Bush, Chief Clerk

Bucks County Planning Commission
Other Municipal Reviews
September 02, 2015

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Buckingham Township	6-15-WS1	Board of Supervisors		Act 537 Update
New Britain Township	26-15-2	Board of Supervisors		Zoning Ordinance Amendment: Various
Newtown Township	29-15-WS1	Board of Supervisors		Act 537 Update

BUCKS COUNTY PLANNING COMMISSION

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

COUNTY COMMISSIONERS:

Robert G. Loughery, *Chairman*
Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

PLANNING COMMISSION:

Walter S. Wydro, *Chairman*
Evan J. Stone, *Vice Chairman*
James J. Dowling
Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

September 2, 2015
BCPC #6-15-WS1

MEMORANDUM

TO: Buckingham Township Board of Supervisors
Buckingham Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposed Revision to Act 537 Sewage Facilities Plan—Act 537 Update, Stoneymead Wastewater Treatment System
Applicant: Board of Supervisors
Received: August 13, 2015

In accordance with the provisions of Act 537 of 1966, the Pennsylvania Sewage Facilities Planning Act, and Section 304(a)(4) of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on September 2, 2015.

GENERAL INFORMATION

Proposed Action: Amend the *Buckingham Township Wastewater Facilities Plan* (as amended). The amendment is an Act 537 Update that proposes a re-rating of the community lagoon/irrigation system serving the Stoneymead development and nine existing homes. The re-rating will increase the permitted effluent application rate from 8,625 gallons per day (gpd) to 13,080 gpd. No capacity is being proposed for new development beyond the Stoneymead development.

COMMENTS

We believe the proposed treatment system re-rating is consistent with the wastewater facilities policies of the township's official wastewater facilities plan. If the township approves the planning module and thereby revises the official sewage facilities plan, the completed (signed) resolution and required supporting data Component 4b; transmittal letter; plans; narrative; copies of the BCPC and BCDH review letters should be sent to Elizabeth Mahoney, Wastewater Management Planning, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401. Attached is the county planning agency Component 4B.

We would appreciate being notified of the Board of Supervisors' decision regarding this matter.

TAK:dc

Attachment

cc: Thomas Kelso, Castle Valley Consultants
Craig Smith, Esq., Municipal Solicitor
Knight Engineering, Inc., Municipal Engineer
Dana Cozza, Municipal Manager
Genevie Kostick, Bucks County Department of Health
Elizabeth Mahoney, PaDEP

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	
BCPC #	6-15-WS1

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Buckingham Township Act 537 Revision - Stoneymead Rerating

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

1. Date plan received by county planning agency. August 13, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency September 2, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	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 Act 537 Official Sewage Facilities Plan? If no, describe inconsistency Project area is located in an area planned for on lot sewerage disposal systems.
☐	☒	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: Timothy A. Koehler Title: Director of Planning Services Signature: Timothy A Koehler Date: September 2, 2015 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.

BUCKS COUNTY PLANNING COMMISSION

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

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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

September 2, 2015
BCPC #26-15-2

MEMORANDUM

TO: New Britain Township Board of Supervisors
New Britain Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Various
Applicant: Board of Supervisors
Received: July 29, 2015
Hearing Date: September 21, 2015

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at its meeting on September 2, 2015.

GENERAL INFORMATION

Proposed Actions: Amend various sections of the zoning ordinance, as follows:

- Section 27-201 - Delete definition and associated diagrams for Area: Buildable Area and revise the definitions for Building Height, Site Capacity, and Street Line.

- Sections 27-305.B5.b.1 and 27-305.B6.b.1 – Delete provisions for Single-Family Attached and Multifamily to be permitted in a Planned Residential Development (PRD) in the Village Residential District (VR) and, if approved by conditional use, as part of a Planned Community Center Mixed Use (J31).

- Section 27-305.D1.b.1 – Delete provision for Use D1 Nursery School/Day Care Center to be subject to issuance of a zoning permit by the Zoning Officer and special exception by the Zoning Hearing Board.

- Section 27-305.B7.b.10 – Revise to refer to Section 27-2901 for parking requirement.

- Section 27-305.B11 – Add new use B11 Planned Residential Development with reference to the PA Municipalities Planning Code review and approval process for PRDs. The section will include lists of permitted uses and special exception uses that can be part of a PRD, specific

area and dimensional requirements for each use, provision for accessory uses and structures, special parking provisions, and buffer yard requirements.

- Section 27-305.C6 – Add new use C6 Adult Day Care Center with requirements for minimum lot size of 1 acre or the minimum lot area for other permitted uses in applicable district, minimum 20 percent of the site for passive recreation, and other operational requirements.

- Sections 27-305.F6.c, 27-305.F7.c, and 27-305.K19.c – Add new section on special parking requirements (including loading requirements for Use F6 Business Campus, Use F7 Commercial Campus, and Use K19 Small Lot Industrial).

- Sections 27-305.G1.c and 27-305.L14 – Add new section on Solar Energy System for Use G1 Utilities and add new Use L14 Nonresidential Solar Energy System, which will address ground array solar panels and roof-mounted solar panels and their design, installation, operational requirements for these uses.

- Section 27-305.H6 – Rename and delete certain provisions related to the integrated or separate flush-mounted solar panels for the Use H6 Residential Solar Energy System.

- Section 27-305.H7 – Rename and revise the setback and height requirements of Use H7 Residential Wind Energy Systems.

- Section 27-305.J33 – Add new Use J33 Special Personal Service that includes a retail facility offering massages, psychic reading, body piercing, branding, tattooing, smoking parlor; and contain special setback and operational requirements.

- Section 27-901.a – Delete uses B3 Single-Family Semi-Detached Dwelling, B4 Two-Family Semi-Detached Dwelling, B5 Single-Family Attached Dwelling, and B6 Multifamily when approved as part of a Planned Residential Development in the RR Residential District.

- Section 27-901.c – Add new Use B11 Planned Residential Development as a permitted use in the RR Residential District.

- Section 27-904 – Delete specific provisions for Planned Residential Development in the RR Residential District since new Use B11 Planned Residential Development will be permitted as new Section 27-903.c.

- Section 27-1001.d – Add new Use B11 Planned Residential Development as a permitted use in the VR Village Residential District.

- Sections 27-1301.a, 27-1401.a, 27-1601.a, and 27-1801.a – Add new Use C6 Adult Day Care as a use permitted by right to the C-2 Commercial, C-3 Commercial, IN Institutional, and IO Industrial/Office districts.

- Sections 27-501.b, 27-701.b, 27-801.b, and 27-1501.b – Add new Use C6 Adult Day Care as a use permitted by special exception to the WS Watershed, SR-1 Suburban Residential, SR-2 Suburban Residential, and OP Office Park districts.

- Sections 27-1701.a and 27-1801.a – Add new Use J33 Special Personal Services as a use permitted by right to the I Industrial and IO Industrial/Office districts.

- Sections 27-1201.c, 27-1301.c, 27-1401.c, 27-1501.c, 27-1601.c, 27-1701.c, and 27-1801.c – Add new Use L14 Nonresidential Solar Energy System as a use permitted by conditional use to the C-1 Commercial, C-2 Commercial, C-3 Commercial, OP Office Park, IN Institutional, I Industrial, and IO Industrial/Office districts.

- Sections 27-2400.a, 27-2400.b, 27-2400.c, and 27-2400.d – Revise to allow certain intrusion in watercourses where approved by PaDEP; reference Part 19 Floodplain Overlay District for floodplains and floodplain soils; and allow minor road crossings, utility line crossings, streambank rehabilitation, and endwalls in wetlands when there's no reasonable alternative and state and federal permits have been obtained.

- Section 27-2402 – Revise the Site Capacity Calculations with slight changes in wording; addition of calculations for total land with 1.00 protection ratio resource restriction, total resource protection land required, total resource protection provided, and total disturbed resources; change in the method of calculating maximum impervious surface (basing it on base site area versus net buildable site area).

- Sections 27-2701.a and 27-2701.c – Revise to add a new open space standard of 40 percent for new use Planned Residential Development and add a provision for inclusion of required yard areas in required open space calculation when permitted by the Board of Supervisors.

- Section 27-2801.c – Revise to allow waiver or reduction of buffer yard requirements by conditional use, where a buffer yard exists on an adjacent property.

- Section 27-2802 – Revise the minimum spacing and composition requirements for planting strips related to buffer yards, add plant diversity tables for trees and shrubs, and revise the plant materials listing.

- Section 27-2901 – Revise to make appropriate use name changes and add a specific on-street parking requirement for Use A13 Pet Resort and references to pertinent use regulations for off-street parking associated with uses, B10 Village House Development, B11 Planned Residential Development, F6 Business Campus, F7 Commercial Campus, J31 Planned Community Center, J32 Neighborhood Commercial Center, and K19 Small Lot Industrial.

- Attachment 2 – Revise the table of uses by zoning district to add the new uses B11 Planned Residential Development (PRD), C6 Adult Day Care Center, J33 Special Personal Services, and L14 Nonresidential Solar Energy System in the appropriated districts, delete the reference related to permitting within a PRD or permitted as a special exception or with a PRD for uses B3 Single-Family Semi-Detached Dwelling, B4 Two-Family Detached Dwelling, B5 Single-

Family Attached, and B6 Multifamily in the RR Rural Residential District; indicate uses B5 and B6 as not permitted in the RR district, and change the names of Use H6 and H7 to Residential Solar Energy System and Residential Wind Energy System, respectively.

- Appropriate references and titling associated with proposed additions and revisions, appropriate renumbering, and necessary minor editorial changes.

COMMENTS

We recognize that the proposal appears to be generally consistent with ordinance requirements as presented by the Pennsylvania Municipalities Planning Code, but we offer the following comments for consideration by the Township before the amendment is adopted:

1. **Building height definition**—The amendment proposes to add the following sentence to the definition of building height, "Such height of building shall not include chimneys, spires, and similar projections and housings for equipment, provided that said projections shall be a usual and normal appurtenant to a building, not in excess of 12 feet in height, and not occupy more than 10 percent of the roof area." This sentence is regulatory in nature and may be better suited as a requirement in the zoning ordinance rather than part of a definition. The requirement could be added as a new subsection c. in Section 27-2110 which addresses building height.

2. **Use J33 Special Personal Services and massage practices**—The amendment proposes to permit new Use J33 Special Personal Services as special exception in the I Industrial and IO Industrial Office districts. Yet the section references are to Section 27-1701.a and 27-1801.a, which relate to uses permitted by right in these districts. The section reference should be Section 27-1701.b and 27-1801.b.

   In addition, the combined effect of proposed Sections 27-305, 27-1701.a (should be 27-1701.b) and 27-1801.a (should be 27-1801.b) would limit retail facilities offering massages to only parcels within the I and IO districts. Many day spas and hair salons now offer therapeutic massages as part of the services. The amendment would prohibit these services and force such businesses to locate in industrially-oriented areas of the Township. We understand the concern over the operation of massage services. Some municipalities are addressing such concerns through requirements related to licensing by the State Board of Massage Therapy and periodic inspections. Township officials may wish to consider permitting certain retail facilities offering massages with specific operational requirements in commercial districts of the Township.

3. **Site capacity and impervious surface**—The description of site capacity calculation in Section 27-2402 will be revised to delete the inclusion of maximum amount of impervious surfaces. Yet Section 27-2402.h would still contain the calculation for impervious surface. We recommend that the site capacity description retain the provision for the maximum amount of impervious surfaces.

4. **PRD open space**—The amendment proposes to add a minimum open space ratio for Planned Residential Development to Section 27-2701.a, but it doesn't provide the use

letter/number. We recommend that the amendment be changed to provide the appropriate use reference: B11 Planned Residential Development.

5. **Subsection relettering**—Subsection b. lettering of new Use C6 Adult Day Care is repeated. The section subsection b. lettering should relettered to c. and the subsections which following should be relettered accordingly, ending in subsection h.

6. **Buffer yard issues**

   a. **Plant material spacing**—We acknowledge that Sections 22-2802.a.1 and 2 of the proposed amendment, which addresses plant material spacing, this is essentially an existing ordinance requirement that has been reformatted in the amendment. Plant material spacing may not be an issue; however, we offer the following comments for consideration.

      Section 22-2802.a.1 and 2 requires two staggered rows of evergreens or a combination of trees and shrubs. Where rows of evergreens are being planted, each row shall be no greater than 20 feet apart and the plants in each row shall be planted at a density of one plant per 9 linear feet. Since many of the evergreens on the Township's plant list can reach 20 to 30 feet or more in diameter, we recommend that Township officials consider whether the evergreens on the list should be planted at a lower planting density or greater distance apart (e.g., 20 feet minimum) to prevent overcrowding at maturity. Also, the spacing for other plant materials—trees and shrubs—are not provided. Some municipalities provide a minimum spacing for trees (e.g., 20 to 25 feet minimum) and shrubs (e.g., 4 feet minimum).

   b. **Editorial comment**—In Section 27-2802.c of the proposed amendment, the common name for *Juniperus virginiana* is listed in plant materials list under Evergreens as 'Eastern Red Cedar,' and under Shrubs, as 'Upright Juniper.' The proper common name is 'Eastern Redcedar.'

   c. **Cautionary note**—Within the proposed ordinance and in the subdivision and land development ordinance, plants of concern are *Quercus rubra* (red oak) and *Quercus palustris* (pin oak). *(Editorial Note: the red oak and pin oak are also listed in the subdivision and land development ordinance under Street Trees and Shade Trees, respectively).* Although we would not recommend removing them from municipal tree lists at this time. We have been alerted that bacterial leaf scorch, which is an infectious chronic disease, has infected an estimated 25 to 35 percent of red oaks and pin oaks in southeastern Pennsylvania. Municipal officials should monitor planting plans to ensure that the red oak and pin oak are not overplanted, to avoid the risk of infection and eventual loss of these trees.

7. **Landscape Issues**—In the process of reviewing the proposed ordinance, we also reviewed the Landscape Requirements in the subdivision and land development ordinance and offer the following comments:

   a. **Plant diversity**—Section 27-2802.b of the proposed ordinance includes a plant diversity table. We commend the Township for regulating the permissible number of plant species to prevent monocultures and promote a variety of plant species.

Township officials may wish to include this requirement within the Planting Requirements section in the subdivision and land development ordinance as well.

b. **Invasive species**—In the Landscape Requirements, under Ornamental Trees, *Pyrus calleryana* (Callery pear) is listed. Since this tree has been identified as an invasive species by PA Department of Conservation and Natural Resources, we recommend that the Callery pear be removed from the Township's plant list.

c. ***Fraxinus* species**—While *Fraxinus pennsylvanica* (green ash) and *Fraxinus americana* (white ash) are omitted from the proposed ordinance amendment, white ash still exists under Shade Trees in the subdivision and land development ordinance. Due to the spread of emerald ash borer (EAB) in Bucks County, Township officials should remove the *Fraxinus* species from municipal tree lists and consider developing a strategy for ash trees located in municipal parks and other public property.

8. **Off-street parking**—The proposed requirements for new uses C6 Adult Day Care and J33 Special Personal Services do not contain any off-street parking requirements nor is there any proposed changes to Section 27-2901 Off-Street-Parking Requirements for these two uses. Either Sections 27-305.C6 and 27-305.J33 or Section 27-2901 should be revised to provide adequate off-street parking requirements for these two new uses.

9. **Attachment 2 (table of uses)**—The last column in Attachment 2 providing uses by zoning district contains the lettering JO. We believe this lettering is intended to represent the Industrial Office district, which is represented by the lettering IO throughout the current ordinance. The amendment should be revised accordingly.

10. **Resolution article titling**—The section titling for Articles XXIX and XXX in the resolution for the ordinance amendments should be changed from Natural Resources to Site Capacity Calculations and Applicability of Open Space Standards, respectively.

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.

TAK:dc

cc: Peter Nelson, Grim, Biehn & Thatcher, Township Solicitor
Eileen Bradley, Township Manager (via e-mail)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

September 2, 2015
BCPC #29-15-WS1

MEMORANDUM

TO: Newtown Township Board of Supervisors
Newtown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for an Update to the Official Act 537 Sewage Facilities Plan
Applicant: Board of Supervisors
Received: July 30, 2015
Hearing Date: Not set

In accordance with the provisions of the Pennsylvania Sewage Facilities Planning Act (Act 537) and Section 304 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at its meeting on September 2, 2015.

GENERAL INFORMATION

Proposed Action: Newtown Township proposes to update its Act 537 Plan by way of the subject Act 537 Sewage Facilities Plan Update, dated July 2015. The plan is being updated as required by the Neshaminy Interceptor Corrective Action Plan (CAP) and Connection Management Plan (CMP) that were submitted by the Bucks County Water and Sewer Authority (BCWSA) and approved by the Pennsylvania Department of Environmental Resources (PADEP). Currently, there is inadequate capacity in the Neshaminy Interceptor for the current and future flows of the overall drainage area to the Interceptor.

The plan update was prepared using the analysis of the Neshaminy Interceptor completed by the BCWSA in March, 2015. According to the CAP and CMP, the municipalities that are tributary to the Interceptor are required to adopt an updated Act 537 Plan by October 1, 2015.

Discussion of Alternatives: The Township, through its consultant/township engineer, CKS Engineers, has evaluated the future wastewater management needs of the entire Township through the evaluation of three alternatives: Continued Use of Existing Sewer Facilities and Regional Wastewater Treatment without Upgrade (the "No Action" alternative), Upgrade of the Existing Conveyance System Components, and Construction of a New Regional Wastewater Treatment Facility.

The chosen alternative for the Plan, Upgrade of the Existing Conveyance System Components, is to continue with the existing public sewer system collection, conveyance, and treatment, for the areas requiring public sewers. The Neshaminy Interceptor is to be upgraded by the BCWSA to adequately address the future needs of Newtown Township as well as the other contributing municipalities. In

the outlying areas of the Township in the Conservation Management District where public sewers are not provided, individual on-lot sewage disposal will continue to be used.

The No Action alternative was determined to be the least consistent with existing plans and programs governing Newtown Township. It could potentially result in overflows or pollution, and the Neshaminy Interceptor does not have adequate capacity for the projected growth in the Township.

The alternative of constructing a new wastewater treatment plant within Newtown Township is not consistent with the plans for area-wide waste treatment management or the Neshaminy Interceptor Corrective Action Plan.

COMMENTS

We commend the Township officials for undertaking this update of the Township's official sewage facilities plan. The plan is comprehensive, well-prepared, and contains informative maps. It explains past Act 537 planning and describes the Township's sewage facility planning issues in a clear and concise presentation. It is consistent with both the *Bucks County Comprehensive Plan* (2011) and the *Newtown Area Joint Comprehensive Plan* (2009). We note the following issues for the Township's consideration:

1. **On-lot sewage disposal management**—The Township has an existing ordinance governing the management of community on-lot sewage disposal systems (the Community On-Lot Disposal System (OLDS) Management Ordinance, adopted September, 1995 and amended 1997); however, there are no such maintenance requirements for individual on-lot sewage disposal systems. We recommend that the Township adopt a prescribed maintenance program for individual on-lot systems, to help ensure the long-term proper functioning of the individual systems in the Township.

2. **Needs analysis**—We have two minor comments on Table 4, Needs Analysis Projects. It includes 4 projected EDUs for the Villas. A sketch plan currently being reviewed by our office proposes 8 additional dwelling units on the site. Additionally, the Walsh/385 Stoopville project lists a projected average flow of 250 gpd for 1 EDU, consistent with the standard used by NBCJMA. We note that the planning module submission that we recently reviewed for this project used a projected average flow of 350 gpd for 1 EDU.

Once the plan is approved by the Pennsylvania Department of Environmental Protection, we request that the township send a final copy of the Act 537 plan to the Bucks County Planning Commission for our files.

MW:dc

cc: Newtown Bucks County Joint Municipal Authority
Bucks County Water and Sewer Authority
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Kurt M. Ferguson, Township Manager (via email)
Martin Vogt, Township Zoning Officer (via email)
Kristie Kaznicki, Municipal Services Secretary (via email)
Michael Bueke, Boucher & James, Inc., Township Planner
Jeffrey Garton, Esq., Begley, Carlin & Mandio, Township Solicitor
Genevie Kostick, BCHD
Elizabeth Mahoney, PaDEP

Bucks County Planning Commission
Subdivision and Land Development Reviews

July 27, 2015 to August 21, 2015

Municipality	BCPC Number	Tax Parcel Numbers	Applicant	Submission Level	Proposal
Bensalem Township	9045-S	(2-1-18-17)	AVA Development	P	Commercial Land Development: 68,660 Square-feet
Bensalem Township	8592-C	(2-30-11)	Indian River Transport	P	Commercial Land Development: 15,047 Square-feet
Doylestown Borough	12102	(8-5-8-3)	Center Square Towers	F	Parking Lot Improvements
Doylestown Township	12100	(9-7-1, -2 & -2-1)	Bray and Long Tracts	S	41 Single-family Lots
Hilltown Township	12049	(15-29-75-1 & -76)	Dublin Agway Expansion	P	Commercial Land Development: 1,152 Square-feet
New Hope Borough	12105	(27-10-146)	Bucks County Playhouse Promenade Improvements	P	Commercial Land Development: 3,750 Square-feet
Newtown Township	10053-C	(29-10-76)	Villas of Newtown	S	8 Attached Units
Northampton Township	12104	(31-10-75)	Catalano	P	6 Single-family Lots
Northampton Township	12103	(31-5-40)	DeLuca	P	2 Single-family Lots
Silverdale Borough	11195-B	(40-3-116 & -117)	Dunkin Donuts	RP	Commercial Land Development: 1,624 Square-feet
Warminster Township	9736-D	(49-15-152-2)	Warminster Commerce LLC Lot 1B	P	Commercial Land Development: 2,670 Square-feet
Warwick Township	6469-J	(51-13-10-27)	Guardian Academy & Indoor Range, Inc.	P	Commercial Land Development: 13,690 Square-feet
Warwick Township	12017	(51-1-7 & -7-1)	Sailor	P	7 Single-family Lots

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

August 19, 2015
BCPC #9045-S

MEMORANDUM

TO: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for AVA Development
TMP #2-1-18-17, Lot 7
Applicant: AVA Development
Owner: Northlight Trust
Plan Dated: July 13, 2015
Date Received: July 20, 2015

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

GENERAL INFORMATION

Proposal: Construct a 68,660-square-foot four-story hotel on a 6.209-acre site. The site will be served by public water and sewerage.

Location: South of the intersection of Horizon Boulevard and Old Lincoln Highway.

Zoning: PCD Planned Commerce Park District permits a variety of uses, including professional offices, retail sales and services, lodging, specialized commercial business, and recreational/leisure uses with a minimum tract area of 20 acres, minimum lot area of 1 acre, maximum building area of 35 percent, and maximum impervious surface area of 50 percent. Tracts with areas over 100 acres are permitted a maximum impervious surface area of 75 percent. Individual lots within such tracts are not subject to the yard and lot width requirements of Sections 232-464(c) and (d), provided the overall tract meets these ordinance requirements.

Present Use: Vacant.

COMMENTS

1. **Waivers**—The following waivers from the Bensalem Township Subdivision and Land Development Ordinance are being requested:

201-41(d)(3)	requires the plan to show the elevations of monuments.
201-41(d)(8)	requires a soil map with the locations of all trees larger than 8 inches in caliper.
201-41(d)(9)	requires the preliminary plan to provide all utility information within 400 feet of the project boundary.
201-41(d)(10)	requires elevation data based upon the Bensalem Township Municipal Authority Sanitary Sewer System.
201-41(d)(11)n.6.	requires the improvement construction plan to show sanitary and storm profiles.
201-106(c)(8)a.	requires an evergreen screen in the rear buffer yard.
201-111(h)	requires a five-foot setback between the sidewalk and curb at areas of angled parking or requires concrete tire stops three feet from the edge of the sidewalk.
201-112(p)	requires berms or walls to screen parking areas adjacent Horizon Boulevard (this is noted incorrectly as "Harrison Boulevard").

Provision of a traffic study.
Provision of a feasibility and land use market study.
Provision of parking bumpers.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved (regarding provision of a traffic study, feasibility and land use market study, and parking bumpers), and the minimum modification necessary. The final plan should note all granted waivers.

In addition, a waiver is being requested from Section 196-61(b)(1) of the Bensalem Township Stormwater Management Ordinance to permit 15-inch HDPE piping in lieu of the required 18-inch RCP piping.

2. **Sidewalks**—No sidewalks have been proposed along Horizon Boulevard. Section 201-111(a) of the subdivision and land development ordinance requires sidewalks along all streets.

3. **Parking lot curbing**—It appears that the east edge of the parking lot is not curbed. Section 201-112(i) of the subdivision and land development ordinance requires all nonresidential parking areas and access driveways to be paved and curbed.

4. **Landscaping**

   a. **Planting strip**—The building does not show the required planting strip. Section 201-112(d) of the subdivision and land development requires a planting strip with an average width of ten feet and minimum width of 7 feet between the edge of the parking area and the outside wall of the nearest building.

b. **Street trees**—The plan does not indicate street trees along Horizon Boulevard. Section 201-106(c)(1) of the subdivision and land development ordinance requires that within any land development or subdivision, street trees shall be planted along all streets where suitable street trees do not exist.

c. **Site trees**—The plan should show compliance with Section 106(b)(10) of the subdivision and land development ordinance, which requires ten trees per acre of gross site area plus one tree for every five parking spaces.

5. **Plan information**

a. **Signature blocks**—The signature blocks should be revised in accordance with Section 201-41(d)(13) of the subdivision and land development ordinance, which requires the following information: a certification of ownership, acknowledgment of plan, and offer of dedication shall be lettered on the plan, duly acknowledged and signed by the owner of the property, and notarized; a certificate for approval of the plan by the Bensalem Township Council and review by the Township Engineer shall be provided; space shall be left in which the review stamp of the Bucks County Planning Commission may be applied; space shall be left along the lower edge of the sheet, in order that the Bucks County Recorder of Deeds may acknowledge receipt and recording of the plan when it is presented.

b. **Wetland certification**—Section 201-41(d)(15) of the subdivision and land development ordinance requires the plan to include a wetlands certification, signed by the site investigator.

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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 2015, public 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 Bucks County Planning Commission 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.

MAR:dc

cc: AVA Development
Northlight Trust
David Kreck, P.E., The Pettit Group, LLC
Ron Gans, O'Donnell & Naccarato
Loretta Alston, Bensalem Department of Building and Planning
William Cmorey, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

August 12, 2015
BCPC #8592-C

MEMORANDUM

TO: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Indian River Transport
TMP #2-30-11
Applicant: Indian River Transport
Owner: Heritage Management Group, Inc.
Plan Dated: July 17, 2015
Date Received: July 24, 2015

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

GENERAL INFORMATION

Proposal: Construct a 15,047-square-foot addition to an existing 5,039-square-foot building. The site is served by public water and sewerage.

Location: North of the intersection of Woodhaven Road and Bristol Pike.

Zoning: L-I Light Industrial District, which permits automobile washes and parking lot uses on a minimum lot area of 15,000 square feet with a minimum lot width of 75 feet.

Present use: Transportation.

COMMENTS

1. **Waivers**—The following waivers from the Bensalem Township Subdivision and Land Development Ordinance are being requested:

201-106(c)(1)	to permit the site to be developed without the installation of street trees.
201-106(c)(10)b.	to permit less than the required amount of site trees to be installed.

201-112	to permit a parking area without curbing.
201-112(p)	to permit less than the required amount of screening parallel to the public right-of-way.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must 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. **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 for Land Development must be submitted for this land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 2015, public 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 Bucks County Planning Commission 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.

MAR:dc

cc: Indian River Transport
Heritage Management Group, Inc.
Thomas R. Hecker, Esq.
John Hornick, Bohler Engineering, LLC
Loretta Alston, Bensalem Township Department of Building and Planning
Ron Gans, Municipal Engineer, O'Donnell & Naccarato
William Cmorey, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

August 12, 2015
BCPC #12102

MEMORANDUM

TO: Doylestown Borough Council
Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Center Square Towers
TMP #8-5-8-3
Applicant: Zencorr Properties
Owner: B.U. Student Housing, L.P., 206-212 Glen Avenue L.P., 500 Club Apartments, L.P. & Greystone Court, LP
Plan Dated: June 15, 2015
Date Received: July 15, 2015

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

GENERAL INFORMATION

Proposal: Expansion of parking lots to include 76 additional off-street parking spaces. The site contains two existing high-rise buildings, connected by a one-story building, with a total of 350 dwelling units (172 efficiency and 178 one-bedroom units). Public water and sewerage serve the site.

Location: The intersection of Veterans Lane and North Broad Street.

Zoning: CR-H Central Residential High-rise District, which allows for high-rise residential development with reasonable standards to provide appropriate areas for multifamily development in order to broaden the Borough's housing needs. Use 8 Multi-family, high-rise is permitted as a special exception in the CR-H district on a minimum lot size of 5 acres. The maximum lot coverage is 42 percent and the maximum floor area ratio is 90 percent.

Present Use: Residential.

COMMENTS

1. **Required parking spaces**—The plan indicates that the borough's parking requirements for the existing 350 units would require a total of 540 off-street parking spaces to be provided.

There are 167 existing off-street parking spaces. The proposed parking lot expansion would provide 76 additional off-street parking spaces for a total of 243. The borough should consider whether additional off-street parking spaces are needed to serve the development.

2. **Landscape plan**—For the five proposed *Liquidambar styraciflua* (Sweetgum) trees on the western side of Parking Lot B, we recommend specifying the seedless cultivar 'Rotundiloba'. The species produces hard, spiked fruit that can be a nuisance, particularly near the proposed collection trench, sidewalk, and parking lot with seepage bed.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 2015 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:dc

cc: Piero Corrado, Zencorr Properties
OTM, LLC
Karyn Hyland, Borough Engineer
John Davis, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

July 31, 2015
BCPC #12100

MEMORANDUM

TO: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Subdivision for Bray & Long Tracts
TMP #9-7-1; 9-7-2; and 9-7-2-1
Applicant: Toll PA III, L.P.
Owner: Daniel & Elizabeth Bray and Gordon & Bobbette Long
Plan Dated: July 10, 2015
Date Received: July 10, 2015

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The professional staff prepared the following review.

GENERAL INFORMATION

Proposal: Subdivide a 52.52-acre tract into 41 lots for single-family detached units averaging 22,000 square feet in size. A lot for a pump station, stormwater management basins, and 17.6 acres of open space are indicated. Public water and sewers are intended to serve the development.

Location: Northeast corner of Lower State and Bristol roads, across from the municipal border with Warrington Township.

Zoning: R-1a Residential District permits single-family dwelling units on a minimum lot area of 2 acres. The cluster development option permits single-family dwellings on a minimum lot area of 1 acre with 45 percent open space and the lot averaging option allows units on a minimum lot area of 72,500 square feet with 40 percent open space required.

The plan notes that R-1 Residential District is proposed for this site. R-1 permits single-family dwelling units on a minimum lot area of 40,000 square feet. The cluster option permits single-family dwellings on a minimum lot area of 30,000 square feet with 25 percent open space and the lot averaging option allows units on a minimum lot area of 22,000 square feet with 32 percent open space required.

Present Use: Agricultural/Residential.

COMMENTS

The plan does not comply with the zoning provisions of the R-1a District, and therefore the plan should not be approved as submitted. The sketch plan notes that the applicant intends to request a change in zoning from the R-1a to R-1 District. Although no official zoning change application has been submitted, as a courtesy, we are offering comments on the proposal as if it were zoned R-1. This plan review does not endorse or offer an opinion on a specific zoning change for the site, but instead provides comments for the applicant and township officials to consider:

1. **Density**—According to zoning ordinance Section 175-16, the total number of lots for use B-9 (lot averaging) cannot exceed the number of lots which would be permitted if the tract were being developed using single-family detached cluster development (use B-7). Therefore, an engineered sketch plan is required to establish the maximum number of units permitted on the site.

2. **Historic status**—The site is part of the old village of Tradesville, named in 1854. A post office and a country store operated in the village, and there were several large houses. A deteriorating house exists on the corner of the site at the intersection of Lower State and Bristol roads. Across this intersection in Warrington Township is an example of an older house that has been restored. Another restored house at this intersection could enhance the village's historic heritage, and we recommend township officials and the applicant both examine the historic merits and status of the building, as well as evaluate the rehabilitation or reuse potential of the building. Since it does not appear it is proposed to be retained as part of the subdivision, future submissions should provide the status and proposed disposition of any building intended to be removed.

3. **Village development**—The 50-plus-acre site in the vicinity of Tradesville provides the opportunity for township officials to reassess the Low Density Residential land use policy for this area. Planning and design concepts can have a positive influence on the heritage and unique characteristics that make up a village. Integrating development in a manner compatible with existing village features can serve to rejuvenate an area by extending the village and its connections. Other villages with an established viewshed or demarcation of physical boundaries should aim to separate new development with green space and careful placement of new buildings. As currently proposed, it appears a small band of open space and wooded area would separate the subdivision from Tradesville. However, the Tradesville settlement, without the village features near the corner, would likely be diminished or disappear into the surrounding suburbia. We recommend that township officials consider the merits of a potential village overlay district to enhance Tradesville in conjunction with any discussion of rezoning.

4. **Transportation and roadway issues**—The following items should be addressed in future plan submissions:

    a. **Traffic impact and pedestrian/bicycle circulation study**—Section 153-20.E of the subdivision and land development ordinance requires a traffic impact and pedestrian/bicycle circulation study for 20 residential units or more. In particular, we recommend that the study evaluate:

- the need for any improvements along the existing roadways and at the intersection, such as separate left turning lane(s), widening, re-striping, or traffic calming measures.
- the southeasterly trips on Bristol Road to the signalized intersection at Lower State Road should be monitored for queuing to insure left turning movements out of the site are not blocked during peak hours.
- possible connections into nearby trail, park, and school facilities.

b. **Street access**—Zoning ordinance Section 175-30.1 requires all residential subdivisions containing 25 dwelling units or more to have a minimum of two entrances from a public road.

c. **Sight distance**—Compliance with the minimum sight distance requirements for the accessway proposed to serve the subdivision on Bristol Road should be provided on the plan (subdivision and land development ordinance Section 153-24.E(8)).

d. **Cul-de-sac details**—The length of the cul-de-sac should be noted to determine applicable liquid fuel tax reimbursement. In addition, a planted island or other measure should be provided to reduce the amount of asphalt needed to serve four homes.

e. **Driveway and lot setbacks**—Subdivision and land development ordinance Sections 153-27.A (3) and (4) require that driveways be at least 40 feet from street intersections and at least 10 feet from side or rear lot lines. We suggest that the use of shared driveways, when feasible, be considered in regard to the design and layout of the units.

The through lots proposed along Bristol Road, a community collector road, should indicate compliance with the required front and rear yard setback requirements outlined in zoning ordinance Sections 175-17.D(3) and (E).

5. **Open space and natural resources**—The plan notes that the environmental resource areas and protection calculations are preliminary and will be updated in future submissions. We recommend that the steep slope towards the creek and the back yard drop off for lots 17-21 and 30-34 be carefully evaluated to insure useable yard space is provided for homeowners and that negative water quality impacts from soil erosion and nonpoint pollution sources (lawn pesticides) are minimized.

We suggest that township officials discuss the park and recreation needs of the proposal. The plan notes that 1.9 acres or a fee in lieu is required. It may be beneficial to provide a tot-lot or play field for residents of the development. Also, an accessway to the creek for the residents may offer a natural and unique passive recreational amenity to the development. Such an accessway or trail could follow the natural grade leading to the creek bed.

In addition, according to the zoning ordinance's definition of open space in Section 175-9, open space does not include any land occupied by stormwater management facilities. It is not clear from the sketch plan submission whether the required 17.6 acres of open space calculated includes or excludes the three stormwater basins.

6. **Sewage facilities**—The *Minor Act 537 Sewage Facilities Plan Update Revision* prepared for the Pebble Ridge/Wood Ridge vicinity indicates a proposed pump station across Lower State Road on the subject site with a proposed force main along Lower State Road. The sketch plan provides a small out parcel for the proposed Pebble Ridge pump station compatible with the Act 537 Plan. However, the Act 537 Plan revision did not include an extension of the proposed sewer lines to serve the subject site. Pages 37 and 38 of the township comprehensive plan set the land use policy and implementation strategies for public sewage, and specify that public sewerage in areas designated for low density development should not be planned for because it will create pressure for higher density development. The site's existing R-1a zoning is compatible with low density development consistent with the comprehensive plan.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 2015 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.

CIG:dc

cc: Daniel & Elizabeth Bray
Gordon & Bobbette Long
Toll PA III, L.P
Mario Canales, Pickering, Corts & Summerson, Township Engineer
Stephanie Mason, Township Manager (via email)
Warrington Township (adjacent municipality)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

August 6, 2015
BCPC #12049

MEMORANDUM

TO: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Dublin Agway Expansion
TMP #15-29-75-1, 15-29-76
Applicant: Dublin Agway
Owner: David W. Wurster and DWW Properties, LP
Plan Dated: June 25, 2015
Date Received: July 6, 2015

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

GENERAL INFORMATION

Proposal: Construct a 1,152-square-foot greenhouse on TMP #15-29-76, which is 43,337 square feet (net) in size. This parcel contains an existing single-family detached dwelling. Additional improvements are proposed on TMP #15-29-76 including concrete pavers, walkways, areas to store seasonal material for retail sale, additional parking area, and a driveway leading to the Dublin Agway on TMP #15-29-75-1. The plan also shows proposed improvements on TMP #15-29-75-1 including rearrangement of certain parking spaces and the continuation of the driveway proposed on TMP #15-29-76 to the existing edge of pavement on TMP #15-29-75-1. The site will be served by public water and sewer.

Location: On the southwest side of the intersection of Route 313 and Rickerts Road.

Zoning: Planned Commercial-2 (PC-2) District is intended to be the small scale "neighborhood" commercial zone where a wide range of commercial and service type uses are to be encouraged to serve the needs of the residents of the Township. Careful consideration is to be given to access and circulation patterns in this district with access provided by means of marginal access roads, reverse frontage roads and/or limiting the number and locations of access points where deemed appropriate by the Township. Retail Store (Use E1) is a permitted use on a minimum lot size of 50,000 square feet, while Single-Family Detached (Use B1) dwelling is not permitted.

Present Use: Residential and commercial.

COMMENTS

1. **Variance**—The site plan indicates that a variance is being requested to allow two principle uses (owner occupied residential and retail uses) on TMP #15-29-76. This would be a variance to Section 160-17 of the zoning ordinance which permits only one principal use on any property, parcel, lot or tract of land located in the PC-2 District. We recommend that the plan not be acted upon by the township officials until resolution of the request for variance from the Zoning Hearing Board is received. If the issue of the requested variance is resolved, the applicant should address the remaining comments of this review.

2. **Waivers**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance and stormwater management ordinance requirements:

   Subdivision and Land Development Ordinance

Section 140-17.D	Existing features within 100 feet of site
Section 140-17.E(9)	Cartway widening
Section 140-28.H	Marginal access street, number of entrances
Section 140-28.P	Improvements to existing streets
Section 140-29.B	Dedicating right-of-way
Section 140-35.A	Curbs along existing streets
Section 140-36.A	Sidewalks along existing streets
Section 140-37.A(1)	Streets trees
Section 140-37.B	Parking lot landscaping
Section 140-37.G	Replacement trees

   Stormwater Management Ordinance

Section 134-20	Meadow condition for existing development

   The submission includes a rationale for the waiver requests. The plan should be revised as necessary to note if waivers are granted.

3. **Site capacity, zoning information, yard setbacks, and buffer yards**—The site capacity calculations on the plan are based on the total site area that includes both TMPs #15-29-15-1 and 15-29-76, yet the zoning information is based on the two tax parcels being maintained as separate parcels. In addition, the plot plan shows the yard setbacks as though the site would be one parcel, but there is no indication that the common property boundary line of the TMPs #15-29-15-1 and 15-29-76 would be removed. Future plan submissions should either provide separate site capacity calculations for each parcel and separate yard setbacks, or provide a single set of zoning information for one site and a note indicating the common property line will be removed.

   Additional buffer yards in accordance with Section 160-33 would also have to be provided along the common property line if the parcels are considered separate. Future plans should show the required planting proposed for all buffer yards. Township officials should determine if certain features associated with existing development (e.g., stone area and concrete wall and

pad on TMP #15-29-75-1) in the required buffer yard should be removed and replaced with buffer plantings.

4. **Front yard and proposed structure**—The plan shows a small proposed structure straddling the common property line east of the handicapped parking spaces on TMP #15-29-15-1 within the required front yards of both parcels. This proposed structure should be relocated on future plans.

5. **Side yard and proposed walkways and pavers**—The plan shows proposed walkways and stone pavers in the required side yards of TMPs #15-29-15-1 and 15-29-76 along the common property line. If the parcels are to remain separate, township officials should determine if these improvements are acceptable in the required side yard setback and if any reciprocal easements would have to be established. Future plans should reflect these decisions.

6. **Access easement**—If the parcels are to remain separate, future plans should show an access easement on TMP #15-29-76 coinciding with the proposed macadam driveway.

7. **Parking**

   a. **Parking calculations**—The parking calculations on the plan are partially based on 5,992 square feet of retail space. It is unclear how this square footage of retail space was determined and if it includes retail space on both parcels. In addition, the calculations indicate that 66 parking spaces are required, but that only 47 are proposed and that this would be a decrease in nonconformity. Township officials should determine if the so-called "decrease in nonconformity" is consistent with the nonconforming use requirements of the zoning ordinance.

      Also, the future plans should include the residential parking requirements and show where the residential parking will be provided for the existing dwelling on TMP #15-29-76.

   b. **Parking in loading dock area**—It appears that several of the stalls in front of the loading dock area of the Agway structure are included in the number of parking spaces. Township officials should determine if any of the spaces in front of the loading dock area should not be considered part of the required parking.

   c. **Parking along driveway**—Section 140-45C(1) of the subdivision and land development ordinance prohibits parking along driveways which serve as entrances or exit to parking areas. Township officials should determine if the proposed macadam parking area should be repositioned as a parking court off of the proposed driveway on TMP #15-29-76 since the driveway continues to parking areas in TMP #15-29-75-1.

   d. **Parking lot visibility and screening**—The subdivision and land development ordinance contains requirements in Sections 140-45.C.(10) and 140-45.E.(6) for the screening of parking facilities. Future plans should provide adequate information

showing that the existing and proposed planting will provide sufficient screening to prohibit glare onto adjacent properties.

8. **Signage**—The plan shows an existing Agway sign along Route 313, but provides no indication of any signs along Rickerts Road near the proposed macadam driveway. If additional business signage is intended for the site, future plans should indicate such and the signage should be consistent with the requirements of Article VII of the zoning ordinance, particularly Section 160-80 pertaining to signs permitted in the PC-2 district.

9. **Sidewalks**—Section 140-36 of the subdivision and land development ordinance requires sidewalks on both sides of existing streets unless waived by the Board of Supervisors. The applicant has requested a waiver of the requirement to provide sidewalks. We note there are sidewalks along Route 313 east of Rickets Road in Dublin Borough. Township officials should determine if the subject proposal would offer the beginning of establishing a sidewalk system in this portion of the PC-2 district with connection to Dublin Borough.

10. **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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 2015 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: jmk

cc: David W. Wurster
Robert Showalter, P.E., R. L. Showalter & Associates
C. Robert Wynn, P.E., Township Engineer (via email)
Richard C. Schnaedter, Township Manager (via email)
Bedminster Township (adjacent municipality)
Dublin Borough (adjacent municipality)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

July 30, 2015
BCPC #12105

MEMORANDUM

TO: New Hope Borough Council
New Hope Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Bucks County Playhouse Promenade Improvements
TMP #27-10-146
Applicant: BCP Property, LLC
Owner: Same
Plan Dated: July 17, 2015
Date Received: July 21, 2015

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

GENERAL INFORMATION

Proposal: Construct a 3,750-square-foot building addition, a 2,957-square-foot promenade and an 816-square-foot terrace for the existing Bucks County Playhouse (Theater). The site is served by public water and sewer.

Location: The east side of South Main Street, at its intersection with Aquetong Creek.

Zoning: The CC—Central Commercial District does not permit Use 17H – Theater. Therefore, the existing Theater use is a nonconforming use.

Present Use: Theater

COMMENTS

1. **Floodplain requirements**—The entire site is within the 100-year floodplain for the Delaware River. Therefore, the plan is not consistent with the *Bucks County Comprehensive Plan* and the *Bucks County Hazard Mitigation Plan* policies regarding development in the floodplain. However, we note that this site has been developed for many years. The borough should ensure that the applicant meets all the requirements of Section 275-43 of the zoning ordinance with respect to development in the floodplain. The borough should also ensure that the applicant meets

any requirements of federal or state agencies and receives all necessary state or federal permits for development in the floodplain.

In addition, we note that Ordinance 2015-01, which was adopted by the borough on January 20, 2015, requires compliance with new FEMA mapping standards for all properties within the Special Flood Hazards as documented in Flood Insurance Maps dated March 16, 2015. No floodplain information is provided on the plans as required by Section 4.02.D.2 of the subdivision and land development ordinance. The plan should provide the current 2015 data and be revised as necessary to ensure compliance with the current requirements.

2. **Historic district**—The site lies within the Historic District according to Ordinance No. 183-A-1. According to Section 5 of this ordinance, the zoning officer shall not issue any permits for the erection, reconstruction, alteration, restoration, demolition or razing of any building, in whole or in part, within a Historic District until the Borough Council has issued a Certificate of Appropriateness as provided within the ordinance. Section 4 of this ordinance indicates that the New Hope Borough Historical Architectural Review Board (HARB) shall give counsel to the borough council regarding any proposed development activity in the Historic District. Therefore, the borough should not act upon this plan until it has received comments from the HARB.

3. **Buffer yard**—According to Section 275-40 of the zoning ordinance, buffer yards are required in the CC District along district boundaries separating the commercial use from residential uses. Buffer yards are important in that they provide a level of protection from the inherent conflicts that can occur between residential and commercial uses. This is especially important for this plan since the applicant is proposing outdoor performances on the deck and there are residential uses on both sides of the site. We recommend that these buffers be provided.

4. **Parking**—According to the plans, a total of 52 parking spaces is being provided. The plans cite the parking requirements for the theater use, but do not include the parking requirements for the proposed restaurant/bar use. Section 275-17.H(1) of the zoning ordinance requires that if food or beverages are served at a Theater use building, all requirements for restaurants shall be met, including parking requirements. If the proposed deck would provide food and beverage service to patrons other than theater patrons, the number of parking spaces necessary may increase based upon the proposed building addition and promenade. The applicant should indicate if the proposed addition and promenade will serve patrons other than theater patrons.

5. **Stormwater management facilities**—According to the plans, a subsurface stormwater management facility is proposed and this facility will be under the proposed promenade. Stormwater management systems require proper maintenance. Due to the proposed structures being located underground, observation and maintenance of the systems will be difficult. A BMP Maintenance Plan has been provided as part of the stormwater management report. This manual should be provided to the site owner to ensure that proper operation and maintenance is performed on the system.

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 for Land Development 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, 2015, 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.

RGB:dc

cc: Anne LaFriniere, BCP Property, LLC
Gregory Elko, Langan Engineering
Robert Larason, Borough Zoning Officer
Craig Kennard, Gilmore and Associates, Borough Engineer
John Burke, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

August 19, 2015
BCPC #10053-C

MEMORANDUM

TO: Newtown Township Board of Supervisors
Newtown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for The Villas of Newtown
TMP #29-10-76
Applicant: McGrath Homes
Owner: Villas Newtown, Ent.
Plan Dated: June 29, 2015
Date Received: July 20, 2015

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The professional staff prepared the following review.

GENERAL INFORMATION

Proposal: Construct an additional eight multiplex units in two buildings (four dwelling units per building) and rebuild and relocate the existing single-family detached dwelling on the site, for a total of 181 dwelling units. The plan also proposes to extinguish the existing lot line for Lot 173 (the lot containing the existing single-family detached dwelling). The approved plan is for the construction of 172 multiplex units, the restoration of the existing historic single-family detached dwelling on a separate, non-age restricted lot, and construction of an 8,000–square-foot club house on a 56.94–acre tract. Public water and sewerage facilities are intended.

Location: The Villas of Newtown is located on the eastern side of Upper Silver Lake Road, opposite Penns Trail and north of the Newtown Bypass. The two proposed buildings are located on the southern side of the entrance road to the site (Road A), between Upper Silver Lake Road and Road B.

Zoning: OR Office Research District permits use D-1 Office on a minimum lot area of 15 acres. A stipulation agreement (dated June 30, 2006) permits the site to be developed under use B-17 Elderly Housing. For use B-17 Elderly Housing all design and dimensional standards set forth in zoning ordinance Section 405.C shall apply for all housing types permitted in the R-2 High Density Residential districts. The tract shall have ready access, by means of streets with sidewalks or alternate walkways, to existing commercial and professional areas.

Present Use: Residential.

COMMENTS

1. **Open space and impervious surface** —The site capacity calculations on Sheet 2 state the amount of minimum required open space (11.29 acres) and required total open space (17.34 acres), but the amount of proposed open space is not indicated. Additionally, the plan indicates that the maximum impervious surface required is 25.39 acres (45 percent), but the proposed amount of impervious surface is not specified. This information should be provided so that compliance with the zoning ordinance's open space and impervious surface requirements can be determined.

2. **Emergency access**—We recommend that emergency access be discussed since there is only one access road serving the site. With the current proposal there will be a total of 181 units depending on one access point. We note that the preliminary plan of the development (reviewed by this office July 14, 2006, BCPC #10053-B) showed an emergency access lane along the western side of Building 28 connecting to the closed portion of Upper Silver Lake Road, and that portion of the road was to be used for emergency purposes only.

   Possibly the proposed shared driveway for Units 1 through 8 and the historic house shown on the subject sketch plan could be designed as an emergency access to the closed portion of Upper Silver Lake Road.

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 for Land Development must be submitted for this proposed land development.

   We note that this proposal is subject to the Bucks County Water and Sewer Authority's Corrective Action Plan (CAP) and Connection Management Plan (CMP) to address the projected hydraulic overload within portions of the Neshaminy Interceptor. The proposal is not consistent with the number of EDUs included in the CMP for the Villas of Newtown development. This issue should be addressed.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 2015, 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.

MW:dc

cc: McGrath Homes
Mark Havers, Pickering, Corts & Summerson, Inc.
Edward Murphy, Wisler Pearlstine
Jeffrey Garton, Esq., Begley, Carlin & Mandio, Township Solicitor
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Michael Shinton, P.E., Gilmore & Associates, Township Traffic Engineer
Kurt M. Ferguson, Township Manager (via email)
Martin Vogt, Township Zoning Officer (via email)
Kristie Kaznicki, Municipal Services Secretary (via email)
Michael Bueke, Boucher & James, Inc., Township Planner

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

August 14, 2015
BCPC #12104
SLD #15-6

MEMORANDUM

TO: Northampton Township Board of Supervisors
Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Catalano
TMP #31-10-75
Applicant: PNOL Real Estate Solutions, LLC
Owner: William Russell
Plan Dated: June 22, 2015
Date Received: July 20, 2015

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

GENERAL INFORMATION

Proposal: Subdivide 28.5425 acres into six single-family dwelling lots (ranging from 2.1047 to 6.9955 acres) and Parcel "A" (8,763 square feet). Convey Parcel "A" to TMP #31-84-3. An existing single-family detached dwelling is located on Lot 3. No construction is proposed at this time. The site will be served by public water and sewerage.

Location: East of the intersection of Sacketts Ford Road and Second Street Pike.

Zoning: CR Country Residential District permits single-family detached dwellings with a minimum lot area of 2 acres and a minimum lot width of 50 feet.

Present Use: Residential.

COMMENTS

1. **Waivers**—The applicant is requesting waivers from the following subdivision and land development ordinance requirements:

   22-403.2.A and B — requires the construction of curbs or sidewalks along road frontages.

22-202 (Lot line, front)	requires that Lots 4 and 6 have 30 feet of frontage on Erin Drive before they can be considered to have frontage on that street.

The applicant also is requesting a waiver of the Stormwater Management and Grading Ordinance (Ordinance No. 559) requirements, until such time individual lot owners submit plans for construction.

The final plan should note all granted waivers.

2. **Stormwater management**—Regarding the applicant's request for a waiver of the Stormwater Management and Grading Ordinance, the township should be satisfied that it will be feasible to meet stormwater management requirements on an individual lot basis.

3. **Plan information**—Note 10 states that Parcel "A" is to become part and parcel with TMP #31-84-12, currently owned by Daniel M. and Jacqueline Sjostedt. The correct parcel number is 31-84-3 (Section 22-304.5 of the subdivision and land development ordinance).

4. **Natural resource protection**—A proposed building and area of disturbance should be shown on the plan that would demonstrate compliance with the natural resource protection requirements of the zoning ordinance (Section 27-1120). This would provide assurances to both the township and prospective buyers that the lots are able to meet those requirements.

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 for Subdivision must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

   We note that conveyance capacity for new connections must be consistent with the Bucks County Water and Sewer Authority's Neshaminy Interceptor Corrective Action Plan (NICAP) and the Neshaminy Interceptor Connection Management Plan (NICMP) for Northampton Township.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 2015, public 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 Bucks County Planning Commission 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.

MAR:dc

cc: Land Surveying Services
Steve Catalano, PNOL Real Estate Solutions, LLC
CKS Engineers, Inc.
Mike Solomon, Director of Planning and Zoning (via email)

BUCKS COUNTY PLANNING COMMISSION

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Robert M. Pellegrino
Carol A. Pierce

Lynn T. Bush
Executive Director

July 30, 2015
BCPC #12103
SLD #15-7

MEMORANDUM

TO: Northampton Township Board of Supervisors
Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Minor Subdivision for DeLuca
TMP #31-5-40
Applicant: DeLuca Signature, LP
Owner: Same
Plan Dated: July 13, 2015
Date Received: July 20, 2015

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

GENERAL INFORMATION

Proposal: Subdivide 0.9489 acres into two single-family dwelling lots of 21,285 (Lot 1) and 20,050 (Lot 2) square feet. An existing single-family detached dwelling is located on Lot 1. The site will be served by public water and sewerage.

Location: Along the southwest side of New Road, 100 feet northwest of its intersection with Lindley Road.

Zoning: R-2 Single-Family District, which permits single-family detached dwellings with a minimum lot area of 20,000 square feet and a minimum lot width of 100 feet.

Present Use: Residential.

COMMENTS

1. **Waivers**—The applicant is requesting waivers from the following subdivision and land development ordinance requirements:

   22-304.5.E(3) requires the plan to show the location of, names and widths of, streets, curbs and pavement, public or private; all property lines; and names of owners of tracts or parcels located within 200 feet of the site. The plan shows most of the required information. An aerial photograph on the cover sheet shows the surrounding existing features.

22-304.5.E(4)	requires the plan to show all storm drainage, sanitary sewer and public water supply lines or facilities within 400 feet of the site, and ownership or maintenance responsibilities for the same. The plan shows the noted items that are located along the property.
22-403.2.A	requires curbing along New Road. The road currently has no curbing along it within 1,000 feet.
22-403.2.B	requires sidewalks along New Road. The road has no sidewalks along it within the vicinity of the site.
22-403.1.K	requires the widening of New Road. An adequate cartway exists for New Road.
22-612.1.C	to permit a minimum driveway width of 12 feet instead of the required 20 feet. The proposed driveway is adequate for the site and will reduce the site's impervious surfaces.

The final plan should note all granted waivers.

2. **Open space requirement**—Section 22-406.2.A(6) of the zoning ordinance requires that 15 percent of the site be preserved in open space. The plan should demonstrate compliance with this requirement.

3. **Street trees**—Note 7 on Sheet 2 states that no street trees are proposed as part of this development since overhead wires are along the frontage of the parcel and existing street trees reside on the opposite side of the street. Section 22-615.2A of the subdivision and land development ordinance requires that within any land development or subdivision, street trees shall be planted along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development where suitable street trees do not exist. Further, Section 22-615.2B(4) states that on streets with overhead utility lines, small street trees may be permitted at least 15 feet from an overhead utility line. We recommend that the plan be revised to include suitable, approved street trees placed away from the overhead utility line.

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 for Subdivision must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 2015, public 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 Bucks County Planning Commission 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.

MAR:dc

cc: DeLuca Signature, LP
Heath Dumack, Dumack Engineering
Mike Solomon, Director of Planning and Zoning (via email)

BUCKS COUNTY PLANNING COMMISSION

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

COUNTY COMMISSIONERS:

Robert G. Loughery, *Chairman*
Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

PLANNING COMMISSION:

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David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

August 12, 2015
BCPC #11195-B

MEMORANDUM

TO: Silverdale Borough Council
Silverdale Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Land Development for Dunkin Donuts
TMP #40-3-116 and 40-3-117
Applicant: Doylestown Donuts, Inc.
Owner: Same
Plan Dated: September 24, 2014
Last Revised: April 16, 2015
Date Received: July 15, 2015

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

GENERAL INFORMATION

Proposal: To convert an existing 1,624-square-foot one-story brick building into a Dunkin Donuts drive-in restaurant (Use E6) on a 1.0-acre site. The existing parking areas and driveway entrances would be reconfigured but no new floor area would be constructed. Public water and sewerage serve the site.

Location: On the northeast corner of Main Street (SR 152) and Baringer Avenue (SR 113).

Zoning: RC-Residence-Commercial District provides for the commercial aspects of a community that coexist in harmony with residential units. A variety of commercial and service businesses are permitted in this district along with residential units as is customary for a small town. Commercial businesses should be developed at a size and scale that is in keeping with the residential units. A Use E6 Drive-in and other eating place is a permitted use. The minimum lot size is 20,000 square feet.

The existing building is nonconforming with respect to the front yard setback along Main Street.

Present Use: Vacant bank building.

COMMENTS

1. **Stipulation of settlement**—The applicant and Borough entered into a Stipulation of Settlement on July 1, 2015 with respect to the development of the subject property. Borough officials should ensure that the settlement terms are fulfilled.

2. **Loading area**—The proposed loading area is located within the employee parking area and within the path of delivery vehicles as shown on Sheet 16 of the plan. The plan indicates that inventory deliveries will take place during business hours. Borough officials should determine whether this arrangement will cause a conflict with the use of the parking area.

3. **Crosswalk**—We recommend adding crosswalk markings where the sidewalk from Baringer Avenue crosses the drive-in lane.

4. **Landscaping plan**—The landscaping plan indicates that the 15-inch caliper tree at the Baringer Avenue driveway would remain. The dripline of the tree would be disturbed by site grading, a proposed underground utility line, and a proposed planting bed. Section 290-36.E of the subdivision specifies that trees to remain should be protected from encroachment within the dripline. The proposed disturbances are likely to have an impact on the tree's survivability. Borough officials should determine if this tree should be replaced.

5. **Invasive plant**—The planting schedule on Sheet 5 proposes the use of *Euonymus alatus* (winged euonymus or burning bush) which has been classified as an invasive exotic plant in Pennsylvania by the Department of Conservation and Natural Resources (DCNR). http://www.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm. Therefore, we recommend that the plan be revised to provide an appropriate shrub substitution from the borough's plant list. For most of the invasive exotic species listed on DCNR's website, native alternatives can be found by clicking on 'Fact Sheet.'

   Borough officials may wish to review the existing plant lists in the subdivision and land development ordinance to eliminate any identified invasive exotic plants and provide alternative species if necessary.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 2015 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:dc

cc: Doylestown Donuts, Inc.
R.L. Showalter & Associates, Inc.
C. Robert Wynn Associates, Inc., Borough Engineer
Lisa Herrmann, Borough Secretary (via email)

BUCKS COUNTY PLANNING COMMISSION

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

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Lynn T. Bush
Executive Director

August 7, 2015
BCPC #9736-D

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Warminster Commerce LLC Lot 1B
TMP #49-15-152-2
Applicant: Warminster Commerce LLC
Owner: Same
Plan Dated: June 26, 2015
Date Received: July 15, 2015

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

GENERAL INFORMATION

Proposal: Construct a 2,670-square-foot commercial building (restaurant with drive-through) on a 1.5-acre lot (Lot 1B). Public water and sewer are to serve the lot. A final land development plan for two proposed buildings was reviewed by this office on March 18, 2014 (BCPC review #9736-C).

Location: Western side of York Road south of its intersection with Cypress Road and opposite its intersection with Lemon Street.

Zoning: C-1 Commercial District permits retail shop, business offices, service business, bank, and savings and loan on lots of 15,000 square feet or more. The applicant has received approval for variances from the following zoning ordinance requirements:

Variances approved by the Zoning Hearing Board on May 22, 2013:

Section 1101(d)—Parking spaces located within side yard setback on Lot 1
Section 1101(h)—Maximum impervious surface ratio for Lot 1
Section 2019.B— Parking located within front yard setback on Lot 1

Variances approved by the Zoning Hearing Board on June 3, 2014:

Section 1101.D— Allow parking in side yard
Section 1101. H—Exceed impervious coverage
Section 2019.B.b—Parking in 50-foot setback from Old York Road
Section 2020.E—Exceed maximum lighting level of 3 footcandles

Present Use: Vacant

COMMENTS

1. **Requested waivers**—The plan indicates that waivers will be requested from the following requirements of the subdivision and land development ordinance.

   Section 301.4—Plan procedure to allow a preliminary/final land development review process
   Section 523.5.C.2—Class 1 buffer
   Section 523.5.C.3—Shrubs in lieu of Class 2 buffer
   Section 523.6.B—Landscaping-shrubs along property line
   Section 524.4.F—Parking within 15 feet of future right-of-way, night lighting and security lighting
   Section 524.5.F—Maximum illuminance levels-maximum light level of 0.5 footcandles within property
   Section 524.5.G—Maximum illuminance levels-maximum light level of 0.5 footcandles along right-of-way

   In accordance with the requirement of Section 512.1.(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved and the minimum modification necessary.

2. **Parking spaces**—The plan states 11 parking spaces are required but 47 are proposed. The proposed restaurant includes a drive-through which will generate minimal parking. The proposed number of parking spaces amounts to more than 300 percent more than is required. The extra spaces represent extra cost, construction, maintenance, impervious surface and heat retention. We recommend that the applicant provide a rationale for the extra spaces.

3. **Existing dwellings and drive-through impacts**— Section 404.3.F of the subdivision and land development ordinance requires that the location and character of existing of buildings, which may serve to affect the street or building layout, be shown on the preliminary plan. The plan shows a number of structures on adjacent sites except for two single-family homes on adjacent parcels #49-15-160 and #49-15-161. The plan should be revised to show these buildings.

   The plan proposes a drive-through lane and order board adjacent to the existing single-family detached homes on the parcels noted above. These two dwellings may be impacted by light and noise. Sections 2001 and 2020 of the zoning ordinance regulate noise and lighting,

respectively. We recommend that the applicant ensure the township that the proposed facilities do not exceed noise and lighting levels specified in the zoning ordinance.

4. **Sign details**—Proposed signage for the proposed fast food restaurant is not shown on the plan. We recommend that signage details be provided to allow for review of signage during the plan review process and ensure compliance with Part 20 of the zoning ordinance.

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 for Land Development 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, 2015 public 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 Bucks County Planning Commission 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:jmk

cc: Ed Glackin, Warminster Commerce LLC
Michael Jeitner, Bohler Engineering
Tracy Tackett, Township Planner
Karen Hulshizer, Gilmore & Associates, Township Engineer
Steven Weisner, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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E-mail: bcpc@buckscounty.org

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Lynn T. Bush
Executive Director

August 7, 2015
BCPC #6469-J

MEMORANDUM

TO: Warwick Township Board of Supervisors
Warwick Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Guardian Academy & Indoor Range, Inc.
TMP #51-13-10-27
Applicant: Guardian Academy & Indoor Range, Inc.
Owner: Same
Plan Dated: July 6, 2015
Date Received: July 13, 2015

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 13,690-square-foot addition to an existing building (19,116 square feet total) for use as an indoor shooting range and training facility on a 2.043-acre parcel. The training facility will include a classroom training area, simulator training area, gun vault, pro shop, and 21 indoor firing lanes. No exterior discharge of firearms will be permitted. The facility will be serviced by public water and sewer.

Location: Southern side of Campus Drive, approximately 300 feet west of its intersection with Technical Drive within the Warwick Business Campus.

Zoning: LI Limited Industrial District permits use H-13 Industrial Park and use D-1 Recreational Facility by right. The H-13 Industrial Park use regulations, which require a minimum lot size of 1 acre, minimum lot width of 145 feet at the building line, maximum building height of 35 feet, and maximum impervious coverage ratio of 80 percent, apply to use D-1 Recreational Facility.

The applicant has received approval for a variance from the following zoning ordinance requirement:

Section 195-16.D(1)F)—Recreational facility parking requirement.

Present Use: Industrial.

COMMENTS

1. **Waivers requested**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:

Sections 163-13	Impact studies
Section 163-24.B(1)(e)	DEP Sewage Planning module required at preliminary plan stage
Section 163-39.D	Parking lot design
Section 163-40.D	Sidewalk width

   In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved, and the minimum modification necessary.

2. **Parking lot landscaping**—Zoning ordinance Section 163-51.B(2) requires that deciduous trees be provided around the perimeter of a parking lot, within raised planting islands, and screen plantings be provided around the perimeter of the lot. The plan should be revised to show the required plantings.

3. **Tree Protection**—Zoning ordinance Section 163.5.1 requires establishment of a tree protection zone around trees to remain in the site. The plan does not show a tree protection zone or tree protection fence. The plan should be revised to show the zone and fence.

4. **Trash storage**—The plan indicates the location of an existing trash dumpster that is to be removed, but the plan for the proposed use shows no accommodations for trash storage. We recommend that the applicant and township discuss trash storage needs on the site.

5. **Additional regulations**—A firing range is subject to state and federal regulations. We recommend that the township determine if approval from other agencies is required before final approval is granted.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 2015 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:dc

cc: Gregory R. Glitzer, P.E., Gilmore & Associates
Edward F. Murphy, Esq., Wisler Pearlstine, LLP
Judith A. Algeo, Esq., Chair, Board of Supervisors
Gail Weniger, Township Manager (via email)
Kyle Seckinger, Township Director of Planning and Zoning (via email)
Mary Eberle, Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)
Bryan McAdam, P.E., CKS Engineers, Inc., Township Engineer (via email)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

August 10, 2015
BCPC #12017

MEMORANDUM

TO: Warwick Township Board of Supervisors
Warwick Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary of Subdivision for Sailor
TMP #51-1-7; 51-1-7-1
Applicant: Adam and Karen Sailor
Owner: Same
Plan Dated: June 30, 2015
Date Received: July 13, 2015

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

GENERAL INFORMATION

Proposal: Subdivide a 6.77-acre parcel into 7 single-family detached lots proposed to be served by public water and sewer. The lots range in size from 20,106 square feet (0.463 acre) to 81,563 square feet (1.872 acres). The site contains two single-family detached dwellings, one of which will remain.

Location: Eastern side of Warwick Road, approximately 1,386 feet north of Guinea Lane.

Zoning: RR Restricted Residential District permits Use B1 Single-family Detached Dwellings by right on a minimum lot area of 20,000 square feet when served by public water and sewer and 40,000 square feet if not served by public water and sewer.

Present Use: Two single-family detached dwellings.

COMMENTS

1. **Variances requested**—The plan indicates that the applicant will seek variances from the Zoning Hearing Board for the following zoning ordinance sections:

Section 195-16B(12)(j)	Accessory structure in front yard setback
Section 195-31.B	Front yard setback

Section 195-60.D(2)	Woodland disturbance of 40 percent where 20 percent is permitted
Section 195-64	Replacement trees for woodland disturbance of over 20 percent

The township planning commission should take no action on the future plan submission until the zoning issues are resolved. Future plans should note variances granted and any conditions imposed by the Zoning Hearing Board.

2. **Waivers requested**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:

Section 163-33.1	Provide sidewalks on only one side of roadway
Section 163.33.F	Cul-de-sac greater than 500 feet
Section 163-33.B	Approve cul-de-sac greater than 500 feet
Section 163-51.A(1)	Plant street trees within right-of-way

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved, and the minimum modification necessary.

The applicant is also requesting waivers from Sections 157-16.B(7)(w) and 157-17.A(6) of the stormwater management ordinance.

3. **Individual tree replacement**—Section 163-51.2 of the subdivision and land development ordinance requires that any individual trees having a diameter of eight inches or more, measured at breast height, removed as a result of development of a parcel and cannot be relocated, shall be replaced with a new tree of like kind having a minimum diameter of 2.5 caliper inches, measured at breast height. Aerial photos of the site indicate the presence of a number of large individual trees outside the forest area, but these trees are not shown on the plan and no information is provided about replacement.

We also note that Section 163-24B(2)(c)[3] of the subdivision and land development ordinance requires that the preliminary plan show the location of individual trees standing alone, greater than 12 inches caliper at a height of 14 inches above the ground.

4. **Lot design**—Section 163-46F of the subdivision and land development ordinance states hat lots shall not be designed with a lot depth to width ration exceeding 2.5 (the lot must be less than 2.5 times deeper than wide) or less than one (the lot cannot be wider than it is deep) and shall not be excessively irregular in shape. Proposed Lot 7 is approximately 70 feet wide at the street line and 495 deep or approximately 7 times deeper than its width.

5. **Lot 7**—A significant portion of Lot 7 is forested and the trees to remain are protected by woodland disturbance requirements of the zoning ordinance. We recommend that the plan be revised to provide a conservation easement for the wooded area to prevent further woodland removal by future homeowners. We note that there is little useable lot area outside the

woodland protection area for the homeowner to have a patio, deck, swing set, garden, shed, or other typical use on a residential lot.

Use of the lot is further restricted by the proposed 30-foot-wide utility easement, which abuts the western side of the house, and the drainage easement and stormwater management easement (with Basin 1) located on the eastern side of the house and a portion of the front yard. It is unclear how maintenance of the easements (presumably by the Water and Sewer Authority and a community association, respectively) would be carried out without disrupting the homeowner's use of the lot. Additionally, future lot owners should be informed of all restrictions on the use of portions of the lot that are under easement (e.g., plantings, structures, etc.). We strongly recommend that the plan be revised to provide a greater area of usable yard for Lot 7.

6. **Walking path**—The applicant should address issues regarding the proposed walking path that is shown within the proposed 30-foot-wide utility easement. In particular, subdivision and land development ordinance Section 163-48.C states that nothing shall be permitted to be planted, placed, set, or put in the area of an easement necessary for access and maintenance of any utility or drainageway contained within that easement.

   The walking path is to be located approximately 13 feet from the proposed house on Lot 7 and the utility easement will abut the western wall of the house; therefore, it will not be possible to delineate the public space with plantings or a fence to provide privacy for the homeowner.

   The walking path is to terminate at TMP #51-19-26 (owned by Warwick Township Water and Sewer Authority). The plan does not indicate what the path would connect to or if pedestrians would be permitted to access the Water and Sewer Authority's property. In addition, there are no sidewalks along Buckingham Drive, on which the Authority's property fronts. It is unclear what purpose the path would serve.

   Ownership and maintenance of the path also should be addressed. Would a community association own and maintain the path, and the Authority maintain the land on either side of it, up to the wall of the proposed house?

7. **Tree protection**—Subdivision and land development ordinance Section 163.51.1 requires establishment of a tree protection zone and protection fencing around trees to remain on the site. The plan does not show a tree protection zone or tree protection fence. The proposed super silt fence of either 18-inch or 30-inch height does not meet the 48-inch height required for tree protection fencing and will not provide adequate tree protection. The plan should be revised to comply with the tree protection zone and fence requirements.

8. **Fence detail**—The plan indicates a post and rail fence will be constructed around the perimeter of the detention basin however no details of the fence are shown. The plan should be revised to show details for the fence.

This review will be included in the Bucks County Planning Commission board materials for the September 2, 2015 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:dc

cc: Adam and Karen Sailor
Kristin Holmes, Holmes & Cunningham Engineering
Judith A. Algeo, Esq., Chair, Board of Supervisors
Gail Weniger, Township Manager (via email)
Kyle Seckinger, Township Director of Planning and Zoning (via email)
Mary Eberle, Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)
Bryan McAdam, P.E., CKS Engineers, Inc., Township Engineer (via email)
Warrington Township (adjacent municipality)

Bucks County Planning Commission
Planning Module Reviews
September 02, 2015

Municipality	Development	BCPC Number	Tax Parcel Number	PaDEP Code Number	Plan Review Number
Newtown Township	Stoopville Road Subdivision	11871	29-7-12	1-09935-185-3J	2008-00221
Lower Southampton Township	531 West Street Road	11679-A	21-3-111 & -114	1-09006-146-3J	2008-00224

BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

August 12, 2015

Brian Horner
ProTract Engineering, Inc.
P.O. Box 58
64 E. Moreland Avenue
Hatboro, PA 19040

RE: Stoopville Road Subdivision (Walsh) Planning Module
PaDEP Code #1-09935-185-3J
BCPC #11871
TMP #29-7-12
Newtown Township, Bucks County, PA

Dear Mr. Horner:

We have received a copy of the subject planning module[1] regarding the subdivision of a 5.85-acre parcel with an existing single-family detached dwelling into two lots, and connection of the proposed dwelling on the second lot to public sewer service. The site is on the southwestern corner of Stoopville Road and Linton Hill Road (Creamery Road in Upper Makefield Township), and bordering Upper Makefield Township to the north.

One EDU is proposed. Sewage from the site will flow by public sewer main through facilities of the Newtown-Bucks County Joint Municipal Authority (NBCJMA), then through facilities of the Bucks County Water and Sewer Authority (BCWSA), and ultimately to the City of Philadelphia Northeast Treatment Plant. A grinder pump and a low pressure lateral will convey sewage flows to the existing public force main located within Linton Hill Road.

The *Newtown Township Official Plan Revision* (1993) and the *Act 537 Sewage Facilities Plan Newtown Creek Drainage Basin* (1993) are the official Act 537 Plans for this portion of Newtown Township. The proposal to connect to the public sanitary sewer system is not consistent with the official Act 537 Plans, since the plans indicate that the subject site is within an area not intended for public sewer service. However, the proposal is consistent with Newtown Township's draft *Act 537 Sewage Facilities Plan Update* (July 2015), which includes the subject site in the proposed sanitary sewer service area. We note that the existing dwelling on the site has an available lateral connected to the sewer main in Stoopville Road, and there is an existing public force main located within Linton Hill Road.

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

It is also noted that this project is included in the BCWSA Neshaminy Interceptor Corrective Action Plan (NICAP) and Neshaminy Interceptor Connection Management Plan (NICMP) that were accepted by PA DEP on March 10, 2014, with flow release in 2014.

If the municipality approves the planning module and thereby 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 BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

Maureen Wheatley

Maureen Wheatley
Senior Planner

MW:dc

Attachment

cc: Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Kurt Ferguson, Township Manager
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09935-185-3J
BCPC #	11871

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Stoopville Road Subdivision (Walsh)

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

1. Date plan received by county planning agency. July 20, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name Bucks County Planning Commission
3. Date review completed by agency August 12, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	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 Act 537 Official Sewage Facilities Plan?
		If no, describe inconsistency See attached letter
☐	☒	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
		If yes, describe None known
☐	☒	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: Maureen Wheatley
		Title: Senior Planner Signature: Maureen Wheatley
		Date: August 12, 2015
		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.

BUCKS COUNTY PLANNING COMMISSION

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

COUNTY COMMISSIONERS:

Robert G. Loughery, *Chairman*
Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

PLANNING COMMISSION:

Walter S. Wydro, *Chairman*
Evan J. Stone, *Vice Chairman*
James J. Dowling
Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

August 13, 2015

Robert Cunningham
Holmes Cunningham Engineering
350 East Butler Avenue, Suite 106
New Britain, PA 18901

RE: 531 West Street Road Planning Module
PaDEP Code #1-09006-146-3J
BCPC #11679-A
TMP #21-3-114
Lower Southampton Township, Bucks County, PA

Dear Mr. Cunningham:

We have received a copy of the subject planning module[1] regarding the connection of 48 single-family attached dwellings (townhouses) to the public sewer system with sewerage conveyance through the Poquessing Interceptor. The sewage will be treated by the Philadelphia Water Department's Northeast Water Pollution Control Plant.

The *1970 Bucks County Sewerage Facilities Plan* is the official Act 537 Plan for this portion of Lower Southampton Township. The proposal to connect to the existing public sewer facility is consistent with the official Act 537 Plan. The submission includes a letter from the Philadelphia Water Department (PWD) that provides Poquessing Interceptor capacity certification for this project under the City of Philadelphia's PADEP-approved Corrective Action Plan.

If the municipality approves the planning module and thereby revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; and copies of the BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Supervisor, Wastewater Management, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

If you have any questions regarding this review, please feel free to contact me.

Sincerely,

Matthew M. Walters
Planner

MMW:dc

Attachment

cc: Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Kevin Reilly, County Builders, Inc.
John McMenamin, Township Manager
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09006-146-3J
BCPC #	11679-A

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name
531 West Street Road

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

1. Date plan received by county planning agency. August 3, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name Bucks County Planning Commission
3. Date review completed by agency August 13, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	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 Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
☐	☒	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances. _____ If no, describe the inconsistencies N/A
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section: Name: Matthew M. Walters Title: Community Planner Signature: [signature] Date: August 13, 2015 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.

BUCKS COUNTY PLANNING COMMISSION MEETING

Wednesday, October 7, 2015
2:00 P.M.

Robert H. Grunmeier Room
1260 Almshouse Road
Doylestown, PA 18901

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes of September 2, 2015

4. Executive Director's Report

5. Presentation: SEPTA Projects in Bucks County
   - Bryon Comati, Director of Strategic Planning and Analysis

6. Act 247 Reviews

7. Old Business

8. New Business

9. Public Comment

10. Adjournment

Please remember to contact us at
215-345-3400 if you cannot attend. Thank you.
AGENDA SUBJECT TO CHANGE PRIOR TO MEETING

BUCKS COUNTY PLANNING COMMISSION

Minutes of Meeting
September 2, 2015

MEMBERS PRESENT: James J. Dowling; Raymond (Skip) W. Goodnoe; Edward Kisselback, Jr.; David R. Nyman; Robert M. Pellegrino; Carol A. Pierce; Evan J. Stone; R. Tyler Tomlinson; Walter S. Wydro

STAFF PRESENT: Richard G. Brahler; Debra Canale; Paul W. Gordon; David P. Johnson; Timothy A Koehler; Charles T. McIlhinny; Michael A. Roedig; David A. Sebastian; Maureen Wheatley.

GUESTS: James McGinnis, Political Reporter, Calkins Media; Larry Menkes, Warminster Resident

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

2. **PLEDGE OF ALLEGIANCE**
   All rose for the pledge of allegiance.

3. **APPROVAL OF MINUTES FOR THE MEETING OF AUGUST 5, 2015**
   Upon motion of Mr. Dowling, seconded by Ms. Pierce, with the vote being 9-0 the motion carried to approve the minutes of the August 5, 2015 meeting as presented.

4. **EXECUTIVE DIRECTOR'S REPORT**
   The Executive Director's Report was submitted to the Board with the packet prior to the meeting. Upon motion of Mr. Kisselback, seconded by Mr. Pellegrino, with the vote being 9-0 the motion carried to approve the Executive Director's Report for the September 2, 2015 meeting as written.

5. **PRESENTATION: LOWER NESHAMINY CREEK TRAIL FEASIBILITY STUDY – PAUL W. GORDON, ENVIRONMENTAL PLANNER**
   Mr. Gordon began his presentation with a time line of the project which goes back to 1955 when the Bucks County Parks Board recommended the creation of a linear park system along various stream valleys in the County. Then, both the 1974 Bucks County Park Plan, and the 1986 Bucks County Park and Recreation Plan, encouraged the establishment of a link park extending the full length of the Neshaminy Creek. Additionally, the Neshaminy Creek greenway was identified as a proposed greenway in the Delaware Valley Regional Planning Commission's long range plans, Destination 2030 and Connections 2040, and in the Bucks County Open Space and Greenways Plan (2011). The greenway has also been identified as a proposed bicycle path in the Bucks County Bicycle Plan (2012) and is part of *The Circuit*, a proposed 750 mile system of trails throughout the greater Philadelphia region. Mr. Gordon showed us a short film about *The Circuit*.

   After the film Mr. Gordon went on to describe what the Lower Neshaminy Creek Trail Feasibility Study assesses. The study considers the feasibility of developing a multi-use trail system along the Lower Neshaminy Creek Greenway and assesses the potential for connection to existing trails,

parks, recreational areas and neighborhoods along the project corridor. It evaluates various alternative trail routes, trailhead locations, and provides recommendations for trail safety, maintenance, operations and accessibility. It also identifies priorities for trail segment development, provides an overview of right-of-way acquisition methods and identifies resources needed to move the study to the implementation phase.

Mr. Gordon highlighted the trail study's three segments. The first segment boundaries are Bridgetown Pike Newtown-Langhorne Road intersection to Playwicki Park. The second segment continues from Playwicki Park to the intersection of Arbutus Avenue and Rosewood Avenue. The final segment of the trail is from the intersection of Arbutus Avenue and Rosewood Avenue to the trailhead at Neshaminy High School. The proposed trail alignment spans one borough and four townships. The probable costs of the trail is $4.3 million dollars.

Mr. Gordon opened the floor to questions. Mr. Wydro recalled his Boy Scout hikes through the proposed areas and the difficult terrain that the trail will be going through and if the study allowed for the costs of a trail through those difficult regions. Mr. Gordon responded in the affirmative that the costs of building the trail through the difficult areas were included in the study. Mr. Dowling requested a walk-through of how the study was implemented. Mr. Gordon responded that it starts with studying maps and drawings on paper and the feasibility of the design and construction. After initial study is completed it will then go into engineering phase and a more accurate accounting of costs for construction and easement acquisition. Mr. Dowling also asked what the $4.3 million covers. Mr. Gordon responded that it covers the engineering, acquisitions, and construction.

Mr. Pellegrino asked about the continued maintenance of the trails. Mr. Gordon responded that the individual municipalities would be responsible for maintaining the trails and the liability that comes with that responsibility. He also added that the costs for maintenance and insurance would be minimal.

Mr. Kisselback questioned as to the willingness of the municipalities to maintain the trail. Mr. Gordon stated that he has met with two of the five involved municipalities to date and they have had little to no resistance to the proposed study and its associated costs present and future. Mr. Gordon will be working with the municipalities to gain funding and government assistance. He stated that he is making progress in that area.

Mr. Wydro asked for a motion to approve the Lower Neshaminy Feasibility Study. Mr. Dowling made the motion and was seconded by Mr. Pellegrino. With the vote being 10-0, the study was approved by the BCPC and signed by Mr. Wydro.

6. **PRESENTATION: TINICUM TOWNSHIP COMPREHENSIVE PLAN – MICHAEL ROEDIG, SENIOR COMMUNITY PLANNER**

Mr. Roedig gave a PowerPoint presentation on the recently adopted Tinicum Township Comprehensive Plan.

Mr. Roedig stated that the demographics of Tinicum Township are that of an aging middle-class community. Tinicum Township's population and housing totals reflect its distance to regional transportation networks and job centers, and more importantly, lack of centralized sewerage.

Mr. Roedig stated that Tinicum's population decreased in many age categories during the 2000s. Jobs, housing, and educational opportunities play a large role in determining whether younger residents will choose to stay in Tinicum in their adult years, or if new families will decide to make Tinicum their home.

Mr. Roedig then described the itemization of the Comprehensive Plan:

- Principle 1 - *Protect Natural Heritage* discusses the preservation and conservation of Tinicum's natural resources. The plan recommends that Tinicum ensure their petition for Exceptional Value designation for the Tohickon receives complete consideration from the PADEP.

- Principle 2 - *Protect Water Resources* details all aspects of water protection and conservation, including source water protection, stormwater management, and wastewater disposal. A lot of work went into investigating how their water works so it will stay as good as it is.

- Principle 3 - *Protect Open Space and Agriculture* highlights the township's open space preservation efforts and asserts the critical need for the continuation and preservation of agricultural uses. Tinicum is very proud of their protection of their agricultural lands. To date, they have preserved close to 1,000 acres within the Township.

- Principle 4 - *Preserve Historic, Scenic, and Cultural Heritage* emphasizes the importance of the preservation of historical and cultural resources, including the historic mosaic of villages and hamlets unchanged from pre-revolutionary and colonial settlement. The plan recommends pursuing 'Certified Local Government' designation and bringing the township's historic districts under the broader preservation protections afforded by Act 167, which would also allow for grants and government assistance.

  Within this Principle is a special focus on Ottsville. Mr. Roedig said that the plan advises Tinicum to carry out the recommended revitalization activities in Ottsville such as intersection realignment at Durham and Easton roads and a roadside pedestrian/bike trail along Creamery and Tohickon Valley roads that would connect to the new community park.

- Principle 5 - *Manage and Enhance Recreational Resources* details the township's wealth of recreational resources, as well as the challenges and opportunities presented by them. Safety of the Tinicum residents as well as visitors is of utmost importance while they are taking part in Tinicum's points of interest.

- Principle 6 - *Manage Growth* surveys those elements that have the greatest impact on the landscape of Tinicum – housing, commerce, and transportation. The plan recommends Tinicum engage in joint marketing with other riverfront municipalities to market the area as a whole. The plan suggests promoting the Bucks County Industrial Development Authority's "Taste and Tour" program that will provide micro-loans and low interest financing to help support agri-businesses and tourism communities. The plan also recommends developing a design guide for commercial districts to illustrate what is desired by the township.

- Principle 7 - *Foster a Sustainable and Resilient Community* provides a thorough examination of the many challenges to the township's support infrastructure, including extraction industry, power

transmission, hazard mitigation and floodplain management, energy, and waste disposal. Tinicum Township fully embraces the concept of Sustainable Development, which means they want to meet the needs of the present without compromising the needs of future generations. Also, the township's resiliency is extremely concerning to them. After hurricane Sandy, Tinicum was the last community to get their power back. They would like to put into action plans to limit disaster impact, build to anticipate change and educate their residents about actions to be taken in an emergency situation.

- The final section, *Future Land Use: A Plan for Tinicum* ties together recommended actions of the plan and sets forth land use policy for Tinicum Township in accordance with the plan's vision and principles. Tinicum Township will be able to measure the progress and effectiveness of the plan by utilizing the tables included in this chapter. A 'Record of Action' column will assist township officials track the recommended actions that have been completed and those that are still remaining. The more complete the Record of Action, the more success that can be attributed to the plan.

- Appendix A provides a summary of the results of a resident survey given to township residents as a part of this comprehensive plan. *Appendix B* provides an inventory of the township's many bridges.

Mr. Roedig stated that the plan took three years to complete and was adopted by Tinicum Township officials in July. The plan is available for viewing on Tinicum Township's website.

7. **ACT 247 REVIEWS**
The reviews of September 2, 2015 were mailed to the board for their review prior to the meeting. Upon motion of Mr. Stone, seconded by Ms. Pierce the motion carried to approve the September 2, 2015 Act 247 reviews.

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

9. **NEW BUSINESS**
Ms. Pierce would like an updated Board list.

10. **PUBLIC COMMENT**
There was no public comment.

11. **ADJOURNMENT**
Mr. Wydro adjourned the meeting at 2:50 PM.

Submitted by:
Debra Canale, Staff Secretary

BUCKS COUNTY PLANNING COMMISSION

Executive Director's Report
September, 2015

Farm Summit Planning – The County Commissioners are planning to hold a summit for farmers, sometime in the winter months, to gather information on needs that may exist for financing, workforce development, marketing, and other aspects of running an agricultural business. The BCPC staff is in charge of setting and agenda, so we are gathering information from various farm organizations.

New Hope Borough – Playhouse Development – Rich Brahler and Tim Koehler have been helpful in working with New Hope Borough and with the owners of the Bucks County Playhouse to develop an ordinance that meets needs of the applicants and the borough. This is a role similar to the one we played with the first Playhouse expansion. We understand that the Playhouse is an icon in Bucks County and one of the important pieces of history and the arts. It is important that it continue to succeed, in a way that fits within the Borough.

New Britain Borough – Knoell Property Redevelopment – We are playing a similar role in New Britain Borough, where County Builders has applied for a zoning change to allow for mixed use development on the Knoell property, on Butler Avenue. They want to allow for retail, apartments, and perhaps offices, in the neighborhood of Delaware Valley University. We are working cooperatively with the borough and the applicant to get a good ordinance.

Dublin Borough – We met this month with Discover Dublin, their business group, and with their Revitalization Committee. We have been asked to identify ordinance changes needed to implement their ambitious Vision Plan.

State of the County – The County Commissioners present "State of the County" events to the Chambers of Commerce in the county. They almost always mention something we do at the BCPC. At the last event, they highlighted our Farmland Preservation Program for reaching a milestone of 15,000 acres preserved. And they highlighted our Household Hazardous Waste and Electronics Recycling programs.

Carversville Presentation - I was on a panel for the Central Bucks Chamber of Commerce Excellence in Design discussion. The topic was the village of Carversville, in Solebury Township. The panel was made up of two planners, two architects, the owner of the General Store, the local historian, and Alan Fetterman (artist). We discussed how Carversville came to be developed and how modern zoning ordinances don't fit with historical village development patterns. BCPC staff worked with Solebury to revise the ordinances to be a better fit with Carversville.

Transportation Improvement Program (TIP) – I spoke at the Bucks County Association of Township Officials on the update of the transportation improvement program and how funding comes from PennDOT to specific projects.

Pennypack Trail Ribbon Cutting – I attended the opening of the newest section of the Pennypack Trail in Montgomery County, which follows the Newtown Rail line, and now extends for more than 5 miles. The trail is within ½ mile of the county line, and Montgomery County is working to finish that section. Josh Shapiro announced that Bucks County was represented and that the County is working on the trail across the County line. We have the enthusiastic support of Upper Southampton and are meeting with the other communities (Northampton, Middletown, Newton Townships and Newtown Borough). We received a $100,000 grant from William Penn Foundation for design work.

Hazard Mitigation Planning – Bucks County has been selected by PEMA and FEMA as a "model County" for the way we do hazard mitigation planning as a cooperative effort between the Planning Commission and the Emergency Management department.

BUCKS COUNTY PLANNING COMMISSION

Staff Report
September, 2015

PLANNING SERVICES

COMMUNITY PLANNING

> **Meeting Attendance**—Attended the regular monthly Planning Commission meetings of New Britain Borough and the Quakertown Area Planning Committee.

> **Northampton Township Village Commercial Design Guidelines**—Continued compiling example illustrations and photos and adjusting narrative to address existing ordinance requirements and guidelines and selected illustrations and photos. Initiated review by township economic development committee.

> **Richboro Village Master Plan**—Continued background and data collection. Met with township officials to discuss recent activities and set direction for plan's development.

> **West Rockhill Township Almont Village Plan**—Submitted draft for desktop publishing.

> **Cross Keys Study**—Continued narrative production for the Land Use and Zoning, and Economic Development Conditions sections.

> **New Britain Borough Main Street Plan**—Met with steering committee to provide a status report on the development of a mixed use ordinance and the Knoell property proposal. Also discussed the Town Center Area concept plans, the results of the preliminary market study, and the possibility of an updated business survey. Continued preparing draft narrative for Study Area Profile, Land Use Characteristics, and Economic Development Conditions sections of the plan.
Lower Makefield Township Master Plan Update—Awaiting review of the draft document by Board of Supervisors. Continued preparing a presentation of the Plan Update for a future Board of Supervisors' public hearing on the document.

> **Plumsteadville Village Plan**—Revised the concept map showing streetscape improvements and other village improvement features. Initiating ideas for potential photo simulation of village improvements.

> **Quakertown Borough Downtown Parking Inventory**—Discussed additional information that is needed for completion of the parking inventory with the borough's Economic Development Coordinator.

> **Quakertown Borough Pedestrian Oriented Mixed Use (POMU) Overlay**—Met with Borough representative to discuss issues with the POMU overlay. Preparing revisions to address consistency with other sections of the ordinance.

> **Hilltown Township Comprehensive Plan**—Continued working on revisions to chapters dealing with demographics, housing, natural resources, open space and farmland preservation. Prepared a draft business survey for review by the township Board of Supervisors.

> **Northampton Township Comprehensive Plan**—Prepared natural resources chapter draft and continued the development of the community profile chapter draft and mapping updates.

> **Dublin Borough Main Street Revitalization**—Met with borough Revitalization and Vision Task Force to present a summary of zoning and subdivision ordinance amendments to implement the borough's 2013 Revitalization and Visioning Plan.

> **Morrisville Borough Visioning**—Continued to assess borough characteristics and economic conditions. Completed draft economic development market analysis.

- **New Hope Borough Market Use**—Met with Borough representatives and the applicant to discuss draft use regulations for a market use and associated zoning district, parking, and signage requirements. Revised the initial draft based on concerns discussed at this meeting.
- **Bensalem Regulating Code**—Met with township personnel and fire marshal to discuss landscaping issues related to emergency services.

Planning Information and Agency Coordination

- Provided information to the public on topics including demographic and socioeconomic data, development proposals, review letters, local zoning, and municipal regulations.
- Continued researching public comment letters to the Federal Energy Regulatory Commission regarding the proposed PennEast Pipeline.
- Continued to work on the creation of a plan implementation progress model handbook to track and monitor recommendations outlined in planning documents.
- Assisted Hulmeville Borough regarding fence regulations and Penndel Borough with Act 537 Sewage Facilities Planning information.
- Reviewed Act 14, 67, 68 NPDES permit applications.
- Met with Bucks County Bike Task Force.

Act 247 and 537 Review Activity

- 28 Subdivision and Land Development Proposals
- 2 Sketch Plans
- 7 Municipals
- 7 Sewage Facility Planning Modules
- 1 Traffic Impact Studies

ENVIRONMENTAL PLANNING

Energy Efficiency

- Assisted DVRPC with the Regional Streetlight Procurement Program. Attended and participated in conference calls.

Natural Resources/Environmental Planning

- Continued to assist in developing Bensalem Greenway Ecological Restoration Committee Scoring Protocol for Eco Restoration.

William Penn Foundation: Poquessing Watershed Cluster

- Continued to work with project partners regarding further development of the Streamwatch program and future training events.

Flooding

- Assisted Government agencies regarding stream gage readings and fluctuations in the Neshaminy Creek Watershed.

Stormwater Management / Bucks County Master Watershed Stewards Program

- Presented flooding, stormwater management, green infrastructure course to students enrolled in this program.

Neshaminy Creek Riparian Buffer Restoration Project

- Attended pre-bid meeting and toured sites included as part of the Growing Greener Plus Grant requirements.
- Answered contractor questions for upload to Purchasing website.
- Reviewed submitted bid proposals.

Comprehensive Plans

- Prepared draft Community Facilities section of Northampton Township Comprehensive Plan
- Working on Historic and Scenic Resources section of Northampton Township Comprehensive Update.
- Attended Hilltown Township Planning Commission meeting. Discussed options for a municipal survey and focus areas for the comprehensive plan update.
- Developed criteria for GIS maps for the Northampton Comprehensive Plan update.
- Coordinated with GIS regarding Natural Resources, Open Space, Land Use (Parks, Recreation and trails) and Farm Preservation maps for Hilltown Township and Northampton Township.

Bucks County Open Space & Greenway Planning

- Completed initial draft of the Lower Neshaminy Creek Trail Feasibility Study and sent to steering committee members, AQUA PA, Neshaminy School District and Norfolk-Southern for comment.
- Presented executive summary of Lower Neshaminy Creek Trail Feasibility Study to Planning Commission Board and requested and received a resolution encouraging adoption of the study by the Commissioners.
- Continued work on the development of a county-wide bicycling map showing off-road biking trails, dedicated bike lanes, designated bike routes.
- Presented an overview of the proposed Newtown Rail Trail to the George School, Newtown Township and Newtown Borough in hopes of securing their support for the conversion of the former Newtown rail line into a recreational trail.
- Presented an overview of trails and bicycle facility planning at the Bike Bucks County public meeting.
- Provided information to the Penn-Tammany Greenway Coalition for handing out at Tamanend Park Days Northampton Days.
- Conducted field work along the Newtown Rail line in Middletown and Newtown townships and Newtown Borough.
- Continued field work on Plumstead Township Trails Plan and attended monthly meeting of the project committee.
- Continued work on the Middle Neshaminy Creek Trail Feasibility Study focusing on the preparation of the presentation for the next Steering Committee and public meetings to reveal the proposed trail route.
- Attended tour of obstructions along the Delaware & Lehigh Canal Towpath Trail.
- Met with Brian Flores, Manager - Tyler State Park, relative to Middle Neshaminy Creek Trail alignment.
- Participated in monthly phone call with Ken Boyle, Bike Bucks County to provide an update on bike facility & trails planning in the county.
- Coordinated with GIS relative to mapping needs for these various trail projects.

- Attended meeting of the Appalachian Mountain Club / Quakertown Area trails group.
- Assisted Parks and Recreation department with site analysis and GIS mapping relative to a proposed park site.

Recycling and Solid Waste

- Coordinated the details for the last two 2015 Household Hazard Waste (HHW) events.
- Continued to prepare summary reports on the 2015 HHW volume.
- Prepared for an electronics recycling collection in Central Bucks.
- Prepare details related to holding an electronics recycling collection in Upper Bucks, and preparing for an unanticipated additional event in Lower Bucks.
- Sent DEP additional revisions to the Bucks County Municipal Waste Plan update.
- Collected additional data for the Bucks County Recycling Guide.

Hazard Mitigation Planning

- Began preparing the needed documents for municipal plan adoption once the plan is approved by PEMA and FEMA.
- Fielded questions on the plan from FEMA with the help of the consultant.

TRANSPORTATION AND GEOGRAPHIC INFORMATION SYSTEM (GIS)

General Transportation Planning

- Coordinated with Springfield and Richland Township regarding project. Continued developing rail removal request for proposals.
- Coordinated developing request for proposals for engineering for Newtown Rail Trail. Coordinated with SEPTA regarding leasing of unused rail lines. Presented project to George School. Presented project to Newtown Township and Newtown Borough.
- Finalized FY2017 DVRPC contracts for Transit Support Program, Supportive Regional Highway Program and Geographic Information System Program.
- Attended meeting with Quakertown Borough regarding potential TAP application.
- Participated in Futures Group Webinar conducted by DVRPC.
- Attended Bensalem Form Based Zoning Meeting.

Public Transportation

- Reviewed SEPTA Board Meeting Materials.
- Reviewed SEPTA City/County Meeting Agenda.

Transportation Assistance to Planning Staff

- Discussed transportation related issues with staff for subdivision and land development reviews.
- Continued to develop background information for Cross Keys Land Use and Transportation Study. Coordinated with sub-consultant regarding traffic impact study and invoices. Produced progress report for contract. Attended in-house staff meeting. Developed digital sidewalk inventory.
- Continued development of background data for New Britain Borough Transit Oriented Development TCDI Project. Reviewed traffic count information provided by DVRPC. Produced progress report for contract.

- Continued developing background information for Village of Richboro Study. Met with Northampton Township to discuss study.
- Attended meeting at New Hope Borough to discuss redevelopment of Four Seasons Mall. Reviewed proposed zoning ordinance amendment.
- Met with Tullytown Borough representatives regarding potential Borough Redevelopment MEDI Project.

Transportation Improvement Program

- Provided Transportation Improvement Program information to various individuals and agencies.
- Attended Regional Technical Committee.
- Added several potential TIP projects to the LPN (Linking Planning and NEPA) program.
- Participated in conference call regarding Bucks County Bridge #13 Walnut Street coordination with PennDOT.
- Attended meeting with PennDOT and DVRPC to discuss Bucks County TIP Priorities.

Geographic Information Systems (GIS)

- Continued development of County-Wide Enterprise GIS program.
- Continued updating of Enterprise Geodatabase, ArcGIS Server and ArcGIS Online.
- Continued development and support to County GIS Consortium members.
- Continued GIS technical software support to IT and GIS staff at Board of Assessment.
- Continued support of County hosted GIS web server connection and interface.
- Continued GIS technical support to Emergency Communication staff.
- Continued technical support for County GIS Web Viewer.
- Continued editing of county-wide data layers using GIS Data Reviewer tool.
- Continued editing procedures on land base parcel annotation features.
- Attended Regional 9-1-1 GIS Statement of Work meeting at Montgomery County Emergency Management.
- Continued setup and administration of our new Portal for ArcGIS application.
- Continued work on conversion of the Health Department Well Head Mapping application to Collector for ArcGIS.
- Continued work on development of web map application to assist Area Agency on Aging (AAA) of their Meals on Wheels to senior citizens in the county.
- Met with Planning Commission senior staff to highlight recent GIS development and applications.
- Attended ESRI webinar on using external services to enrich web mapping.
- Attended ESRI training webinar on using and sharing 3D content.
- Provided GIS Consortium updates to both Perkasie Authority and Warrington Township.

GIS Map Production

- Continued development of Story Maps of county parks and facilities for web deployment.
- Plotted series of maps of Sellersville Business Campus.

GIS Transportation

- Continued development of Region-wide GIS Transportation initiative.

Bucks County Planning Commission
Other Municipal Reviews
October 07, 2015

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Bridgeton Township	3-15-1	Board of Supervisors		Zoning Ordinance Amendment: VR to VC
Hulmeville Borough	16-15-WS1	Borough Council		Act 537 Update
New Britain Borough	25-15-2	Borough Council		Zoning Ordinance Amendment: Height Limitation
Newtown Borough	28-15-2	Borough Council		Zoning Ordinance Amendment: Portable Signs
Richland Township	36-15-ASA1	Board of Supervisors	(36-9-87, -9-88, -29-73-1 & -39-37)	ASA Extension
Tinicum Township	44-15-3	Board of Supervisors		Zoning Ordinance Amendment: Groundwater Withdrawal
Upper Makefield Township	47-15-WS1R	Board of Supervisors		Act 537 Update

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

October 7, 2015
BCPC #3-15-1

MEMORANDUM

TO: Bridgeton Township Board of Supervisors
Bridgeton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Townhouse Use
Applicant: Board of Supervisors
Received: September 10, 2015
Hearing Date: October 8, 2015

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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on October 7, 2015.

GENERAL INFORMATION

Proposed Action: Amend Section 306 of the Bridgeton Township Zoning Ordinance to remove Townhouse Use as a use permitted by conditional use in the VR Village Residential District and to permit Townhouse Use by conditional use in the VC Village Center District with approved central sewer and water service.

Existing Zoning Provisions: Townhouse use is currently permitted in the VR District by conditional use with approved central sewer and water service. In the VC District, the same residential uses shall be permitted as permitted in the VR District.

COMMENTS

We recommend that the township adopt the amendment as submitted since it appears to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code.

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.

REM:dc

cc: David M. Shafkowitz. Esq., Shafkowitz Law Group, PC, Township Solicitor
C. Robert Wynn, P.E., C. Robert Wynn Associates, Inc., Township Engineer

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October 7, 2015
BCPC #16-15-WS1

MEMORANDUM

TO: Hulmeville Borough Council
Hulmeville Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for an Update to the Official Act 537 Sewage Facilities Plan
Applicant: Hulmeville Municipal Authority and Hulmeville Borough
Received: August 31, 2015
Hearing Date: Not set

In accordance with the provisions of the Pennsylvania Sewage Facilities Planning Act (Act 537) and Section 304 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at its meeting on October 7, 2015.

GENERAL INFORMATION

Proposed Action: Update the Act 537 Sewage Facilities Plan in accordance with the Pennsylvania Department of Environmental Protection's (DEP) request to address infiltration/inflow (I & I) issues in the Neshaminy Interceptor owned by the Bucks County Water and Sewer Authority (BCWSA).

Proposed Provisions: The plan update evaluates the future wastewater management needs of the Borough and places an emphasis on efforts to reduce the amount of I & I into the sanitary sewer lines and to the Neshaminy Interceptor. The purpose of this effort is to identify areas that are contributing to the hydraulic overload that occurs during periods of exceptionally wet weather and storm-related events.

Alternatives to reduce the amount of I & I are dependent on the outcome of new meter reading stations. Additional alternatives include education, voluntary inspection, and disconnection of sump pumps and gutter connections into the sewer system, as well as, inspection of sewer laterals. Capping, covering, or elevating of sewer lateral vents and selected manhole inserts will also be evaluated predicated on previous work performed along Water Street. Other nonstructural planning alternatives to be considered include revision or update to municipal ordinances and other measures deemed necessary to reduce I &I.

COMMENTS

Attached is the County planning agency Component 4B. We note that the update of Hulmeville Borough's Act 537 Sewage Facilities Plan is consistent with policies outlined in the *Bucks County Comprehensive Plan* (2011) and its official Act 537 Plan—The *Bucks County, Pennsylvania Sewerage Facilities Plan* (1970). The 1970 plan indicates that the Hulmeville is in an area served by public sewer facilities, and the update provides useful alternative planning tools to help address the I & I issues for the Neshaminy Interceptor.

We recommend that the Municipal Authority and Council reconsider the violation penalties provided for the voluntary inspection programs. Although the provision indicates a service charge "may" be imposed for any violation not corrected within three months, it could serve as a disincentive for property owners to willingly volunteer and cooperate in any of the programs. We suggest that remediation be provided through effective education and appropriate neighborly follow-up.

After the plan is approved by the DEP, we request that the Borough send our office a final copy of the Act 537 plan update for our files.

CIG:dc
Attachment

cc: Hulmeville Municipal Authority
Max E. Stoner, P.E.
Thomas E. Wheeler, Council President (via email)
Bucks County Water and Sewer Authority
Robert DeBias, Esq., Municipal Solicitor
Genevie Kostick, BCHD
Elizabeth Mahoney, PaDEP

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	
BCPC #	16-15-WS1

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Hulmeville Borough Act 537 Plan Update

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

1. Date plan received by county planning agency. August 31, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name Bucks County Planning Commission
3. Date review completed by agency October 7, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	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 Act 537 Official Sewage Facilities Plan? If no, describe inconsistency It is an update to the Act 537 Plan
☐	☒	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. N/A If no, describe the inconsistencies
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☐	☒	If yes, will this project plan require the implementation of storm water management measures?

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

Name: Cathy Gauthier

Title: Planner Signature: Cathy Gauthier

Date: 10/7/15

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

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

Telephone Number: 215 345-3400

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

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

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

October 7, 2015
BCPC #25-15-2

MEMORANDUM

TO: New Britain Borough Council
New Britain Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Building Height
Applicant: New Britain Borough Council
Received: September 4, 2015
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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on October 7, 2015.

GENERAL INFORMATION

Proposed Action: Amend Section 450-32 Height of the zoning ordinance by deleting the first sentence of the Section and adding the new sentence: "No building shall exceed a height of thirty-five (35) feet, except as provided in the following and except as provided in other provisions of this zoning ordinance."

COMMENTS

We recommend that the borough officials consider the following issue during its review of the proposal:

- **Building height implications**—The proposed ordinance establishes the maximum height for all buildings at 35 feet. Existing Section 450-32 A and B address other structures such as steeples, belfries, cupolas, monuments, flagpoles, and telecommunication facilities. We note that the 35-foot maximum building height applies to all buildings within all zoning districts throughout the borough, including commercial and industrial zones. Borough officials may wish determine if this standard is appropriate in certain contexts or development types, considering the definition of building height. Section 450-6 of the zoning ordinance defines Building Height as "a vertical distance measured from the elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck

lines of mansard roofs, and to the mean height between eaves and ridge for gable, hip, and gambrel roofs."

Within a residential development, the proposed 35-foot maximum height may be appropriate with structures containing a gabled roof and 8 to 10-foot stories. Depending upon the height of the gabled roof and the corresponding median roof height, a maximum 3-story building would be possible. However, for other contexts, such as commercial or industrial uses, a 3-story building may not be allowed. For instance, for a mixed-use building, with retail on the first floor and residential/office above, this requirement may be restrictive. A standard in the retail industry is providing higher ceilings (e.g., 12 to 14 feet) for retail located on the ground floor, to enhance the visual appeal and aesthetics, and subsequent floors are slightly lower (e.g., 11 to 12 feet). Given this example, a 3-story building with a gabled roof, would need to be 40 to 45 feet in height. Industrial buildings may need greater height depending the type of mechanical systems required as part of their operations.

If borough officials are content with 2-story buildings with a gabled roof or 3-story buildings with a flat roof for commercial buildings or industrial buildings that allow for only certain operations, then the proposed 35-foot maximum building height may be sufficient. Otherwise, increasing the maximum building height (as discussed above) for other contexts or development types may be appropriate.

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

MMW:dc

cc: Michael Savona, Borough Solicitor
Robin Trymbiski, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

October 7, 2015
BCPC #28-15-2

MEMORANDUM

TO: Newtown Borough Council
Newtown Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Portable Signs
Applicant: Borough Council
Received: August 13, 2015
Last Revised: August 18, 2015
Hearing Date: October 13, 2015

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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on October 7, 2015.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance's sign regulations to permit and provide standards for portable signs, and to update requirements for flags and banners.

Proposed Zoning Provisions: Section 705 Temporary Signs Requiring a Permit is revised to add a new subsection 2—Portable Signs, including requirements pertaining to applicability, time of use and placement, and design and management. Portable signs subject to the requirements of this subsection are businesses with individual first floor storefronts in the Town Center (TC), Village Conservation (V-1), Village Gateway (V-2), and Business Gateway (B-1) Districts. A single business shall be permitted use of one portable sign. Businesses on the first floor or above each other sharing the same storefront and public entrance may share the portable sign. Banners recognizing a business shall not exceed 8 feet in length and 4 feet in height (or exceed the frontage of the store), and shall not be displayed for longer than 30 days.

COMMENT

Prior to the borough taking action on the proposed amendment, we recommend that the borough solicitor evaluate whether changes should be made to the proposed sign requirements based on the Supreme Court's recent ruling on *Reed v. Town of Gilbert*, which stated that sign regulations cannot have content-based distinctions.

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

MW:dc

cc: William J. Bolla, Esq., McNamara, Bolla & Panzer, Borough Solicitor
Mario Canales, P.E., Pickering, Corts & Summerson, Borough Engineer
Marcia Scull, Borough Secretary (via email)
Jo-Anne Brown, Zoning Officer (via email)

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Executive Director

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October 7, 2015
BCPC #36-15-ASA1

MEMORANDUM

TO: Richland Township Board of Supervisors
Richland Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Request for additions to the Agricultural Security Area
TMPs #36-9-87; 36-9-88; 36-29-73-1; 36-39-37
Received: September 28, 2015
Hearing Date: Not indicated

In accordance with the provisions of Act 43 of 1981, the Agricultural Security Act as amended, this proposal was sent to the Bucks County Planning Commission for review. The review that follows was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on October 7, 2015.

GENERAL INFORMATION

Requested Action—Add the following tax parcels to the Agricultural Security Area in Richland Township:

Landowner:	Bradley Gruver
Tax Map Parcel:	36-9-87 and 36-9-88
Location:	230 Gross Road
Size of tract:	37.68 acres and 0.2984
Zoning:	Rural Agriculture
Comprehensive Plan:	Resource Protection
Soil Classes:	2w, 3w, 4w, 7s

Landowner:	James J. Casey Jr. and Eileen Casey
Tax Map Parcels:	36-29-73-1
Location:	199 Union Road
Size of tract:	20.5 acres
Zoning:	Rural Agriculture
Comprehensive Plan:	Resource Protection
Soil Classes:	3w, 4w

Landowner:	Walter and Martha Herrmann
Tax Map Parcels:	36-39-37
Location:	275 Rich Hill Road
Size of tract:	78.9 acres
Zoning:	Rural Agriculture
Comprehensive Plan:	Resource Protection
Soil Classes:	2e, 2w, 3e, 3w, 4w, 7s

COMMENTS

We recommend that the four parcels totaling 137.3784 acres be considered for inclusion in the Agricultural Security Area (ASA) in Richland Township. Based upon the U.S. Department of Agriculture, Natural Resources Conservation Services land capability classification, each of these parcels contains at least 50 percent of land composed of Class 1 through Class 4 soils.[1] It also appears, based upon a 2010 aerial photograph, that all of these parcels consist primarily of active farmland. TMP #36-9-88 is smaller than 10 acres; however, a portion of it is actively farmed and it is contiguous with the larger, actively farmed TMP #36-9-87.

Goal 1 of the *Richland Township Comprehensive Plan Update* (2009) is: "Preserve and maintain Richland Township's rural character." One of the objectives listed under this goal is: "Conserve Richland Township's unique identity and character by protecting agricultural land and uses. According to the future land use plan in the comprehensive plan, all of the parcels in the proposed ASA addition are in the Resource Protection Area and located outside the Year 2020 Primary Development Area, the area designated to handle development within that time period.

All of the parcels and acreage are zoned RA Rural Agriculture, a district intended to provide standards for low-density development in rural areas that are currently provided with utilities and permit residential uses on large lots or clustered with large areas of open space. The Township's 2009 *Open Space Plan* Update shows the three large parcels as potential Agricultural Security Area parcels.

Therefore, the inclusion of the subject parcels into the Richland Township ASA is consistent with Township's comprehensive plan, zoning ordinance, and open space plan.

We would appreciate being notified of the Board of Supervisors' decision regarding this matter.

TAK:dc

cc: B. Lincoln Treadwell, Township Solicitor
Bradley Gruver
James J. Casey Jr. and Eileen Casey
Walter and Martha Herrmann
Stephen Sechriest, Township Manager (via email)
Richard B. Harvey, Director, Bucks County Agricultural Land Preservation Program

[1] A system of grouping soils primarily on the basis of their capability to produce common cultivated crops and pasture plants without deteriorating over a long period of time.

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

October 7, 2015
BCPC #44-15-3

MEMORANDUM

TO: Tinicum Township Board of Supervisors
Tinicum Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Groundwater Withdrawal
Applicant: Board of Supervisors
Received: September 8, 2015
Hearing Date: Not known

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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on October 7, 2015.

GENERAL INFORMATION

Proposed Action: Amend the Zoning Ordinance by adding a new Section 809 that will regulate groundwater withdrawal within the Township to ensure the availability of reliable, safe, and adequate water supplies to support permitted land uses without causing detrimental impacts to other users by establishing the standards for the hydrogeological evaluations to be conducted prior to drilling new wells or altering existing wells.

Included with the proposal is a proposed resolution which will result in a stand-alone ordinance establishing the procedures for performing the hydrogeological studies required by the proposed new Section 809.

COMMENTS

We commend township officials for addressing the further protection of quantity and quality of water resources and the health, safety, and welfare of township residents. Township officials may wish to consider the following comments in their review of this proposal:

1. **Reference to drought conditions**—Section 809.01 Intent has a parenthetical reference to the Tinicum Township Planning Commission wanting to reference drought conditions. It should be determined if additional clarification is required and where this new section should be placed. We note that the following reference from the proposed stand-alone resolution

should be paraphrased and included within the Intent section of the subject proposed ordinance:

> To account for drought and ensure sufficient water quantity and quality is available for human consumption without causing adverse impacts to downgradient users, natural resources, and baseflow.

2. **Reference to Attachment B**—We recommend referencing Attachment B Nitrate Analysis Report Sections A and B: Nitrogen Dilution Model (NDM) and Appendix E Source Water Assessment & Protection Program (SWAPP) PA 383-5000-001 March 24, 2000 from existing stand-alone Ordinance 123 (Water Development Ordinance) in the proposed Resolution.

3. **Editorial changes to be made to the ordinance**—The following sections contain minor editorial changes or require further information:

   a. Page 9, Section 809.05.

      Responsibility for Adverse Effects to Nearby Wells: The Applicant seeking approval of a permit for a well for a land development which is greater than _____ (a "large land development) or a subdivision shall be responsible for any adverse effect caused by the Applicant's well(s) to any residential domestic water supply well.
      The township should ensure that a minimum size for a "large land development" is specified.

   b. Page 10, Section 809.05 Financial Security should read as follows to reference Section 809.06 versus just Section 6:
      Existing prior to the issuance of a well drilling permit: and shall establish financial security with the Township pursuant to Section 809.06 of this Ordinance.

   c. Page 10, Section 809.06.B Financial Security:

      An Applicant seeking approval of a permit for a well related to a minor subdivision or small land development of less than _____ (a "small land development") shall not be required to post financial security to ensure well loss protection to surrounding wells. However, minor subdivisions and small land developments shall be responsible for remedying adverse effects to property owners if such adverse effects are established. In addition, Applicant shall be responsible for any additional expense including legal, engineering and administrative costs, which are incurred in providing a remedy for the adverse effect.

      The township should ensure that a maximum size for a "small land development" is specified.

   d. Page 10, Section 809.07 Presumption of Responsibility for Adverse Effect:

      A paragraph space should be added between Section 809.06B and Section 809.07.

e. Page 11, Section 809.12 Return of Applicant's Security:

A paragraph space should be added between Section 809.11 and Section 809.12.

f. Page 15, Section 809.13.D(9) (Evaluation of Proposed Development):

The word "be" should be added to the first sentence "A septic system loading analysis completed in accordance with the procedures detailed in the Regulations must **be** part…"

4. **Editorial changes to be made to the resolution**—While not part of the subject proposal, we offer the following comments on the stand-alone resolution that we submitted with the subject proposal.

a. Page 14, Section E.16 (Aquifer Testing Procedures):

The word "the" should be added:

Water-level measurements during the pumping phase of the test shall be collected in accordance with **the** following table.

b. Page 25, Section I.9 (Observation Well Requirements):

The Observation Well Requirements for Nonresidential Uses table, the word "well" should be listed as "wells" for the last three (3) categories.

5. **Bucks County Department of Health review**—If not already in progress, we recommend that the proposed amendment should be offered for review by the Bucks County Department of Health.

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.

REM:dc

cc: Stephen Harris, Esq., Harris & Harris
Linda McNeill, Tinicum Township Manager (via email)
Matt Mulhall, Tinicum Township Hydrogeologist
Genevie Kostick, Bucks County Department of Health

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

October 7, 2015
BCPC #47-15-WS1R

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal for a Minor Update to the Official Act 537 Sewage Facilities Plan
Applicant: Board of Supervisors
Received: September 10, 2015

In accordance with the provisions of the Pennsylvania Sewage Facilities Planning Act (Act 537) and sections 304 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at its meeting held on October 7, 2015.

GENERAL INFORMATION

Proposed Action: Update the official Act 537 Sewage Facilities Plan of Upper Makefield Township. Since our initial review of this plan, review dated August 5, 2015, the plan revision has been updated to include the following additional information:

- Copies of completed Sewage Facilities Planning Module Component 4A and all related correspondence with the Upper Makefield Township Planning Commission.
- Copies of completed Sewage Facilities Planning Module Component 4B and all related correspondence with the Bucks County Planning Commission.
- Copies of completed Sewage Facilities Planning Module Component 4C and all related correspondence with the Bucks County Health Department.
- Text of the public notice which was scheduled to be published during the week of September 6, 2015.

COMMENTS

As there are no substantive changes versus our prior review dated August 5, 2015, there are no additional comments.

If the municipality approves the Minor Act 537 update revision, the completed (signed) resolution and required supporting data should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management Planning, PaDEP, 2 East Main Street, Norristown, PA 19401

PWG:dc
cc: Genevie Kostick, Bucks County Health Department
Elizabeth Mahoney, PA DEP
David Nyman, Interim Township Manager (via email)
Act 537 file

Bucks County Planning Commission
Subdivision and Land Development Reviews

August 24, 2015 to September 25, 2015

Municipality	BCPC Number	Tax Parcel Numbers	Applicant	Submission Level	Proposal
Bensalem Township	12111	(2-61-184)	Oak Ridge Investments	P	2 Single-family Lots
Bensalem Township	9413-A	(2-1-55 & -33-111)	Faith Unity Islamic Center	P	2 Institutional Lots
Bensalem Township	9413-B	(2-1-55 & -33-111)	Faith Unity Islamic Center	P	Institutional Land Development: 20,036 Square-feet
Bensalem Township	12106	(2-79-7)	Bound	P	Industrial Land Development: 10,980 Square-feet
Bristol Borough	7092-L	(4-4-2-1)	Autozone Store # 6435	P	Commercial Land Development: 6,816 Square-feet
Falls Township	12119	(13-4-608, -609, -612, -616 & -617)	Car Wash	P	Commercial Land Development: 8,220 Square-feet
Hilltown Township	12112	(15-29-126 & -127)	May	P	Lot Line Change
Hulmeville Borough	12110	(16-5-52)	KKL Property	P	Industrial Land Development: 6,000 Square-feet
Langhorne Borough	12114	(18-1-17.1 & -14)	Seifert	P	Lot Line Change
Lower Southampton Township	12087-A	(21-16-70)	616 Avenue A	P	2 Single-family Lots

Bucks County Planning Commission
Subdivision and Land Development Reviews

August 24, 2015 to September 25, 2015

Municipality	BCPC Number	Tax Parcel Numbers	Applicant	Submission Level	Proposal
Lower Southampton Township	12118	(21-14-48)	St. George Georgian Orthodox Church	P	Institutional Land Development: 4,371 Square-feet
Milford Township	6494-N	(23-2-150-2)	Precision Finishing	S	Industrial Land Development: 70,000 Square-feet
New Hope Borough	11925-A	(27-10-75, -80 & -81)	18-20 W. Mechanic Street	RP	3 Attached units 2 Semi-detached Units Commercial Land Development: 1,901 Square-feet Lot Line Changes
New Hope Borough	10436-D	(27-10-142)	Bucks County Playhouse Inn	P	Commercial Land Development: 1,477 Square-feet
Newtown Township	7957-E	(29-10-137, -139 & -140)	Newtown Athletic Club	P	Commercial Land Development: 39,479 Square-feet
Northampton Township	6224-C	(31-15-20)	Montague	P	2 Single-family Lots
Northampton Township	12107	(31-5-45)	Russell Tract	P	5 Single-family Lots
Perkasie Borough	10627	(33-10-145)	Moulton Builders	P	56 Attached Units
Plumstead Township	12120	(34-11-22)	Gayman	P	2 Single-family Lots
Quakertown Borough	10911-B	(35-9-15)	Independent Living Community	P	6 Semi-detached Units 16 Multifamily Units

Bucks County Planning Commission
Subdivision and Land Development Reviews

August 24, 2015 to September 25, 2015

Municipality	BCPC Number	Tax Parcel Numbers	Applicant	Submission Level	Proposal
Richland Township	12040	(36-38-31-1)	Dunkin Donuts	RF	Commercial Land Development: 4,000 Square-feet
Richland Township	12109	(36-17-1)	Bank of America	P	Commercial Land Development: 34 Square-feet
Upper Makefield Township	12122	(47-4-72-13, -73-2 & -73-3)	Brownsburg West Land Partners	F	Lot Line Change
Warminster Township	12005	(49-9-80-2, -1-2A & -1-2B)	620 Jacksonville Associates	P	Commercial Land Development: 18,940 Square feet
Warminster Township	12113	(49-22-12-1)	Swim Club Redevelopment	P	6 Single-family Lots
Warminster Township	12116	(49-37-283)	Hart School Redevelopment	P	35 Single-family Lots
Warminster Township	5493-F	(49-16-1-3)	Police & Fire Federal Credit Union	P	Commercial Land Development: 4,942 Square-feet
Warrington Township	12108	(50-27-23-1, -23-2, -25 & -31)	R. H. H. Properties	P	43 Multifamily Units
Warrington Township	5641-D	(50-4-71-1 & -71-2)	Cardamore	P	2 Single-family Lots
West Rockhill Township	12115	(52-17-72)	A&T Subaru	S	Commercial Land Development: 9,817 Square-feet

BUCKS COUNTY PLANNING COMMISSION

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David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 15, 2015
BCPC #12111

MEMORANDUM

TO: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Minor Subdivision for Oak Ridge Investments
TMP #2-61-184
Applicant: Oak Ridge Investments
Owner: Same
Plan Dated: August 5, 2015
Date Received: August 17, 2015

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

GENERAL INFORMATION

Proposal: Subdivide a 14,249.89-square-foot parcel into two single-family detached lots of 7,124.945 square feet each. Public water and sewerage will serve the site.

Location: Along the north side of Hopkins Avenue (paper street), 150 feet east of its intersection with Williams Street.

Zoning: R-2 Residential District permits single-family detached dwellings on a minimum lot size of 7,500 square feet with a minimum lot width of 75 feet. The Bensalem Township Zoning Hearing Board granted the following variances from the zoning ordinance at a meeting held on June 4, 2015:

Section 232-167(a)	to permit lots containing a lot area of 7,124.945 square feet instead of the required lot area of 7,500 square feet.
Section 232-16(g)	to permit a density of 6.11 dwelling units per acre instead of the required 5.81 dwelling units per acre.

Present Use: Vacant.

COMMENTS

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

Traffic Impact Study

Section 201-104(b)(1)	which requires a 50-foot wide right-of-way and a 28-32-foot wide cartway on Hopkins Avenue. The applicant is proposing a 12-foot wide paved shared driveway to access two proposed lots. The adjacent lots have access off of Williams Avenue and Clovernook Avenue.
Section 201-110	which requires curbs along Hopkins Avenue. There are no existing curbs in the general vicinity of the property.
Section 201-111	which requires sidewalks along Hopkins Avenue. There are no existing sidewalks in the general vicinity of this property.

The final plan should note all granted waivers.

2. **Street frontage**—The lots do not front an improved street. Section 232-167(b) of the zoning ordinance requires each lot to have a minimum street frontage and average width of not less than 75 feet.

3. **Paper street**—The applicant is proposing a driveway within the right-of-way of Hopkins Avenue and applying for a waiver from the street improvement standards of Section 201-104(b)(1) of the subdivision and land development ordinance. We note that this area of the township has several paper streets with adjacent vacant parcels. We suggest the township review its policies for unimproved and paper streets so that future development in this area is consistent with both ordinance requirements and sound planning practice, as well as providing clear ownership of parcels and rights-of-way.

   According to the plan, there is an existing driveway and two existing sheds and a fence that are to be removed or relocated, which are apparently being used by the property owner of TMP #2-61-183.

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 for Subdivision must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, public 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 Bucks County Planning Commission 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.

MAR:dc

cc: Oak Ridge Investments
Larry P. Young, Tri-State Engineers & Land Surveyors, Inc.
Loretta Alston, Bensalem Township Department of Building and Planning
Ron Gans, Municipal Engineer, O'Donnell & Naccarato
William Cmorey, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

August 31, 2015
BCPC #9413-A

MEMORANDUM

TO: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Minor Subdivision for Faith Unity, Inc.
TMP #2-1-55; 2-33-111
Applicant: Faith Unity, Inc.
Owner: Roslyn Acquisition, LP
Plan Dated: July 30, 2015
Date Received: August 5, 2015

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

GENERAL INFORMATION

Proposal: Consolidate TMP #2-33-11 and TMP #2-1-55 totaling 75.22 acres and subdivide into two institutional lots, consisting of 69.01 (Lot 1) and 6.21 acres (Lot 2). The site is served by public water and sewage disposal systems.

Location: At the northwest corner of Richlieu and Galloway roads.

Zoning: IN Institutional District permits religious institutions on a minimum lot area of 4 acres and minimum lot width of 300 feet. The following variance from the zoning ordinance was granted by the Bensalem Township Zoning Hearing Board at a meeting on April 23, 2015:

- 232-57(1)b, to permit 21 percent preservation of existing woodlands, which is less than the 50 percent preservation required by ordinance.

Present use: Cemetery and vacant.

COMMENTS

1. **Sidewalks and curbs**—Sections 201-110(a) and 201-111(a) of the subdivision and land development ordinance require curbs and sidewalks along all streets.

2. **Street trees**—The plan does not indicate street trees. Section 201-106(c)(1) of the subdivision and land development ordinance requires that within any land development or subdivision, street trees shall be planted along all streets where suitable street trees do not exist.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, public 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 Bucks County Planning Commission 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.

MAR:dc

cc: Faith Unity, Inc.
Stanton Kelton, Attorney
Cornerstone Consulting Engineers & Architectural, Inc.
Ron Gans, Municipal Engineer, O'Donnell & Naccarato
Loretta Alston, Bensalem Dept. of Building and Planning
William Cmorey, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 16, 2015
BCPC #9413-B

MEMORANDUM

TO: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Faith Unity Islamic Center
TMP #2-1-55; 2-33-111
Applicant: Faith Unity, Inc.
Owner: Roslyn Acquisition, LP
Plan Dated: July 30, 2015
Date Received: August 20, 2015

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

GENERAL INFORMATION

Proposal: Construct a 17,836-square-foot masjid, 1,700-square foot residence, and 500-square-foot shed (20,036 square feet total) on a 6.21-acre site. A 4,000-square-foot tot lot and 25,000-square-foot playing field are also proposed. The site is served by public water and sewage disposal systems. This proposal is being reviewed under the assumption that the prior lot consolidation and subdivision of TMP #2-1-55 and 2-33-111 (BCPC #9413-A) has been approved.

Location: At the northwest corner of Richlieu and Galloway roads.

Zoning: IN Institutional District permits religious institutions (including one dwelling building) on a minimum lot area of 4 acres and minimum lot width of 300 feet. The following variance from the zoning ordinance was granted by the Bensalem Township Zoning Hearing Board at a meeting on April 23, 2015:

Section 232-57(1)b — to permit 21 percent preservation of existing woodlands, which is less than the 50 percent preservation required by ordinance.

Present use: Cemetery and vacant.

COMMENTS

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

Section 201-104(b)	a partial waiver from the requirement to provide curbs and sidewalks along the frontage of Richlieu Road along proposed Lot 2.
Section 201-104(b)	a waiver from the requirement to provide curbs and sidewalks along the frontage of Richlieu Road along the remainder of existing Lot 1.
Section 201-110	to waive the requirement to provide curb along the frontage of Richlieu Road along the frontage of Lot 1 and a partial waiver along the frontage of Lot 2.
Section 201-111	to waive the requirement to provide sidewalks along the frontage Richlieu Road along the frontage of Lot 1 and a partial waiver along the frontage of Lot 2.
Section 201-106(a)(2)a.4	to allow greater than the maximum allowable slope within detention areas.

The applicant also is requesting a waiver of the following Bensalem Township Stormwater Management Ordinance requirements:

Section 196-61(b)(1)	a waiver from the requirement to allow the use of HDPE pipe instead of the required RCP and to allow a piper diameter of 12 inches, which is less than the required minimum diameter of 18 inches.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must 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. **Galloway Road frontage**—The parcel appears to have a small amount of frontage along Galloway Road, which would require the proposed masjid to have a front yard setback of 80 feet (Section 232-357(3)a of the zoning ordinance). The township should determine whether the proposed building must meet this requirement.

3. **Planting strip**—The building does not show the required planting strip. Section 201-112(d) of the subdivision and land development requires a planting strip with an average width of 10 feet and minimum width of 7 feet between the edge of the parking area and the outside wall of the nearest building.

4. **Landscape plan**

   a. **Invasive species**—The Landscape Plan (Sheet 12) proposes *Pyrus calleryana* 'Chanticleer' (callery pear) trees and *Spiraea japonica* 'Little Princess' (spiraea) shrubs. *Pyrus calleryana* and *Spiraea japonica* have been classified as invasive exotic plants in Pennsylvania by the

Department of Conservation and Natural Resources (DCNR). **www.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm**. Therefore, we recommend that the plan be revised to provide appropriate tree and shrub substitutions from the township's plant list. For most of the invasive exotic species listed on DCNR's website, native alternatives can be found by clicking on 'Fact Sheet.'

b. **Plant recommendations**—The plan proposes four *Liriodendron tulipifera* (tulip tree) along the parking lot row near Richlieu Road. We do not recommend that this tree be used in such a location because it becomes very large at maturity and subject to wind throw (blowing over in a storm) unless planted in groupings or a woodland area.

In addition, seven proposed *Liquidambar styraciflua* (sweetgum) trees are proposed near the eastern side of the new building and Bioretention Area 4. This species produces an abundance of hard, spiked fruit that can be a nuisance. We recommend specifying the fruitless cultivar, 'Rotundiloba', to avoid or minimize maintenance issues in the future as the trees mature.

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 for Land Development must be submitted for this land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, public 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 Bucks County Planning Commission 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.

MAR:dc

cc: Faith Unity, Inc.
Stanton Kelton, Attny.
Cornerstone Consulting Engineers & Architectural, Inc.
Ron Gans, O'Donnell & Naccarato, Municipal Engineer
Loretta Alston, Bensalem Dept. of Building and Planning
William Cmorey, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

August 26, 2015
BCPC #12106

MEMORANDUM

TO: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Joseph Bound
TMP #2-79-7
Applicant: Joseph Bound
Owner: Bucks County Economic Development Corporation
Plan Dated: July 24, 2015
Date Received: August 7, 2015

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

GENERAL INFORMATION

Proposal: Construct a 10,980-square-foot addition to an existing 79,154-square-foot warehouse on a 6.23-acre site. The site is served by public water and sewerage.

Location: East of the intersection of Dunks Ferry Road and Filbert Lane.

Zoning: G-I General Industrial District permits warehouse and storage uses on a minimum lot area of 5 acres with a minimum lot width of 250 feet. The Bensalem Township Zoning Hearing Board granted a variance on July 8, 2015, that will provide relief from the following sections of the zoning ordinance:

- 232-543(2), to permit a building coverage of 33.2 percent, which is less than the required 25 percent of the net lot area.
- 232-543(3), to permit a side yard of 47.2 feet, which is less than the required 50 feet.

Present use: Warehouse.

COMMENTS

1. **Sidewalks**—The plan does not propose any sidewalks along Dunks Ferry Road. Section 201-111(a) of the subdivision and land development ordinance requires sidewalks along all streets.

2. **Street trees**—The plan does not indicate street trees along Dunks Ferry Road. Section 201-106(c)(1) of the subdivision and land development ordinance requires that within any land development or subdivision, street trees shall be planted along all streets where suitable street trees do not exist.
3. **Shade trees**—The plan does not indicate compliance with Section 106(b)(10) of the subdivision and land development ordinance, which requires ten trees per acre of gross site area plus one tree for every five parking spaces.

4. **Stormwater management report**—The plan submission has not included a stormwater management report as required by Section 196-64 of the Bensalem Township Stormwater Management Ordinance.

5. **Plan information**—Section 201-106(c)(9) of the subdivision and land development ordinance requires that a landscape plan be submitted for all land developments.

   Section 201-112(o) of the subdivision and land development ordinance requires the applicant to provide a lighting plan with isolumin footprints for each light fixture to demonstrate compliance with this section of the ordinance.

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

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, public 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 Bucks County Planning Commission 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.

MAR:dc

cc: Joseph Bound
Bucks County Economic Development Corporation
Nicholas T. Rose, P.E., ProTract Engineering, Inc.
Thomas R. Hecker, Esquire
Ron Gans, Municipal Engineer, O'Donnell & Naccarato
Loretta Alston, Bensalem Dept. of Building and Planning
William Cmorey, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

September 18, 2015
BCPC #7092-L

MEMORANDUM

TO: Bristol Borough Council
Bristol Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for AutoZone
TMP #4-4-1-2
Applicant: AutoZone Development, LLC
Owner: KRT Property Holdings, Inc.
Plan Dated: August 1, 2015
Date Received: August 25, 2015

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

GENERAL INFORMATION

Proposal: Construct a 6,816-square-foot retail building on a 1.33-acre site. The site will be served by public water and sewerage.

Location: The northeast corner of the intersection of Bristol Pike (US Route 13) and Commerce Circle.

Zoning: HC-1 Highway Commercial West District permits a variety of institutional, office, and retail uses including Use BB.1 General Merchandise Store with a minimum lot size of 5,000 square feet.

Present Use: Vacant.

COMMENTS

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

Section 22-404.A.(1)	Drafting standards
Section 22-404.B.(2).(b)	Existing features
Section 22-523.5.C.(1&2)	Buffer requirements
Section 22-524.4.G	Lighting

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary.

2. **Off-site illumination**—The photometric lighting plan (Sheet PH 1.0) indicates that off-site illumination from the proposed development will exceed the maximum footcandle level as required by Section 27-511.1.B of the zoning ordinance. The applicant has requested a waiver of this Section of the zoning ordinance. A variance would be the appropriate manner to modify the zoning ordinance. If the applicant seeks a variance from the zoning ordinance the borough planning commission should not make a recommendation to the governing body until the resolution of the request for variances is received from the Zoning Hearing Board.

3. **Height of lighting fixtures**—Sheet C.1A indicates that the light poles will be 25 feet in height. Section 511.2.C of the zoning ordinance and Section 22-524.4.D of the subdivision and land development ordinance allow a maximum height of 15 feet for free-standing light fixtures or 20 feet for LED fixtures. The applicant has requested a waiver of the subdivision and land development ordinance requirements of Section 22-524.4.D for the maximum permitted height of a free-standing light fixture. A variance would be needed to modify the requirements of Section 511.2.C of the zoning ordinance to allow for a free-standing light fixture greater than 15 feet in height.

   If the applicant seeks a variance the borough planning commission should not make a recommendation to the governing body until the resolution of the request for variances is received from the Zoning Hearing Board.

4. **Architecture**—Section 22-404.D of the subdivision and land development ordinance requires that preliminary architectural sketches or architectural renderings of the exterior of the proposed land development shall be submitted with the preliminary plans. We recommend that the applicant provide these drawings so that borough officials can insure that the plan and design are harmonious with the character of architecture within Bristol Borough in accordance with Sections 22-404.D.1 and 22-404.D.2.

5. **Transportation impact study**—Section 22-526 of the subdivision and land development ordinance requires that a transportation impact study be prepared for any land development anticipated to generate more than 100 or more trips per day. The Institute of Transportation Engineers (ITE) *Trip Generation Manual*, indicates that more than 100 trips per day would be generated by a retail building of the size proposed. The transportation impact study should be submitted to the Borough Planning Commission and Bucks County Planning Commission at the time of preliminary plan application in accordance with Section 22-526.5 of the subdivision and land development ordinance.

6. **Invasive exotic plant**—The plant list on Sheet L.1.0 proposes the use of *Spiraea japonica* 'Shirobana' (Shirobana Japanese spiraea). *Spiraea japonica* has been classified as an invasive exotic plant in Pennsylvania by the Department of Conservation and Natural Resources (DCNR). **www.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm.** Therefore, we recommend that the plan be revised to provide an appropriate shrub substitution from the borough's plant list.

7. **Trash collection station**—There is a potential conflict for vehicles entering the site and the proposed area for trash collection at the rear of the building. Service vehicles would back into the travel lanes of vehicles entering the parking area. We recommend that the applicant consider whether there is a more appropriate place for the collection of trash.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, 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:dc

cc: AutoZone Development, LLC
McIlvried, DiDiano, & Mox, LLC
Kurt M. Schroeder, P.E., Borough Engineer
James Dillon, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

September 25, 2015
BCPC #12119

MEMORANDUM

TO: Falls Township Board of Supervisors
Falls Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Car Wash
TMP #13-4-608, 13-4-609, 13-4-612, 13-4-616, 13-4-617
Applicant: 115 Lincoln Hwy, LLC
Owner: Paul and Donna Burns
Plan Dated: August 14, 2015
Date Received: September 15, 2015

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

GENERAL INFORMATION

Proposal: Construct a 5,760-square-foot car wash on a 2.5-acre site. The proposal will also include two vacuum areas totaling approximately 2,460 square feet that will have canopies over them. Public water and sewer serve the site.

Location: The north side of Lincoln Highway (Rt. 1), approximately 460 feet west of North Oxford Valley Road.

Zoning: The HC, Highway Commercial District permits a variety of commercial space uses, including car wash by conditional use, on a lot of at least 40,000 square feet, with a maximum impervious surface ratio of 70 percent.

According to the plan, the following variances were granted by the Falls Township Zoning Hearing Board on August 11, 2015:

Section 209-Table 4	to permit a front yard of 58 feet for the building and 10 feet for the canopy, in lieu of 100 feet otherwise required.
Section 209-23.G	to not require the 200-foot special front yard setback along US Business Route 1.

Section 209-23.H.2	to permit parking to be located 10 feet from the street line and drive aisles 5 feet from the side property line, in lieu of the 30 feet otherwise required.
Section 209-38.1.F.2	to not require a 20-foot buffer yard.
Section 209-42E	to permit the width of the driveway opening to be 36 feet, in lieu of the 30 feet otherwise required.
Section 209-42.H.19	to permit 2 access lanes, in lieu of 3, with 40 total stacking spaces.
Section 209-43.1.C.3 & 4	to permit a driveway width greater than 20 feet and to permit the opening to be less than 2 feet from the property line.

Present Use: Commercial

COMMENTS

1. **Conditional use**—Car washes are permitted in the HC District by conditional use, according to Section 209-23.D(3) of the zoning ordinance. The applicant must obtain conditional use approval from the Board of Supervisors prior to plan approval.

2. **Waivers requested**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:

Section 191-8	to allow preliminary/final plan approval.
Section 191-31.A	to not require sidewalks along Lincoln Highway and curb along Edwards Street.
Section 191-36.D	to permit the driveway to be located 5 feet from the property line, in lieu of the 12 feet otherwise required.
Section 191-37.B	to permit parking to be located within 15 feet of the building and within 12 feet of the property line.
Section 191-44.D	to permit grading within 5 feet of the property line.
Section 191-48	to not require street trees along Edwards Street.
Section 191-52.1.B.2b & C.2	to permit disturbance of the wetlands upon receipt of PADEP General Permit.
Section 191-52.1.B.8 & C.2	to permit greater than 20 percent disturbance to the wetland margin.
Section 191-78.C2	to accept an aerial photography in lieu of a detailed survey.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary.

3. **Landscaping**—All improved portions of the property not occupied by buildings or paving shall be landscaped, according to Section 209-23.H(4)of the zoning ordinance. Township officials should confirm that landscaping is sufficient to meet ordinance standards.

4. **Front facade**—The plan should be revised to include suitable information to show how the proposal will comply with Section 209-23.H(6) of the zoning ordinance, which requires that

all building walls facing any street or residential district shall be suitably finished for aesthetic purposes. We recommend that consideration be given to requiring the proposed dumpster enclosure, including its gates/doors, have the same aesthetic look as the building. As proposed, the enclosure gate/doors will be chain link fabric with black vinyl privacy slats.

5. **Single tunnel car wash**—General Note #21 on sheet 3 of the plan indicates that project is a single tunnel car wash. We recommend that the plan indicate how customers from the three access lanes will be funneled into the single tunnel car wash. Will the proposed kiosks operate to sequence customers into the car wash?

6. **By-pass/escape lane and circulation**—The plan shows no by-pass/escape lane for the car wash. Since the project is designed with one-way circulation and significant stacking area, there may be a need to provide a way to allow motorists to exit without going through the car wash due to emergency or a change of mind about wanting the service. Moreover, it is unclear how employees or service vehicles will park without going through the car wash or going the wrong-way in the one-way driveway. We recommend that Township officials consider requiring a by-pass/escape lane or similar circulation to allow motorists to exit the site without going through the car wash and allow employees and service vehicles to park without doing the same or traveling the wrong way.

7. **Truck turning plan**—Our copy of the plan did not depict a truck turning plan for the car wash. Section 191-50.E.2 of the subdivision and land development ordinance requires efficient access of emergency, maintenance and delivery vehicles.

   Given the location of the proposed dumpster, trash trucks will have to go against the one-way circulation pattern of the exit driveway to access the dumpster. This is not a desirable situation and in our opinion the plan should be revised to eliminate this circulation pattern unless this service is only to take place after-hours of operation and is strictly enforced. We note that exit driveway is gated, possibly making access to the dumpster during after-hours difficult.

8. **Parking requirements**—The parking requirements on Sheet 3 of the plan indicate that required employee parking is based on 1 space per employee. Section 209-42.H(19) of the zoning ordinance, however, only requires one space for every two employees. While the proposed employee parking is sufficient, the plan should be revised to list the appropriate parking requirement.

9. **Off-street loading**—The plan should be revised to indicate where off-street loading will be positioned to ensure compliance with Section 209-23.J and Section 209-42.I of the zoning ordinance, which requires that all properties shall provide for loading and unloading of materials in locations which are removed from streets and highways.

10. **Unobstructed sight distance**—The plan should be revised to show how it will comply with Section 209-43.1.D of the zoning ordinance, which requires that no permit shall be issued for any driveway and no driveway shall be constructed where the sight distance thereon from a point 12 feet from the edge of the cartway of the Township road, upon which the driveway opens, is less than 100 feet in either direction with respect to the view of oncoming traffic on such Township road. We note that Section 191-34.D.1(e) requires a minimum sight distance of 500 feet for commercial driveways intersecting a street measured along the center line of

the intersecting street to a point 15 feet past the edge of the proposed cartway (or curb line projected). Township officials should determine if both requirements should apply.

11. **Sanitary sewer line**—We recommend that the proposed sanitary sewer line be positioned so that it is not within the dripline of the thornless honey locust proposed at the southern end of the proposed row of 10 vacuum spaces so that any potential future maintenance of this line would not disturb the tree.

12. **Planting easement**—The plan should be revised to show a ten-foot-wide planting easement containing the proposed street trees in accordance with Section 191-48.E of the subdivision and land development ordinance.

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

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, 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.

TAK:dc

cc: 115 Lincoln Hwy, LLC
Paul and Donna Burns
Pickering, Corts & Summerson
Jim Sullivan, Township Engineer
Peter Gray, Township Manager (via e-mail)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

August 26, 2015
BCPC #12112

MEMORANDUM

TO: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Lot Line Adjustment—May
TMP #15-29-126
Applicant: Barry L. May
Owner: Dr. Kurt Krusen (Executor of the Estate of Jane F. Garrabrant)
Plan Dated: July 9, 2015
Date Received: August 19, 2015

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

GENERAL INFORMATION

Proposal: Convey Parcel A (1.015 acres) from TMP #15-29-126 to TMP #15-29-127. As a result of the conveyance, TMP #15-29-126 would be 6.707 acres (net) and TMP #15-29-127 would be 4.965 acres (net). Both parcels contain existing single-family detached dwellings. No development is proposed. The site is served by individual on-lot wells and sewage disposal systems.

Location: East side of Dublin Road, approximately 1,000 feet north of Bypass Road.

Zoning: Rural Residential (RR) District which permits single-family detached dwellings on lots of 3-acres when not served by public water.

There are existing nonconformities with respect to the building setbacks on both TMP #15-29-126 and TMP #15-29-127. TMP #15-29-126 is nonconforming with respect to the front yard setback and TMP #15-29-127 is nonconforming with respect to the side yard setback.

Present Use: Residential.

COMMENTS

1. **Proposed property line**—The property line along the eastern side of Parcel "A" should be identified as a "Property Line To Be Deleted" on the plan. Future plan submission should be revised accordingly.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015 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:dc

cc: Barry L. May
Paul R. Cooper, PLS
C. Robert Wynn, Township Engineer
Richard C. Schnaedter, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

August 26, 2015
BCPC #12110

MEMORANDUM

TO: Hulmeville Borough Council
Hulmeville Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for KKL Property Holdings LLC
TMP #16-5-52
Applicant: KISS Electric LLC
Owner: KKL Property Holdings LLC
Plan Dated: May 2, 2014
Last Revised: July 31, 2015
Date Received: August 14, 2015

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 6,000-square-foot building on the rear portion of a 5.96-acre parcel. An electrical contractor use (office and storage) with 16 parking spaces are proposed. Public water and sewerage service is intended.

Location: Eastern side of Main Street (S.R.2064), approximately 1,000 feet south of Ford Avenue.

Zoning: LIC Limited Industrial Conservation District permits Contractor's Services use by conditional use on a minimum lot size of 3 acres with a maximum impervious surface coverage of 25 percent.

The plan notes that conditional use was approved by the Council on September 16, 2014, and variances to wetland buffer, off-street loading dock and/or berths/spaces, side yard setback, and buffer yard provisions were granted by the Zoning Hearing Board on April 1, 2015.

Present Use: Vacant; vegetation, wetlands and floodplain cover much of the site.

COMMENTS

1. **Waivers**—The plan indicates that waivers are requested from the subdivision and land development ordinance provisions regarding the improvement of curbs and sidewalks along

Main Street and the infiltration basin bottom slope requirement. The applicant is required to state the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modifications necessary in accordance with the requirements of Section 512.1(b) of the Pennsylvania Municipalities Code.

2. **Rear yard setback**—Zoning ordinance Section 27-614 states that no building or structure shall be built within the minimum depth from the rear lot line. The LIC District (Section 27-503.3.A) requires a rear yard of 25 feet. The dumpster is proposed within the required rear yard setback. In addition, Section 27-717.12 requires that evergreen shrubs be provided to screen outdoor trash collection stations. No plant material is proposed in this area and therefore the plan should be revised accordingly if determined to be necessary by Council.

3. **Buffer yard and planting plan**—Zoning ordinance Section 27-717 provides buffering regulations for adjoining uses and zoning districts. A variance was granted for the side yard buffer. However, the rear yard of the subject site adjoins a vacant, residentially zoned property (Mobile Home Park) in Middletown Township that is owned by the PA Turnpike Commission. Section 27-717.2 states that a minimum buffer yard of 10 feet is required along a rear yard unless a greater yard width is otherwise indicated, and Subsection 9 provides the required standards for plants in buffer yards. Borough officials should ensure that the plan complies with the minimum buffer and planting standards required by the zoning ordinance.

4. **Sign location**—The proposed illuminated sign will be located within the floodplain and Sheet S-6 indicates some clearing of vegetation in this area for the sign. Borough officials should ensure that in compliance with zoning ordinance Section 701.2.D, no individual trees greater than 15 inch caliper are removed in this area, as well as ensure that the floodplain regulations of Section 27-703 are adhered to.

This review will be included in the Bucks County Planning Commission board materials for its October 7, 2015, public 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 Bucks County Planning Commission 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.

CIG:dc

cc: KISS Electric LLC
JF Hamel Land Surveying
Mario Canales, P.E., Pickering, Corts & Summerson, Borough Engineer
Thomas E. Wheeler, Borough Council President
Middletown Township (adjacent municipality)
William M. Mitchell, Executive Director, Bucks County Department of Parks and Recreation (adjacent lands)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 10, 2015
BCPC #12114

MEMORANDUM

TO: Langhorne Borough Council
Langhorne Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Lot Line Change for Seifert
TMP #18-01-17.01 and #18-1-14
Applicant: K E Seifert Holding Co.
Owner: Kevin E. Seifert
Plan Dated: July 22, 2015
Date Received: August 25, 2015

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

GENERAL INFORMATION

Proposal: Convey Parcel A (2,682 square feet) from TMP #18-1-17.01 to TMP# 18-1-14. As a result of the conveyance, TMP #18-1-14 will be 59,260.5 square feet and TMP #18-1-17.01 will be 11,500 square feet. An existing dwelling unit and garage will be razed and a new dwelling unit is proposed on the latter parcel and a twin dwelling unit an office and storage building exists on the former parcel. Both parcels are served by public water and sewer facilities.

Location: Southwestern corner of West Watson and Wells avenues.

Zoning: R-2 Residential District permits single-family detached dwellings on a minimum lot area of 10,000 square feet with a minimum lot width of 100 feet.

Present Use: Residential; the existing dwelling is to be demolished.

COMMENTS

1. **Nonconformities**—The zoning data on the plan should be revised to note the existing nonconformities, such as the office/storage building use and building setbacks.

2. **Façade and features**—Subdivision ordinance Section 504(d)(6) requires that the front elevation plan be provided indicating all façades and features and clearing showing the height

"as built." Since the subject site is located adjacent to Catawissa Park and to properties contained in the Borough's National Register Historic District, we encourage the applicant/developer to incorporate design details that are consistent with the surrounding neighborhood architecture. In this regard we suggest that informal input be sought from the Borough's HARB or from other local officials prior to building permit stage so that the new structure is compatible with the historic fabric of the neighborhood and community at large.

3. **Required improvements and waivers**—Subdivision ordinance Section 705(a)(2) indicates the required roadway improvements. No waivers from the subdivision and land development ordinance provisions are included on the plan or with the submission. Therefore, the plan should be revised to comply with all required improvements.

   Subdivision ordinance Section 723(a) indicates that street trees are required to be planted along all streets where suitable trees do not exist. Although Council may waive street tree requirements pursuant to this section, we recommend that appropriate landscaping be considered in keeping with the historic context and neighborhood characteristics noted in Comment 2 above.

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 for Land Development must be submitted for this proposal.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, 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.

CIG:dc

cc: Kevin E. Seifert
JF Hamill, Land Surveying & Consulting LLC
John Genovesi, P.E., Municipal Engineer
Scott Mitchell, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

September 28, 2015
BCPC #12087-A

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for 616 Avenue A
TMP #21-16-70
Applicant: Deluca Signature, LP
Owner: Same
Plan Dated: May 4, 2015
Date Received: September 15, 2015

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

GENERAL INFORMATION

Proposal: Subdivide an 18,300-square-foot lot into two residential lots. Lot 1 would be 9,078-square-feet and contain a proposed single-family detached dwelling. Lot 2 would be 9,300-square-feet and contain an existing single-family detached dwelling. The site would be served by public water and sewerage.

Location: On the west side of Avenue A approximately 150 feet south of Second Street.

Zoning: R-3 Residential District permits Use 3 Single-family detached dwellings on lots with a minimum area of 9,000-square-feet.

Present Use: Residential

COMMENTS

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

Section 22-405.C(2)	Existing features
Section 22-505.3	Right-of-way width
Section 22-505.3	Cartway width
Section 22-505.3	Curb and sidewalk

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary.

2. **Street trees**—Section 22-522.4.A of the subdivision ordinance requires that within any subdivision street trees shall be planted. The plan indicates that there are existing trees along the street. Township officials should determine if these trees meet the requirements of the subdivision and land development ordinance.

3. **Steep slopes**—The plan indicates that the intended use on Lot 1, which contains areas of steep slopes, is a single family residence. Although it does not appear that development is proposed on Lot 1 at this time, we recommend that the plan be revised to demonstrate compliance with Section 601.2 Steep slopes of the subdivision and land development ordinance, or other applicable sections. This will ensure that the proposed subdivision will not result in a lot that does not meet all ordinance requirements.

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 for Land Development must be submitted for this proposed subdivision development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for October 7, 2015 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:dc

cc: Matt Deluca, DeLuca Signature, LP
Dumack Engineering
John Genovesi, P.E., Township Engineer
John McMenamin, Township Manager (via email)
Carol Drioli, Township Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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PLANNING COMMISSION:

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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 22, 2015
BCPC #12118

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for St. George Georgian Orthodox Church
TMP #21-14-48
Applicant: St. George Georgian Orthodox Church
Owner: Same
Plan Dated: August 31, 2015
Date Received: September 8, 2015

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

GENERAL INFORMATION

Proposal: Construct a building related to a religious use in two phases. Phase 1 will contain a conversion of an existing 1,421-square-foot building to a religious use and a 2,442-square-foot "patio" addition to this structure. Phase 1 will also include a new 750-square-foot, 3-car garage and associated driveway and parking areas. Phase 2 will contain a future 2,200-square-foot building, driveway extensions, and additional parking areas. The project would be served by public water and sewerage.

Location: North side of Philmont Avenue, approximately 275 feet east of Dolton Road.

Zoning: R-3 Residential District permits Use 8, Religious use as a special exception on lots with a minimum area of one acre. Day-care and nursery school/kindergarten are permitted as accessory uses to a place of worship. Housing for religious personnel related to the religious use shall meet the minimum requirements for residential uses in the district. Use 3, Single-family Detached Dwelling is the only residential use permitted in the R-3 district.

According to the plan, the following zoning ordinance variance and special exception were granted by the Lower Southampton Township Zoning Hearing Board on October 17, 2013:

Variance	Section 27-1093.C to permit electric car charging stations not to be installed
Special Exception	Section 27-602.B to permit a religious use in the R-3 District

Present Use: Residential

COMMENTS

1. **Waivers requested**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:

Section 22-301.2	Separate plan submission/approval
Section 22-512.4	Vehicle turnaround in parking areas
Section 22-513.6	Sidewalk grade
Section 22-518.4 & 5	Cut and fill slope
Section 22-518.6	Slope at right-of-way
Section 22-520.2.D	Diameter of storm sewer pipe
Section 22-522.5.C.2.B	Class 1 buffer planting
Section 22-522.5.C.3	Class 2 buffer width
Section 22-522.5.C.3.B	Class 2 buffer planting
Section 22-522.7.C.3	Stormwater management landscaping
Section 22-601.2	Disturbance of steep slopes
Section 22-809	Sidewalks
Section 22-810	Curbs

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary. Many of the requested waivers contain statements as to why they are being requested, but several contain no grounds or facts of unreasonableness or hardship.

2. **Proposed patio**—The plan should be revised to clearly indicate what the proposed patio is intended to function as and whether it is a fully enclosed and roofed area/structure.

3. **Multiple buildings**—The plan shows what appear to be two principle buildings; the conversion of and addition to the existing building in Phase 1 and the future building in Phase 2. Section 27-603.A of the zoning ordinance, however, requires that only one single-family detached dwelling or one building for a principal use permitted in this district shall be permitted on any single lot in the R-3 District. The plan should be revised accordingly.

4. **Stop sign**—Township officials should determine if the proposed stop sign within the clear sight triangle of the driveway entrance on to Philmont Avenue is consistent with the requirement of Section 27-1713.2 of the zoning ordinance, which requires that visual obstructions in the clear sight triangle be no more than 2 feet above street grade.

5. **Lighting levels**—Section 27-1721.5 of the zoning ordinance states that the maximum lighting level at areas within each property shall not exceed five footcandles at building entrances and three footcandles elsewhere on the lot. Sheet 11 of the plan shows numerous areas in close proximity to the proposed lights exceeding these requirements. We note that Sheet 11 also has a statistics table that indicates the average footcandles for certain areas; only one (driveway section #1) exceeds the 3-footcandle requirement.

   In addition, the plan appears to show lighting levels that exceed maximum illuminance (0.5 footcandle) along the right-of-way at the driveway entrance/exit as required by Section 22-523.5.G of the subdivision and land development ordinance. Township officials should determine if the plan should be revised to meet this requirement.

6. **Outdoor waste receptacles**—The plan should be revised to indicate how trash and recycling material will be collected. If outdoor waste receptacles are to be used, the plan should show how it will meet the requirements of Section 27-1723 of the zoning ordinance. This section requires that all outdoor waste receptacles, including, but not limited to, dumpsters, cans, recycling bins and recycling dumpsters, must be located in the rear yard wherever possible, but in no event shall be permitted in the front yard. Also, all receptacles must be enclosed completely in an opaque enclosure, designed so as to integrate into the architectural style of the structure which the receptacle services; and, in the event of a standalone enclosure, shall be completely screened by suitable plantings, including trees and shrubbery, consistent with buffer plantings as defined under Chapter 22, Subdivision and Land Development Ordinance.

7. **Environmental standards**—The plan should be revised to indicated how it meets the environmental standards required in Sections 27-1804 and 27-1805 of the zoning ordinance. Item #11 of the list of proposed waivers states that "… Improvements to the site to meet zoning, SALDO and stormwater management requirements, even if limited to only what is required for use of the existing building, result in steep slope disturbance in excess of the allowable disturbance ratios." While this item requests a waiver from Section 22-601.2 of the subdivision and land development ordinance, the plan does not indicate that a variance has been granted for relief from Section 27-1804.B of the zoning ordinance.

8. **Tree protection**—The plan shows an 18-inch and a 24-inch caliper tree along the eastern parcel line and an 18-inch tree near the walkway of the existing building that are intended to remain, but that have proposed grading within the drip lines of their canopies. We recommend the plan be revised to meet the tree protection requirements of Section 22-528 of the subdivision and land development ordinance. We recommend that the grading be set back from the trunks of these trees at least 15 feet or the edge of the drip lines, whichever distance is greater from their trunk. We also recommend that tree protection fencing be provided around any tree that is intended to remain, including those where the proposed limit of disturbance shown on the plan is within the tree dripline (whether on or off the property), even if there is no grading proposed in the area of the tree canopy. We note that the plan does show tree protection fencing around the 20-inch caliper tree near the walkway of the existing building and a 12-inch caliper tree near the proposed stormwater management basin.

9. **Parking**

   a. **Number of spaces**—The parking requirements table is somewhat awkward to translate, particularly since the Phase 2 figures are represented as totals of both phases. The table may be more easily interpreted with separate figures for each phase and then a totals column. Nevertheless, the total number of required parking spaces should be 37 versus 36 since the total building square footage is 3,621 which results in a fractional number, requiring it to be rounded to the next highest number according to Section 27-1901 of the zoning ordinance. The plan should be revised accordingly.

   b. **Parking configuration**—The vast majority of the proposed parking spaces are located directly off of the proposed driveways in Phases 1 and 2. Some of these spaces have extreme angles that do not meet the parking angle requirements of Section 22-512.3 of the subdivision and land development ordinance. Some are in close proximity to curves in the driveway that may decrease visibility and safety. We recommend that consideration be given to designing the layout of the parking as parking courts off a main access driveway

to minimize conflicts between vehicles entering and exiting the site and to maximize pedestrian safety.

c. **Refuge island**—The plan should be revised to provide a ten-foot-wide curbed refuge island between the two bays of parking totaling 23 spaces in Phase 2 in accordance with Section 22-512.3 of the subdivision and land development ordinance. The island should contain a mix of trees, shrubs and ground cover creating year-round interest in accordance with Section 22-522.6.D of the subdivision and land development ordinance. The island could possibly be integrated as part of the stormwater BMP proposed in this area, possibly as small rain garden with connection to the underground basin.

10. **Right-of-way and cartway width**—General note #8 on sheet 1 of the plan indicates that Philmont Avenue is classified as a neighborhood collector. According to the Figure 5-3 Federal Functional Class Bucks County in the *Lower Southampton Comprehensive Plan 2010*, Philmont Avenue is classified as a minor arterial. The street classifications in Section 22-505.3 of the subdivision and land development ordinance lists two types of arterials, regional and community (no minor arterial), and neighborhood collector, each with different right-of-way and cartway width requirements. Township officials should determine what street classification should be given to Philmont Avenue and the plan should be revised if necessary. The plan should also indicate the minimum sight distances required to be maintained at the proposed driveway per current PennDOT design standards, in accordance with Section 22-506.2.A of the subdivision and land development ordinance.

11. **Driveway width and vehicular movement**—Section 22-510.3.C of the subdivision and land development ordinance limits driveway widths to a maximum of 35 feet at the street line (by definition the right-of-way line). The plan shows the total width of the proposed driveway at the street line/right-of-way line as approximately 45 feet. The plan should be revised accordingly.

    We note that the width of the section of the proposed driveway in Phase 1 with 12 proposed parking spaces is 25 feet. This section appears to be intended for two-way circulation as part of Phase 1. It is unclear how this section will function when Phase 2 is constructed since the driveway extension in Phase 2 will function as a one-way driveway entering into this section. Additional one-way signage and striping may be necessary in this area as part of Phase 2 improvements to ensure that there will be no conflicting movements.

    We also note that the configuration of the section of the proposed driveway in Phase 2 adjacent to the two bays of parking totaling 23 spaces makes it function as a two-way driveway. The width of this section of proposed driveway is shown as 20 feet. Section 22-512.3 of the subdivision and land development ordinance requires two-way driveway aisles to have a minimum width of 24 feet. We also note that the dead-end design requires vehicles to back out of the aisle if all parking spaces are occupied.

12. **Curbing and sidewalk**—The list of waivers includes relief from the provision of curbs and sidewalks, Sections 22-809 and 22-810 of the subdivision and land development ordinance. While there are no curbs and sidewalks in the immediate vicinity of the site, they are both provided along the north side of Philmont Avenue at the Walnut Ridge development, approximately 1,050 feet from the subject site. We recommend Township officials consider requiring sidewalks for the subject site to allow for the possibility of a continuation of sidewalks along Philmont Avenue, even if they were macadam paths, to enhance pedestrian circulation and safety. Officials should

determine if curbing would enhance stormwater management along Philmont Avenue or if stormwater swales would be the best management practices in this area.

13. **Utilities**—The plan should be revised to shown how water service will be connected to the existing building in Phase 1 and the future building in Phase 2. The plan does show how sanitary sewer service will be provided to these two structures.

    In addition, we recommend that water, sanitary sewer, and storm sewer piping be positioned so that they are not within the drip-line of proposed trees. The plan shows proposed sanitary sewer and storm sewer piping with in the drip-line of several proposed trees.

12. **Architecture**—Sections 22-404.5.A and B of the subdivision and land development ordinance requires that preliminary architectural sketches or architectural renderings of the exterior of the proposed land development be submitted at the time of preliminary plan review.

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 for Land Development must be submitted for this proposed subdivision development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

14. **Editorial**—Item #9 of the list of waivers should be revised to reference Class 2 buffer versus Class 1 buffer.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015 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.

TAK:dc

cc: St. George Georgian Orthodox Church
Gilmore & Associates, Inc.
John Genovesi, P.E., TriState Engineers, Township Engineer
John McMenamin, Township Manager (via email)
Carol Drioli, Township Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

September 3, 2015
BCPC #6494-N

MEMORANDUM

TO: Milford Township Board of Supervisors
Milford Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for Precision Finishing
TMP #23-2-150-2
Applicant: Gorski Engineering, Inc. Attn: John Riebow
Owner: Horsham Industrial & Commercial Development Authority
Plan Dated: February 25, 2015
Date Received: August 25, 2015

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

GENERAL INFORMATION

Proposal: Construct a 40,000-square-foot warehouse facility and a future addition totaling 30,000 square feet, on a 7.30-acre site. The site will be served by public water and sewerage.

Location: The site is located at the Quakertown Interchange Commerce Center on the eastern side of AM Drive.

Zoning: PI—Planned Industrial District permits warehousing with a minimum lot area of 1 acre and a maximum impervious surface of 0.60.

Present Use: Vacant

COMMENTS

1. **Plan information**—The plan submitted does not include the following information required for a sketch plan, cited in Section 700 of the subdivision and land development ordinance (SALDO):

   - A brief description of proposal (including the proposed use)
   - Topographical features (contours)

- Natural resources (The plan identifies wetlands and wetland margins, but the plan should be revised to include other features such as soil types, woodlands, etc.)
- Site capacity calculations
- General description of stormwater management

Inclusion of this information on the sketch plan will enable township officials to more effectively guide the applicant prior to the submission of the preliminary plan.

2. **Conservation easement**—The sketch plan contains an area along the eastern property boundary labeled 'conservation easement,' however, the boundaries are not clearly identified. According to the previous plan submission for the subject site (Kiddie Academy, Record Lot Line Adjustment Plan, dated June 13, 2014), the boundary of the conservation easement is approximately 100 feet in width along the eastern property boundary and approximately 140 feet in width along a portion of the southern property boundary. It appears that the proposed service driveway and its associated grading will be located within the conservation easement. Therefore, future plan submissions should clearly identify the boundaries of the conservation easement, and the plan should be revised to satisfy the terms and conditions of the easement (if applicable).

3. **Zoning Data table**—The Zoning Data table should be revised to address the following issues:
   - The table indicates that the proposed lot width is 240 feet. The actual proposed lot width measurement appears to be about 605 feet.
   - The table identifies 'minimum' floor area ratio instead of 'maximum' floor area ratio.
   - The table indicates that the required minimum rear yard setback is 25 feet, instead of 50 feet. The table also includes a minimum rear yard setback (abutting residential) of 100 feet; however, this appears to be addressing the required Class C (100-foot) buffer.

4. **Traffic impact study**—In accordance with Section 701.h.17 of the SALDO, a traffic impact study is required for land developments that could result in traffic generation of 100 or more trips per day.

5. **Required parking**—According to the application, the plan is proposing warehousing use. The plan identifies 66 parking spaces for the proposed 40,000-square-foot building and 63 spaces to accommodate the 30,000-square-foot future addition. However, no supporting documentation for the number of employees or company vehicles is provided. For Use G3 (Wholesale Business, Wholesale Storage, Warehousing), Section 404 of the zoning ordinance requires one off-street parking space for each employee on the largest shift plus 1 off-street parking space for each company vehicle normally stored on premise, plus 1 off-street parking space for every 10 employees on the largest shift for visitor parking. Also, to ensure that a sufficient amount of parking can be provided if the use or tenancy changes, the applicant must illustrate on the plan that there is sufficient area on-site to accommodate the parking requirement based upon 1 space for every 500 square feet of gross floor area.

   Future plan submissions should satisfy these parking requirements based upon the proposed and future building addition.

6. **Driveway alignment**—To reduce conflict points and provide more efficient traffic flow at intersections, it is preferred that the centerline of the proposed driveways either be aligned or offset (e.g., 125 feet minimum) from the centerline of an existing driveway on the opposite side of the street. As shown on the plan, the two proposed driveways are offset about 24 and 64 feet from the driveways on the opposite side of AM Drive. The Township and applicant may wish to discuss the feasibility of accommodating these driveway realignment alternatives by revising the parking and/or building layout.

7. **Clear sight triangle**—It appears that the sketch plan proposes a tree within the site triangle of the northern driveway entrance. Section 523.b of the zoning ordinance states at each point where a private accessway intersects a public street or road, a clear sight triangle of 10 feet measured from the point of intersection of the street line and the edge of accessway be maintained within which vegetation and other visual obstructions shall be limited to a height of not more than 2 feet above street grade. Future plan submissions should designate clear sight triangles at driveway entrances.

8. **Road improvements and sidewalks**—In accordance with Sections 505.b, 516, and 519 of the SALDO, township officials should determine if additional rights-of-way and cartway widths, curbs, and sidewalks are required along Am Drive.

9. **Buffer yard**—Section 520.c.7 (Table 1) of the SALDO requires a Class A (25-foot) buffer yard adjacent to existing/adjacent industrial uses. Therefore, a Class A buffer should be provided along the northern and southern property boundaries. The plan identifies a 100-foot rear yard setback that it appears is intended to serve as the Class C (100-foot) buffer required for a proposed industrial use adjacent to an existing industrial use. Future plans should label the 100-foot rear yard setback as a 100-foot Class C buffer. Future plan submissions should include the appropriate planting options for these buffer yards (if deemed appropriate).

10. **Stormwater management**—The sketch plan proposes one large detention basin to capture stormwater runoff. As part of the BMP feasibility analysis required in Section 512 of the SALDO, other BMPs could be employed throughout the site, such as infiltration applications, rain gardens, and vegetative swales. Future plan submissions should satisfy the Township's stormwater management ordinance.

11. **Recreation land and facilities**—Section 525 of the SALDO requires applicants proposing a subdivision or land development to dedicate recreation land and facilities unless the Board of Supervisors determines that a contribution of a fee in lieu is acceptable. Future plan submissions should show compliance with this ordinance requirement.

12. **Editorial note**—The subject site is identified as TMP #23-2-150-2, Lot #2 on the plan. According to the County Board of Assessment, Lot #2 is more appropriately identified as TMP #23-2-150-4.

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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the

preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015 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.

DAS:dc

cc: Gorski Engineering, Inc. Attn: John Riebow
Kevin Wolf, Andersen Engineering, Inc., Township Engineer
Jeffrey Vey, Township Manager (via email)
Lisa Wolff, Quakertown Area Planning Committee

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 24, 2015
BCPC #10436-D

MEMORANDUM

TO: New Hope Borough Council
New Hope Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Playhouse Inn
TMP #27-10-142
Applicant: Richard Cohen
Owner: Same
Plan Dated: August 28, 2015
Date Received: September 8, 2015

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

GENERAL INFORMATION

Proposal: To construct an additional 1,477 square feet and renovate the existing building for use as an Inn with Restaurant on a 0.5407-acre site. The site will be served by public water and sewerage.

Location: The southeastern corner of Ferry Street and South Main Street, along the Delaware River.

Zoning: Riverfront Cultural District Overlay District allows for the Inn use and requires a minimum lot area of 20,000 square feet. A minimum lot width of 40 feet, minimum front yard of 10 feet, minimum rear yard of 15 feet and minimum side yards of 6 feet are also required. The underlying zoning district is the Central Commercial District (CC).

Present Use: Retail, Residential.

COMMENTS

1. **Side yard setback**—According to Section 275-37.1.D(2)(d)[6][c] of the zoning ordinance, the minimum side yard requirement is 6 feet. The plans indicate that a proposed awning will intrude into the side yard. According to Section 275-38.B(1) of the zoning ordinance, no building, structure or use shall occupy any portion of the required side yard. Therefore, the plans will have to be revised to comply with the side yard setback or the applicant will have to apply for a variance from the requirement.

2. **Front yard setback**—According to Section 275-37.1.D(2)(d)[6][a] of the zoning ordinance, the minimum front yard requirement is 10 feet. The existing front yard is 2.4 feet and is considered an existing nonconformity. The plans indicate that a proposed roof overhang will intrude into the front yard and over the property line. According to Section 275-38.B(1) of the zoning ordinance, no building, structure or use shall occupy any portion of the required front yard. Therefore, the plans will have to be revised to comply with the front yard setback or the applicant will have to apply for a variance from the requirement.

3. **Easement**—From the plans, it appears that the existing stairs and walkway on the northern portion of the site are located on borough property along Ferry Street. The plans state that they are proposing an easement with the borough. We recommend that the terms of this easement be agreed upon by both parties before the borough takes action on the proposal and that the easement be shown on the plans.

4. **Floodplain development**—Section 275-43 of the zoning ordinance specifies limitations for construction in the floodplain. The plans indicate that they will comply with the floodplain regulations, but do not indicate how the plan will comply with this requirement. The borough should also ensure that the applicant meets any requirements of the Federal Emergency Management Agency (FEMA) and the Pennsylvania Department of Environmental Protection (DEP) with respect to floodplain development.

5. **Parking**—According to the plans, no parking is proposed for the site. The plans indicate that 84 parking spaces are required, but there are no proposed parking spaces shown. Instead, the plans indicate that the applicant will coordinate the parking arrangements with borough staff. The parking arrangement should be finalized before the plan is acted upon by the borough and the plan should be revised to indicate the parking arrangement.

6. **Landscape plan**—The landscape plan (Sheet L.1) proposes two columnar hollies, *Ilex x* 'Meschick' (Dragon Lady holly). The borough should determine if additional plantings should be provided to comply with the borough's landscape requirements, particularly depending on how the parking issue is resolved.

7. **Historic district**—According to Ordinance No. 183-A-1, the site lies within the Historic District. Section 5 of this ordinance states that the zoning officer shall not issue any permits for the erection, reconstruction, alteration, restoration, demolition or razing of any building, in whole or in part, within a Historic District until the Borough Council has issued a Certificate of Appropriateness as provided within the ordinance. Section 4 of this ordinance indicates that the New Hope Borough Historical Architectural Review Board (HARB) shall give counsel to the borough council regarding any proposed development activity in the Historic District. Therefore, the borough should not act upon this plan until it has received comments from the HARB.

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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, 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.

RGB:dc

cc: Anne LaFriniere, Playhouse Inn Property, LCC
Langan Engineering & Environmental Services
Mills + Schnoering Architects, LLC
Robert Larason, Borough Zoning Officer
Craig Kennard, Gilmore Associates, Borough Engineer

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

September 2, 2015
BCPC #11925-A

MEMORANDUM

TO: New Hope Borough Council
New Hope Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Subdivision and Land Development for 18-20 W. Mechanic Street
TMP #27-10-75, -80 & -81
Applicant: Towpath Development, LLC
Owner: Paul Licitra
Plan Dated: May 30, 2014
Date Last Revised: August 18, 2015
Date Received: August 25, 2015

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

GENERAL INFORMATION

Proposal: Prior to redeveloping the site, a land conveyance will occur which will result in three parcels becoming two parcels. The applicant proposes to subdivide TMP #27-10-75 into two parcels and convey 22,532 square feet to TMP #27-10-81 and 5,441 square feet to TMP #27-10-80. The proposed lot sizes will be 9,511 square feet for TMP #27-10-80, 36,687 square feet for TMP #27-10-81, and TMP #27-10-75 will be eliminated. TMP #27-10-81 currently contains 1 restaurant use, 1 retail use and 2 apartments. Those uses will remain with an additional square footage of 1,901 proposed for the commercial use. In addition, 3 townhouse units and 2 two-family dwellings will be developed on TMP #27-10-81. No further development is proposed for TMP #27-10-80. The site is served by public water and sewer.

Location: The northeastern side of the intersection of West Mechanic Street and the Delaware Canal.

Zoning: CC—Central Commercial District requires a minimum lot area of 5,000 square feet for Use 22K Dwelling in Combination with Business. A minimum lot width of 40 feet, minimum front yard of 10 feet, minimum rear yard of 15 feet, and minimum side yards of 6 feet are also required. It should be noted that Use 14C Two-family Dwellings and Use 14E Townhouses are not permitted in the CC District, therefore, no dimensional requirements are provided for these uses. A variance has been granted which will allow for two-family dwellings and townhouses.

R2—Rural Residential District requires a minimum lot area of 2 acres for all permitted uses. A minimum lot width of 200 feet, minimum front yard of 50 feet, minimum rear yard of 50 feet, and minimum side yards of 35 feet are also required. It should be noted that Use 14E Townhouses is not permitted in the R2 District, therefore, no dimensional requirements are provided for this use. A variance has been granted which will allow for townhouses.

The plan indicates that the applicant received 12 variances from the New Hope Borough Zoning Hearing Board on May 22, 2012. These variances from the zoning ordinance include:

1. Sections 275-28.B.1 and 275-21.B.1 to permit a two-family use in the CC District;
2. Section 275-31.B.1 to permit the townhouse use in the CC District;
3. Section 275-31.C to eliminate the 15-foot rear yard setback requirement along tax map parcel #27-10-82;
4. Section 275-42.F.20 to encroach 4.2 feet into the 20-foot riparian buffer;
5. Section 275-62 to permit the extension of a nonconforming front yard setback distance for the building on West Mechanic Street so as to enable its extension for a distance of 19 feet, instead of the maximum permitted 10 feet;
6. Section 275-40.B to eliminate the required 15-foot buffer area between the CC and R2 zoning districts along the boundary line separating the tax parcels that compose the subject property;
7. Section 275-28.C.1.a to allow the development of 5 townhouses in a condominium form of ownership, without compliance with the 2-acre minimum lot area requirement for each dwelling;
8. Section 275-28.C.1.f.2 to permit a side yard setback of 9.9 feet instead the required 35 feet;
9. Section 275-31.C.1.b to permit the dwelling units in the CC District to be owned in a condominium form of ownership without separate lots by exempting the minimum lot area requirement;
10. Section 275-31.C.1 to permit a Dwelling in Combination in the CC District to be owned in a condominium form of ownership without separate lots by exempting the minimum lot area requirement;
11. Section 275-17.D.2.d.2 to permit outdoor seating on the terrace by the canal with it to be located at a 6-foot side yard setback distance, instead of the required 25 feet and a 3.6-foot front yard setback distance from West Mechanic Street, instead of the required 10 feet; and
12. Sections 275-38.A, 275-38.B and 275-47.A to accommodate the previously mentioned variances from the yard, dimensional, lot coverage and setback requirements.

Present Use: Commercial

COMMENTS

According to information submitted with the plans, the applicant will comply with the issues raised in the BCPC letter, dated April 8, 2015, with regard to Plan Submission Level, Waivers Requested, Floodplain Requirements, Stormwater Management Systems, Condominium Requirements and Sewage Facilities. Pending the resolution of these issues, we have no further comments, except for a suggestion concerning the landscape plan.

We recommend that the Planting Schedule (on Sheet 8) be revised regarding the proposed 3 *Liquidambar styraciflua* (sweetgum) trees, to specify the fruitless cultivar, 'Rotundiloba'. The species, *Liquidambar styraciflua*, produces hard, spiked fruit that can be a nuisance.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, 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.

RGB:dc

cc: Towpath Development, LLC c/o Benner & Wild
Paul Licitra
Hibbeln Engineering Company, LLC
Robert Larason, Borough Zoning Officer
Craig Kennard, Gilmore & Associates, Borough Engineer
John Burke, Borough Manager (via email)
Rick Daulton, Park Manager, Delaware Canal State Park

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce
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Lynn T. Bush
Executive Director

September 11, 2015
BCPC #7957-E

MEMORANDUM

TO: Newtown Township Board of Supervisors
Newtown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Newtown Athletic Club
TMP #29-10-137, -139, and -140
Applicant: Newtown Racquetball Association
Owner: Same
Plan Dated: January 14, 2015
Last Revised: August 10, 2015
Date Received: August 12, 2015

This proposal was 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 total of 39,479 square feet of building additions and improvements on an 18,034-acre tract (TMPs #29-10-137, -139, and -140). There will be 31,579 square feet of additions to the Newtown Athletic Club (NAC) building (including an outdoor roof deck), a 4,900-square-foot lap pool and deck, and a 3,000-square-foot pavilion. A plan note states that TMPs #29-10-137, -139, and -140 were consolidated per a previous approval. Public water and sewerage serve the site. In a telephone conversation, the applicant's engineer indicated that this submission does not include the proposed 40,300-square-foot playfield on TMP #29-10-135.

Location: The site is in the Newtown Business Commons. The existing facility on the consolidated parcel is located on the western side of Penns Trail between the Newtown Bypass (SR 332) and Pheasant Run, with frontage also on Blacksmith Road. Zoning: LI Light Industrial District, which permits an athletic facility (use C-6) by right on a minimum lot size of 5 acres.

The plan indicates that variances from the Joint Municipal Zoning Ordinance were granted by the Zoning Hearing Board on January 8, 2015, for TMPs #29-10-137, -139, and -140 as follows:

Section 702.B — To permit an impervious surface ratio of 70.0 percent instead of the required 65 percent.

Section 702.B	To permit a front yard of 33 feet instead of the required 75 feet.
Section 803.C-2.3.b	To permit other outdoor field, court, or play area to be located less than the required 200 feet to any lot line or street line.
Section 803.C-2.3.c	To not require a buffer yard for the proposed playfield.
Section 803.C-6.(5)	To permit 706 parking spaces instead of 4,221 required for a 35,450-square-foot total useable floor area building additions, outdoor lap pool and deck, pavilion, basketball court, and the existing uses on the consolidated properties.
Section 702.B	To permit installation of proposed outdoor lap pool and deck area encroachment in the front yard 54.5 feet from the ultimate right-of-way.

The plan states that variances from the Joint Municipal Zoning Ordinance were granted by the Zoning Hearing Board on May 7, 2015, for TMPs #29-10-137, -139, and -140 as follows:

Section 803.C-6.(5)	To permit 706 parking spaces instead of 4,330 required for a 40,900-square-foot total useable floor area building additions, outdoor lap pool and deck, pavilion, basketball court, and the existing uses on the consolidated properties.
Section 702.B	To permit installation of proposed outdoor lap pool and deck area encroachment in the front yard 33.0 feet from the ultimate right-of-way.

Present Use: Athletic club (Uses C-6 Athletic Facility, E-5 Eating Place, and D-2 Medical Office)

COMMENTS

1. **Variance requested**—The plan states (on Sheet 2) that a request for a variance from zoning ordinance Section 1002.1, to permit installation of a patio encroachment in the front yard within 8.5 feet from the ultimate right-of-way, was denied by the Zoning Hearing Board on July 10, 2014, and is currently under appeal. It is unclear if the patio area is shown on this plan submission.

2. **Building in easement**—The plan shows a portion of a proposed building addition and a portion of the proposed pavilion and sidewalks located within an existing 100-foot easement. Information should be provided about the easement and any restrictions that affect the use of that area.

3. **Sidewalks**—Section 517.1 of the subdivision and land development ordinance (SALDO) states that sidewalks shall be provided along both sides of all public streets. The plan should provide the required sidewalks along the frontage on Penns Trail. In addition, it appears that a sidewalk should be provided from the building and parking area on the northeastern part of

the site, to connect to the proposed crosswalk on Penns Trail and the proposed playfield across the road on TMP #29-10-135.

4. **Landscape plan required**—The submission does not include a landscape plan, as required by SALDO Section 402.4.M, showing existing vegetation to be removed and preserved, locations of street trees, planting schedule, and the tree protection zone.

   We note that Sheet 7 shows 12 trees along Penns Trail that apparently are being relocated from the area near the northeastern part of the existing building. The township should receive a guarantee from the applicant that the trees will be replaced if they do not survive and thrive after construction.

5. **Lighting**—The plan should indicate proposed lighting that complies with the requirements of zoning ordinance Section 1004.

6. **Traffic Impact Study**—Section 402.5.C of the SALDO indicates that a traffic impact study shall be submitted for all subdivisions or land developments with commercial buildings consisting of 10,000 square feet or more of gross leasable floor space or useable outdoor area.

7. **Park and recreation land dedication**—The proposal is subject to the park and recreation land requirement of SALDO Section 1203.

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 for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, 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.

MW:dc

cc: Newtown Racquetball Association
Dumack Engineering
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Michael Shinton, P.E., Gilmore & Associates, Township Traffic Engineer
Kurt M. Ferguson, Township Manager (via email)
Martin Vogt, Township Zoning Officer (via email)
Kristie Kaznicki, Municipal Services Secretary (via email)
Michael Bueke, Boucher & James, Inc., Township Planner

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

September 15, 2015
BCPC #6224-C
SLD #15-9

MEMORANDUM

TO: Northampton Township Board of Supervisors
Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Minor Subdivision for Montague
TMP #31-15-20
Applicant: Nancy Montague
Owner: Same
Plan Dated: August 7, 2015
Date Received: August 28, 2015

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

GENERAL INFORMATION

Proposal: Subdivide 52,247 square feet into two single-family dwelling lots of 24,445 (Lot 1) and 27,802 (Lot 2) square feet. The existing single-family detached dwelling, pole barn, and garage are proposed to be removed. The site will be served by public water and sewerage.

Location: North of the intersection of Harriet and New roads.

Zoning: R-1 Single-Family District permits single-family detached dwellings with a minimum lot area of 40,000 square feet and a minimum lot width of 150 feet. The Northampton Township Zoning Hearing Board granted a variance on October 26, 2014, that will provide relief from the following sections of the zoning ordinance:

27-405.2.A(1) which requires lot areas to be a minimum 40,000 square feet; the applicant is proposing lot areas of 24,445 and 27,802 square feet.

27-405.2.A(2) which requires lot widths to be a minimum 150 feet at the building line; the applicant is proposing lot widths of 116.74 and 118.40 feet.

Present Use: Residential.

COMMENTS

1. **Waivers**—The applicant is requesting waivers from the following subdivision and land development ordinance requirements:

22-304.5.E(3) which requires the plan to show the location of, names and widths of, streets, curbs and pavement, public or private; all property lines; and names of owners of tracts or parcels located within 200 feet of the site. The plan incorrectly cites this section as "Section 118-10-10E-2."

22-304.5.E(4) which requires the plan to show all storm drainage, sanitary sewer and public water supply lines or facilities within 400 feet of the site, and ownership or maintenance responsibilities for the same. The plan incorrectly cites this section as "Section 18-10-E-5."

22-403.2.B which requires sidewalks along streets; the applicant is requesting to pay a fee in lieu of the construction of sidewalks.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved, and the minimum modification necessary. The final plan should note all granted waivers.

2. **Open space requirement**—Section 22-405.2.A(3) of the zoning ordinance requires that 10 percent of the site be preserved in open space. The plan should demonstrate compliance with this requirement.

3. **Street trees**—Lot 1 shows no street trees along its frontage. Section 22-615.2A of the subdivision and land development ordinance requires that within any land development or subdivision, street trees shall be planted along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development where suitable street trees do not exist. The plan shows two existing trees along the frontage of Lot 2. The township should determine whether these trees are sufficient for street tree purposes or if additional street trees are necessary.

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 for Subdivision must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, public 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 Bucks County Planning Commission 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.

MAR:dc

cc: Nancy Montague
John H. Leapson, TEI Consulting Engineers, Inc.
Mike Solomon, Director of Planning and Zoning (via email)

BUCKS COUNTY PLANNING COMMISSION

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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 1, 2015
BCPC #12107
SLD #15-8

MEMORANDUM

TO: Northampton Township Board of Supervisors
Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Russell
TMP #31-5-45
Applicant: TP Construction
Owner: Alfred M. Russell
Plan Dated: July 23, 2015
Date Received: August 12, 2015

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

GENERAL INFORMATION

Proposal: Subdivide 3.836 acres into five single-family dwelling lots, ranging from 30,261 to 39,792 square feet. The site will be served by public water and sewerage.

Location: Southwestern side of the intersection of New Road and Second Street Pike.

Zoning: R-2 Single-Family District permits single-family detached dwellings with a minimum lot area of 20,000 square feet and a minimum lot width of 100 feet.

Present Use: Vacant.

COMMENTS

1. **Waivers**—The applicant is requesting waivers from the following subdivision and land development ordinance requirements:

   Section 22-403.2.A.1 and 403.2.A.2, to not require curbing along New Road and Second Street Pike.

   Section 22-403.2.B and 403.2.C, to not require sidewalks along Second Street Pike.

Section 22-403.3.B, to permit a disturbance of 70 percent of 15-25 percent steep slopes in lieu of the required maximum disturbance of 30 percent.

The applicant also is requesting a waiver of the following Stormwater Management and Grading Ordinance requirements:

Section 23-305.1, to permit the post-developed rate of runoff to be controlled to no more than the existing condition rate of runoff, instead of what is specified in Table 23-305.1 in the Stormwater Management Ordinance.

Section 23-306.1.A.2, to permit the existing conditions to be used, instead of meadow in good condition, in determining existing flow rates.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must 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. **Open space**—Section 27-406.2.A(6) of the zoning ordinance requires that 15 percent of the site be preserved in open space. The applicant is requesting to pay a fee in lieu of providing open space, in accordance with Section 27-1001.E of the zoning ordinance. The Board of Supervisors should determine if a fee in lieu of required open space is acceptable for this proposal.

3. **Stormwater facility maintenance**—Sheet 3 notes the maintenance requirements for the proposed seepage beds. The plan should clearly specify that the individual lot owners have been granted this responsibility and that the township has the right to inspect the beds to ensure their continued operability.

4. **Existing features**—A sign and ground lights and an electric meter are shown as existing features on Lot 5. General Note 12 on Sheet 5 states existing dwelling's service utilities shall be removed. The disposition of these existing features should be noted on the plan.

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 for Subdivision must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

   We note that conveyance capacity for new connections must be consistent with the Bucks County Water and Sewer Authority's Neshaminy Interceptor Corrective Action Plan (NICAP) and the Neshaminy Interceptor Connection Management Plan (NICMP) for Northampton Township.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, public 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 Bucks County Planning Commission 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.

MAR:dc

cc: Patrick Flanagan, TP Construction
Alfred M. Russell
Mark Havers, Pickering, Corts & Summerson
Thomas Hecker
CKS Engineers, Inc.
Mike Solomon, Director of Planning and Zoning (via email)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 18, 2015
BCPC #10627

MEMORANDUM

TO: Perkasie Borough Council
Perkasie Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Moulton Builders
TMP #33-10-145
Applicant: Constitution Square, LLC
Owner: Same
Plan Dated: July 31, 2015
Date Received: August 17, 2015

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The professional staff prepared the following review.

GENERAL INFORMATION

Proposal: Construct 56 townhouses on a tract of 7.814 net acres (8.322 gross acres). Public water and sewerage facilities are intended.

Location: Northern side of East Walnut Street, across from Constitution Avenue. The East Branch of the Perkiomen Creek borders the western side of the parcel.

Zoning: R-3 Residential District permits townhouses (Use B3) on a minimum lot area of 7,800 square feet, minimum lot area per dwelling unit of 2,600 square feet, and maximum lot coverage of 40 percent.

C-2 General Commercial District permits a variety of residential and nonresidential uses. Use B3 Townhouse is permitted on a minimum lot area of 7,800 square feet, minimum lot area per dwelling unit of 2,600 square feet, and maximum lot coverage of 35 percent.

Present Use: Vacant.

COMMENTS

1. **Waiver requested**—The site plan indicates that the applicant is requesting a waiver from the following requirement of the subdivision and land development ordinance:

Section 164-24.A To allow driveway slopes of 8 percent where 4 percent is permitted.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary. Any waiver granted should be listed on the plan with the date it was granted by Borough Council.

2. **C-2 District information**—The tract is split-zoned, with the majority zoned R-3 Residential District and a small triangular area in the northwestern part of the parcel zoned C-2 General Commercial District. Although the C-2 portion is small, the plan should indicate base information such as the location and square footage of the C-2-zoned land, and the area of the site that is zoned R-3. The C-2 area should not be included in the calculations of the proposed development of the R-3-zoned part of the site.

3. **Lot lines**—Although fee simple lots are not proposed, the plan should show individual lot lines, for illustrative purposes, to demonstrate compliance with the area and dimensional requirements of the R-3 District that are listed on Sheet 1 and required by zoning ordinance Section 186-20.D.4.

4. **Street issues**

   a. **Street standards**—Cartway width and parking for the proposed private street (Independence Court) should be discussed. Subdivision and land development ordinance Section 164-19.I states that private streets are prohibited; they will be approved only if they are designed to meet public street standards. The proposed 26-foot-wide cartway width, with perpendicular parking bays on some sections of the street, is not a standard cartway width required by the subdivision and land development ordinance. Section 164-20.C requires a minimum cartway width of 34 feet for a secondary street.

      The borough's 34-foot-wide cartway requirement was intended to provide two moving lanes and on-street parallel parking to be designated on one side of the street. The proposed perpendicular parking bays create potential conflicts between vehicles backing out of the spaces and vehicles backing out of the driveways, with vehicles traveling along the proposed street.

      The plan does not indicate whether on-street parallel parking would be permitted. We note that the layout of driveways side by side leaves little length of curb that would allow space for on-street parking. We recommend off-street parking courts to accommodate overflow parking, for the safety and convenience of residents, visitors, and service or delivery vehicles, instead of the perpendicular parking rows along the street.

   b. **Curbing**—The plan provides curbing for the proposed street, as required by subdivision and land development ordinance Section 164-20.C, but not around the overflow perpendicular parking areas. It should be determined if this is acceptable. If it is, we recommend that concrete bumper stops be provided, particularly for the perpendicular parking bay near Unit 43, because it is at the top of a proposed slope of approximately 12

percent. We also note that the plan does not provide curb radii where the end parking spaces meet the edge of the cartway.

c. **Cul-de-sac bulb**—The cul-de-sac bulb serves only two dwellings, but contributes a large area of impervious surface. We recommend that the layout be revised to eliminate the cul-de-sac bulb or, at a minimum, to provide a planted island in the bulb to enhance the aesthetic appearance, minimize the expanse of asphalt, reduce the amount of stormwater runoff, and provide some definition to the vehicular circulation in the roadway.

d. **Snow storage**—Snow storage areas should be designated on the site.

5. **Layout and design**—The proposed streetscape is undesirable aesthetically, with rows of townhouses fronted by garage doors, a continuous expanse of pavement in front of the units instead of front yards (except for a two-foot-wide gravel strip between the double-wide driveways), and rows of perpendicular parking along the street. The long stretches of pavement allow little space for street trees, and require pedestrians to walk along rows of parked vehicles that could be backing into the street. This layout is not characteristic of Perkasie. We recommend that the applicant provide elevations of the proposed townhouses and streetscape for discussion, and that increased area for street trees and landscaping be incorporated into the design. There may be options for driveway configuration that would improve the aesthetics and provide lawn area for planting street trees (see Comment 8.a).

   Additionally, the layout does not take advantage of the open part of the site that is in the floodplain of the East Branch of the Perkiomen Creek. The only views provided of this area are from the rear of the units that abut it and from the adjacent perpendicular parking row. Providing residents of the new community visual and physical access to this part of the site, and providing a connection to the existing trail and Borough park system, would be valuable assets to the development.

6. **Parking**—The plan should provide calculations confirming compliance with the townhouse parking requirements of zoning ordinance Section 186-61.C.2.c. In addition, it is unclear if the proposed perpendicular parking rows along the street would be considered on-street parking that would be subject to the street standards of subdivision and land development ordinance Section 164-20.C, or off-street parking subject to the layout and landscaping requirements of subdivision and land development ordinance Section 164-25.

7. **Pedestrian circulation**

   a. **Sidewalks**—The plan does not show the sidewalk along East Walnut Street. Section 164-20.C of the subdivision and land development ordinance states that sidewalks shall be provided along both sides of all streets, except in the opinion of Borough Council with the advice of the Planning Commission that they are unnecessary for the public safety and convenience. The plan should be revised to show the sidewalk along the site's East Walnut Street frontage and how the proposed internal sidewalks will tie into it.

      There is a safety concern with the proposed sidewalks that end at the perpendicular parking bays. This arrangement requires pedestrians to walk across the parking areas where vehicles could be backing out.

b. **Trail connection**—The plan should provide a connection from the dwellings to the bike/hike trail along the East Branch Perkiomen Creek. The proposed retaining wall appears to preclude access to the trail. During review of the previous Constitution Square age restricted plan, trail access for the residents was a significant issue for the borough.

8. **Landscape plan**

a. **Buffer plantings**—The landscape plan should be revised to provide calculations indicating compliance with the buffering requirements of zoning ordinance Section 186-54 and subdivision and land development ordinance Section 164-35.

A Class A buffer is required along secondary streets; therefore, street trees should be provided along the proposed street. We realize the continuous curb cuts for the double-wide driveways reduce the opportunities for street tree plantings, but the required number of trees should be provided along the street where possible, and located along the overflow parking areas and elsewhere on the site, as necessary. This will help to soften the appearance of the streetscape where driveways are the predominant feature and there is no green space in front of the dwellings.

Space for street trees possibly could be created by locating the driveways of end units to the side instead of the front of the units. This would provide some visual relief along the street. Another option is to revert some (or all) of the double-wide driveways to single-wide, and accommodate the lost parking spaces in parking courts.

There is a gap in the required Class C buffer along East Walnut Street between the proposed detention basin and the 100-year floodplain line, and on the eastern side of the entrance driveway to the site. In addition, it should be determined if the existing trees behind Units 19-30 are in good condition and will provide an adequate buffer, or if additional trees should be provided to meet the buffer requirement. If any existing trees that are counted toward the buffer requirement are damaged during construction, they should be replaced by the applicant.

b. **Other plantings**—We encourage the placement of plantings around the units to provide privacy, shade, and interest. In particular, we recommend plantings behind the rows of units that back up to each other on the interior of the street. The plan provides nothing to define the space behind those dwellings or to provide privacy.

The location of the underground stormwater storage facility behind Units 7-18 and 31-36 will make it infeasible to soften the appearance of this area with plantings, and residents will be limited in how they can use this space. Any use and planting restrictions should be made clear to residents and to the community association.

Rain garden plantings should be indicated on the plan so that they can be evaluated by the borough.

9. **Tree protection**—Note 8 on Sheet 1 states that the ability to comply with tree protection requirements will be demonstrated prior to the issuance of a building permit or

commencement of construction activities. However, Section 164-41.1.B(1) of the subdivision and land development ordinance states that the tree protection zone that is delineated on the site prior to construction shall conform to the approved development plans. Therefore, the plan should be revised to show the location of tree protection fencing for all existing trees intended to remain, and to otherwise comply with all borough tree protection requirements as specified in zoning ordinance Section 186-5 and subdivision and land development ordinance Section 164-41.1.

10. **Park and recreation land**—The proposed development is subject to the park and recreation land requirements of Section 164-36 of the subdivision and land development ordinance.

11. **Lighting**—The applicant should ensure that the light spillover from proposed light standards shown on Sheet 10 will not be a nuisance to residents in Units 18 and 31 and, to a lesser extent, Units 1 and 42. Compliance with the outdoor lighting regulations of zoning ordinance Section 186-52 should be ensured.

12. **Retaining wall**—We recommend that elevations and additional details of the proposed retaining wall(s) with metal railing be provided so the borough can evaluate the appearance of the wall, including materials, colors, and the height and scale of the structures. Elevations and details also should be provided for the proposed "PennDOT steel guide rail" that is proposed on the townhouse side of the retaining wall. The appearance of the wall, railing, and guide rail should be considered from both the townhouse side and from the creek/trail side. The wall profile on Sheet 15 indicates that a substantial length of the wall will be five to six feet high, plus the height of the railing, on the creek side. The materials appear to be utilitarian in nature, rather than decorative materials and detailing that would complement the character of the borough and a residential community. The design of these features should be consistent with community standards.

13. **Mailboxes**—If cluster mailboxes are intended, the mailbox locations and associated concrete pads should be shown on the plan. It is unclear if individual mailboxes would be feasible, because the entire frontage of the units is paved, except for a narrow stone strip between the double-wide driveways.

14. **Ownership and maintenance**—The ownership and maintenance responsibilities of all common facilities and infrastructure should be clearly established. In particular, a detailed maintenance schedule for the detention basin, underground storage facility, and rain garden should be provided to the community association and the borough. It should be made clear which activities are permitted above the underground stormwater storage facility and within the floodplain area so the residents and the community association are aware of any structures, plantings, and activities that are prohibited, and those that are permitted.

15. **Plan information**—Some of the symbols on the plan are unclear or undefined, which may cause confusion. For example, it is not possible to distinguish the Limit of Disturbance line from the wetland buffer line and some of the contour lines. In addition, there is a line of short dashes near the 100-year floodplain line on Sheet 3 that does not appear in the legend, so its purpose is unclear. The plan should clarify this information.

This review will be included in the Bucks County Planning Commission board materials for their October 7, 2015 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.

MW:dc

cc: Moulton Builders
Andersen Engineering Associates, Inc.
Erik Garton, Gilmore & Associates, Inc., Borough Engineer
Andrea Coaxum, Borough Manager
Brandy McKeever, Code Enforcement Administrator (via email)

BUCKS COUNTY PLANNING COMMISSION

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

COUNTY COMMISSIONERS:

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Lynn T. Bush
Executive Director

September 24, 2015
BCPC #12120

MEMORANDUM

TO: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Gayman
TMP #34-11-22
Applicant: Edward G. Gayman
Owner: Edward G., Philip E. Jr., and Jeffery J. Gayman
Plan Dated: September 2015
Date Received: September 15, 2015

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

GENERAL INFORMATION

Proposal: Subdivide a 73.295 (net) acre parcel into two lots. Lot 1 will be 69.295 (net) acres and contains an existing dwelling unit and barns and silos. Lot 2 will be 4.0 (net) acres and contains a dwelling unit, barns, and accessory structures. Both lots are served by existing on-lot water and sewage facilities. The entire site is covered by an agricultural conservation easement.

Location: Southern corner of the intersection of Curley Hill and Gayman roads.

Zoning: RO—Rural Residential District permits single-family detached dwellings with a minimum lot area and lot width of 2 acres and 200 feet, respectively.

Present Use: Residential and agricultural.

COMMENTS

1. **Agricultural conservation easement**—The Gayman Farm was preserved by the Bucks County Agricultural Land Preservation Program (BCALPP) in 1992. An agricultural conservation easement was placed upon the entire farm, which includes the subject site and adjacent TMP #34-11-21-1. At that time, the BCALPP had a policy to preserve the entire farm under the conservation easement, but ***exclude*** the portion of the land containing the existing dwellings in determining the easement purchase price of the site. The land area excluded from

the easement purchase price was based upon the minimum lot area of the underlying zoning district applied to a dwelling(s). In this case, 4 acres was excluded from the area used to determine the purchase price of the Gayman Farm when the farm was preserved.[1]

Since the Gayman Farm was preserved, the BCALPP policy has been changed to ***include*** the portion of land containing existing dwelling(s) in the overall easement area if the entire farm is preserved **or**, if the landowner chooses, to exclude the land area of existing buildings from the easement area. This proposed subdivision would correct the earlier policy and would more accurately reflect the true amount of acreage that was intended to be preserved.

The plan indicates that Lot 1 and Lot 2 will be used for the express purposes of agricultural use. It is also our understanding that the proposed lots are to be used for family members for the purpose of estate planning. Therefore, the proposed subdivision meets the requirements of the BCALPP. The Bucks County Agricultural Land Preservation Board should determine if the legal description of the agricultural conservation easement should be revised to reflect the subdivision of the subject site into two lots.

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

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015 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.

DAS:dc

cc: Edward G. Gayman
Paul R. Cooper, Land Surveyor
Tim Fulmer, C. Robert Wynn Associates, Inc.
Carolyn McCreary, Township Manager (via email)
Richard B. Harvey, Bucks County Agricultural Land Preservation Program

[1] The underlying zoning is RO—Rural Residential District, which has a minimum lot area of 2 acres. Since there are two dwelling units on the subject site, the total building area for the site was calculated as 4 acres.

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Lynn T. Bush
Executive Director

September 21, 2015
BCPC #10911-B

MEMORANDUM

TO: Quakertown Borough Council
Quakertown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Independent Living Community
TMP #35-9-15-2
Applicant: Renew Development, LLC
Equitable Owner: Renew Development, LLC
Owner of Record: Paul & Deborah Sheppleman
Plan Dated: July 14, 2015
Date Received: August 27, 2015

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 residential development on a 1.923-acre site. The development consists of 7 buildings containing a total of 22 residential units (16 multiple-family units and 6 duplex units) for a proposed density of 11.4 dwelling units per acre. Also proposed for the site is a clubhouse, the square footage of which has not been provided. A total of 44 parking spaces is shown to serve the development. Public water and sewer facilities are proposed to serve the development.

Location: Along the northern side of Mill Street, approximately 170 feet west of Hellertown Avenue (S.R. 212).

Zoning: The site is located within two zoning districts. A majority of the site, where the proposed residential units are located, is within the Light Industrial District (LI). A portion of the site, which will contain the proposed access drive to Mill Street, is within the Medium Density Residential District (MR). The LI-zoned portion of the site is also within the Pedestrian-Oriented, Mixed-Use Overlay (POMU) District.

The LI district permits multi-family dwellings and duplex units by conditional use approval. The POMU Overlay District allows a maximum land coverage of 80 percent, a maximum impervious surface coverage of 95 percent, and a maximum density of 12 dwelling units per acre.

Present Use: Vacant.

COMMENTS

1. **Conditional use**—Section 314.4 of the zoning ordinance permits multifamily dwellings and duplex dwelling units by conditional use within the LI Light Industrial District. This issue should be resolved prior to Council taking action on the land development proposal.

2. **Required area for dwellings**—Section 314.1.5 of the zoning ordinance requires minimum lot areas of 1,500 square feet for garden apartments and 3,000 square feet for duplex units. While the proposal does not propose a subdivision into individual lots, the plan should be revised to indicate compliance with this ordinance requirement.

3. **Parking**

   a. **Number of spaces**—Zoning ordinance Section 601.1.A and Table 6.1 Off-Street Parking Requirements require 1 off-street parking space for each 0.5 dwelling unit which results in 2 required spaces per dwelling unit. Based on this ordinance requirement, a total of 44 off-street parking spaces would be required for the 22 residential units. However, information provided in the Zoning Data table on Sheet 6 of 19 indicates that 12 parking spaces are required based on 1 parking space per 2 dwelling units and that 36 spaces have been provided.

      We note that a total of 44 parking spaces are shown on the site, 11 of which are located in front of the proposed clubhouse. While the plan appears to comply with the parking requirement for the proposed residential dwellings, we recommend that the information provided in the Zoning Data table be corrected to indicate the applicable parking requirement and the proposed number of spaces.

      Furthermore, it is noted that the ordinance does not indicate a separate parking requirement for a clubhouse, which would be an accessory use to the residential uses intended for the lot. While it is assumed that the clubhouse will be for the use of future residents in the development only, Borough officials should request clarification of the applicant's intent regarding future users of the clubhouse to adequately review parking needs for the site.

   b. **Parking lot screening**—Section 314.1.7.D of the zoning ordinance requires that parking lots adjacent to a residential use be screened by a 6-foot–high wall/fence or plantings, located within a 5-foot wide planting area. Plan Sheet 13 of 19 indicates proposed plantings with a height of 30-36 inches high. The plan should be revised to comply with this zoning ordinance requirement.

   c. **Parking space striping**—Section 603.B.(8) of the zoning ordinance requires that where nine-foot parking stall widths are used, a four-inch striped hairpin or looped line, having 16 inches between the lines, shall be provided. The plan should be revised to indicate compliance with this ordinance requirement.

4. **Setback from parking**—Section 603.B.(5)(a) of the zoning ordinance requires that all parking spaces and access drives be at least 20 feet from any multiple dwelling unit on the lot. The

proposed access drive is shown closer than the required 20 feet from the multifamily dwelling units. The plan should be revised to comply with this ordinance requirement.

5. **Distance between access and intersecting street right-of-way**—Section 405.C.(2) of the zoning ordinance requires that each point of vehicular access to and from a public street shall be located at least 200 feet from the intersection of any public street right-of-way lines. The proposed access drive onto Mill Street is less than the required 200 feet from the right-of-way lines of Hellertown Avenue. This issue should be resolved.

6. **Driveway width**—Based on the angled parking shown in the northern and southern areas of the site, it appears that traffic flow will be one way along the northern, western, and southern portions of the access drive. However, it is not clear if traffic flow is intended to be one-way or two-way along the parking spaces east of the proposed clubhouse. The plan should be revised to indicate the proposed direction of traffic flow on the site.

   Section 603.B.(1) of the zoning ordinance contains minimum standards for parking stalls and aisles. Based on the requirements in Section 603.B.(1), if two-way traffic is intended east of the proposed clubhouse, a minimum aisle width of 24 feet would be required adjacent to the 90-degree parking spaces next to the clubhouse (the plan shows a 20-foot wide aisle).

7. **Sidewalks**

   a. **Along street**—The plan shows a proposed 5-foot-wide sidewalk along the access drive extending from Mill Street to the clubhouse. Section 314.1.7.B.(1) of the zoning ordinance requires sidewalks with a minimum width of 8 feet along all street frontages, unless, at the discretion of Borough Council, a narrower sidewalk is determined to be preferable. The plan should be revised to provide an 8-foot wide sidewalk unless determined otherwise by Borough Council.

   b. **Between parking lots and dwelling units**—Section 314.1.7.B.(2) of the zoning ordinance requires that sidewalks be provided to connect the street frontage to all front building entrances and parking areas. The plan should be revised to indicate compliance with this requirement.

8. **Required side yards**—Section 314.1.6 of the zoning ordinance requires a 12-foot side yard between buildings (6 feet along each building). The plan shows 11 feet between some of the buildings (between two 2-unit buildings, and between two 2-unit buildings and two 4-unit buildings). The plan should be revised to comply with this ordinance requirement.

9. **Accessory structures**—The plan shows two proposed carports that are located within the required minimum front and rear yards. As shown, these structures are located roughly four feet from the lot lines. Section 404.2.F.(3) of the zoning ordinance allows a garage or carport to be located within a side and/or rear yard to conform with the "typical setbacks" of garages located within the block. Since the carport would not be permitted within the front yard, the plan should be revised to comply with the front yard setback requirement. For the carport shown within the rear yard, to determine if the proposed location is permitted, the "typical setback" established for garages in the surrounding area should be determined in order determine if the location of the carport would comply with the ordinance.

10. **Buffering**—The Landscape Plan on Plan Sheet 13 of 19 shows a row of plantings along both the northern and western property lines which border storage units on adjacent parcels. Since a nonresidential use is located directly adjacent to the proposed residential development, we recommend that borough officials ensure that the proposed shrub plantings will provide an adequate visual buffer for the future residences.

11. **Existing alley access**—An existing alley on the site presently provides rear access to adjacent residential properties located east and northeast of the site. The existing alley continues beyond the site's northern property boundary and provides access to a property northeast of the site. A 20-foot wide access drive to serve the proposed development would replace the existing alley which appears to be between 9 and 12 feet in width. Proposed paving for the drive is shown to end approximately 12 feet from the northern property line. The plan should indicate if access will be provided to the property located to the northeast of the site.

12. **Location of refuse areas**—Section 314.1.7.F of the zoning ordinance requires that the storage of refuse shall be provided inside the building or within an outdoor area enclosed by either walls or opaque fencing. Any outdoor refuse area shall be entirely screened by a fence or enclosure which is at least six feet high. If an outdoor refuse collection area is intended, the plan should be revised to indicate the location of the collection area and compliance with this ordinance requirement.

13. **Compliance with design guidelines**—Due to the site's location within the POMU Overlay District, compliance with design guidelines in zoning ordinance Section 314.1, Subsection 7 for the POMU District would be required.

14. **Stormwater management**

    a. **Easements**—The plan should be revised to show required easements where the storm pipes and stormwater management facilities will be placed in accordance with Section 508.1 of the subdivision and land development ordinance.

    b. **Maintenance and operations**—General Note #12 on Plan Sheet 4 of 19 indicates that the owners of the project site shall maintain ownership of and be responsible for the maintenance of the storm sewer system and detention facility. We recommend that the applicant prepare and submit additional information that delineates all maintenance and operation practices for the stormwater facilities intended for the site. Such a plan would include all anticipated maintenance procedures, both short- and long-term, and the anticipated lifespan of the main components and appurtenances of the facility. This would allow regular scheduled maintenance tasks to be included in annual planning. The applicant's engineer should prepare a detailed operation and maintenance manual for the applicant and the borough in order to ensure proper care of the facility. This is critical in ensuring that the future facilities operate as intended and continue to function over the long run.

15. **Plan information**—The plan should be revised to indicate a north arrow and the proposed uses should be clarified to note that both duplex units and garden apartments are proposed (the plan currently indicates garden apartment units).

In addition, Note #1 under Site Statistics on Plan Sheet 6 of 19 indicates that the owners of record are "Paul and Deborah Sheppleman". However, the owner is listed as "A.J.C Properties, L.P" on most plan sheets. This discrepancy should be resolved.

16. **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 for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, 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 aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LMW:dc

cc: Renew Development, LLC
Cowan Associates, Inc., Municipal Engineer
Scott McElree, Borough Manager (via email)
Doug Wilhelm, Borough Zoning Officer (via email)

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Lynn T. Bush
Executive Director

September 14, 2015
BCPC #12040

MEMORANDUM

TO: Richland Township Board of Supervisors
Richland Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Land Development for Dunkin Donuts
TMP #36-38-31-1
Applicant: Quaker Alliance
Owner: Same
Plan Dated: September 16, 2014
Last Revised: September 4, 2015
Date Received: September 4, 2015

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

GENERAL INFORMATION

Proposal: Construct a 4,000-square-foot building with drive-through window, housing two commercial establishments, on a lot of 1.023 acres. Public water and sewerage systems would serve the development.

Location: West side of Route 309 (South West End Boulevard), at the intersection of Tollgate Road.

Zoning: PC Planned Commercial District, also within the Arterial Corridor Overlay District. Multiple commercial use is permitted by conditional use within the PC District on a minimum lot area of 1.0 acre. All land development within the Arterial Corridor Overlay District requires conditional use approval.

According to the plan, the following variances were granted by the Richland Township Zoning Hearing Board on February 27, 2015:

Sections 27-513 & 604	Permit structures within the 100-foot front yard setback along an arterial highway
Sections 27-513	Permit structures within the 65-foot setback along a collector highway

Sections 27-516 & 516.2.C	Permit vehicular access and an underground detention basin in the 25-foot wide Class A buffer yard
Sections 27-603	Permit limited vehicular access onto State Route 309
Sections 27-911	Permit a menu board in addition to the proposed signage, including another freestanding sign

According to the plan, the following waivers from the provisions of the subdivision and land development ordinance were granted on June 8, 2015:

Section 22-506.2	defer issue of improvements to Tollgate Road and Route 309 to PennDOT
Section 22-512.3.L	allow proposed grading to daylight less than 5 feet from the property line
Section 22-516.5.Q	permit parking and display areas along arterial (Route 309) road to be set back from the ultimate right-of-way by a distance less than the 30 feet required
Section 22-702C(2)	partial waiver from showing existing features within 400 feet of the site

According to the township zoning officer, the applicant was granted conditional use approval under:

- Section 27-601 of the zoning ordinance because the proposal is located within the Arterial Corridor Overlay District along Route 309.
- Section 27-404 of the ordinance for an E22 Multiple Commercial Use within the PC Planned Commercial District.

Present Use: Vacant.

COMMENTS

Before final plan approval, the township should be assured that the applicant has complied with the conditions of preliminary plan approval as well as the requirements of other applicable reviewing agencies.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, 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.

TAK:dc

cc: Quaker Alliance, LLC
R.L. Showalter & Associates, Inc.
Judith Stern Goldstein, Boucher & James
Quakertown Area Planning Committee
Mike Schwartz, P.E., Gilmore & Associates, Township Engineer (via e-mail)
Steven Sechriest, Township Manager (via e-mail)

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Lynn T. Bush
Executive Director

September 1, 2015
BCPC #12109

MEMORANDUM

TO: Richland Township Board of Supervisors
Richland Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Bank of America ATM
TMP #36-17-1
Applicant: Bank of America
Owner: Highglen-Pineville Quakertown Associates, LP
Plan Dated: June 26, 2015
Last Revised: August 12, 2015
Date Received: August 14, 2015

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 34-square-foot (approximately), walk-up ATM kiosk adjacent to the existing parking lot of the Trainers Corner Shopping Center. Public water and sewerage systems serve the existing shopping center.

Location: East side of Route 309 (North West End Boulevard), approximately 1,200 feet north of the intersection with Route 313.

Zoning: PC Planned Commercial District, also within the Arterial Corridor Overlay District. Use E4 Financial Establishment is permitted within the PC District on a minimum lot area of 1.0 acre. Use E4 is a permitted in Use 22 Multiple Commercial Use. All land development within the Arterial Corridor Overlay District requires conditional use approval.

Present Use: Commercial

COMMENTS

1. **Conditional use**—The proposal requires conditional use approval under Section 27-602 of the zoning ordinance because it is located within the Arterial Corridor Overlay District along

Route 309. The plan should not be approved until the proposal has been given conditional use approval.

2. **Variance**—The plan indicates that the following variances from the zoning ordinance would be needed for the proposal:

Minimum Front Yard	permit a front yard setback of less than 100 feet along Route 309 (variance from Sections 27-513 and 27-604)
Buffer Yard	permit the ATM, fencing and light poles within the required buffer yard (variance from Section 27-516.2)
Signage	permit a total area of building signs greater than 15 percent (variance from Section 27-911.A.2.a)

Township officials should not approve the plan until the zoning hearing board has issued a decision on an application for these variances.

3. **Zoning data**—Sheet 3 of the plan contains performance, area, and dimensional information that is incomplete. Much of this zoning data is either stated as to be determined, not applicable, or approximated for the existing conditions of the site. The plan should be revised to provide the accurate data for the existing conditions. Data on existing impervious surface would be particularly important given the extent of existing development on the shopping center site.

4. **Parking**—The plan indicates that one existing parking stall will be eliminated to provide an access aisle for the proposed ADA parking stall. While this is a minimal reduction in the significant parking associated with the shopping center, township officials should determine if the plan should be revised to provide parking calculations for the entire site to ensure that total required parking is met.

5. **Lighting**—Section 27-519.A.2 of the zoning ordinance states that illumination from light originating on the site shall not exceed 0.5 foot candle at the lot line. The plan shows that the illumination at the lot line exceeds 0.5 foot candle, but it is difficult to determine if the existing light fixtures on the site contribute to this condition or if it is a result of the proposed fixtures. Township officials should determine if the plan should be revised to ensure consistency with Section 27-519.A.2.

6. **Tree protection fencing**—We recommend that tree protection fencing be used to delineate the tree protection zone, consistent with Section 27-514.F of the zoning ordinance, for the existing 18-inch caliper tree (to remain) closest to the area to be disturbed as shown on the plan. Given their proximity, the proposed fence and ramp may disturb the tree's root system.

7. **Sewage facilities**—While no sewage facilities nor sewage flow will be produced by the proposal, the applicant should submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development.

8. **Editorial**—The reference to Section 27-911 1.B.1 in the signage requirement table on Sheet C3 of the plan should be changed to Section 27-911.A.2.a.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, 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.

TAK:dc

cc: Bank of America
Highglen-Pineville Quakertown Associates, LP
Matthew Welch, Stonefield Engineering and Design, Inc.
Quakertown Area Planning Committee
Mike Schwartz, P.E., Gilmore & Associates, Township Engineer (via e-mail)
Steven Sechriest, Township Manager (via e-mail)

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Lynn T. Bush
Executive Director

September 22, 2015
BCPC #12122

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Lot Line Change for Brownsburg West Land Partners
TMPs: #47-4-72-13, 47-4-73-3 and 47-4-73-2
Applicant: Brownsburg West Land Partners
Owners: Same
Plan Dated: February 2, 2015
Last Revised: July 20, 2015
Date Received: September 17, 2015

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 Parcel B (74,424 square feet) from TMP #47-4-73-3 to TMP #47-4-73-2 and convey Parcel A (79,045 square feet) from TMP #47-4-73-3 to TMP #47-4-72-13. As a result of the lot line changes, TMP #47-4-73-2 would be 8.645 acres (gross), TMP #47-4-72-13 would be 3.79 acres (gross), while TMP #47-4-73-3 would be eliminated. TMP #47-4-73-3 is vacant while the remaining two lots contain existing dwelling units. Individual on-lot water and sewage facilities service both lots.

Location: The site is located approximately 340 feet southwest of the intersection of Brownsburg Road and Hayhurst Drive.

Zoning: CM Conservation Management District permits single-family detached dwellings with a minimum lot size of 1 acre.

Present Use: Vacant / Residential

COMMENTS

The plan appears to be consistent with applicable ordinance requirements. We recommend that the plan be approved if it meets all ordinance requirements, as determined through the municipal

engineer's review, and if the plan complies with the requirements of other applicable reviewing agencies.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015 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.

PWG:dc

cc: Brownsburg West Land Partners
Boucher & James, Inc.`
Douglas Rossino, P.E., Gilmore & Associates, Municipal Engineer
David Nyman, Upper Makefield Township Interim Manager (via email)

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Lynn T. Bush
Executive Director

August 26, 2015
BCPC #12005

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision/Land Development for 620 Jacksonville Associates
TMP# 49-9-80-2; 49-9-80-1-2A; 49-9-80-1-2B (portion)
Applicant: 620 Jacksonville Associates, L.P.
Owner: Same
Plan Dated: June 11, 2015
Date Received: July 27, 2015

GENERAL INFORMATION

Proposal: To subdivide TMP# 49-9-80-1-2B (19.18 acres), which contains a portion of the North American Technology Center, into two lots of 17.731 and 1.449 acres. The 1.499-acre lot is to be combined with TMPs #49-9-80-2 (0.891 acre) and 49-9-80-1-2A (1.92 acres) to create a 4.26-acre parcel. An existing building (former US Navy infirmary on TMP #49-9-80-2) will be removed for parking. The lots will be served by public water and sewer. The new 4.26-acre parcel will be developed with buildings and uses as noted below:

Pad 1 (1.206 acres)—10,125 square feet for retail
Pad 2 (39,679 square feet)—4,000 square feet for restaurant with patio dining area
Pad 3 (1.359 acres)—4,815 square feet for restaurant with drive-through

Location: Eastern side of the intersection of Street Road at its intersection with Jacksonville Road.

Zoning: I-O Industrial Office District permits retail and restaurants on lots of one acre or more. The applicant has received the following zoning ordinance variances:

Section 1401.B	Lot width requirement.
Section 1401.E.)	Front yard (Eagle and Hawk Boulevards)
Section 1602.E.30(e)	Drive-through design bypass lane
Section 2019.B	Street line setback —One hundred-foot minimum setback from Street Road for buildings and structures and a 50-foot setback for parking. The setback shall be landscaped with berm and sidewalk.
1602.H.80.C	Maximum stacking of cars and lane length

Present Use: Vacant/parking lot

COMMENTS

1. **Condominium subdivision plan**—The plan shows a subdivision of TMP #49-9-80-1-2B and joining of lots 49-9-80-2 and 49-9-8-1-2A. A parking easement is also proposed on condominium unit 2B. The new unit boundary line and easement will require an amendment to the declaration of condominium. The plan should include a note that the condominium declaration will be amended and the amended declaration should be provided to the Recorder of Deeds.

2. **Entrance width**—The plan shows a right-in entrance driveway between the proposed retail store and restaurant from Street Road. The entrance is 25 feet wide which may encourage drivers to turn right or left out onto Street Road. We recommend that the plan be revised to provide a narrower entrance.

3. **Parking spaces**—The plan states 77 parking spaces are required but 223 are proposed. The proposed number of parking spaces amounts to more than 300 percent more than is required. The extra spaces represent extra cost for construction and maintenance, and additional impervious surface and heat retention. We recommend that the applicant provide a rationale for the extra spaces.

4. **Pedestrian crosswalks**—The plan shows a number of crosswalks across driveways between buildings. We recommend that an additional crosswalk and sidewalk be provided between the Jacksonville Road sidewalk and the retail building.

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 for Land Development 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 October 7, 2015, 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:dc

cc: 620 Jacksonville Associates, L.P. c/o Bob Rosenthal, Envision Land Use
Brian Meyers, P.E., LANDCORE Engineering Consultants, P.C.
Tracy Tackett, Township Planner
Craig D. Kennard, P.E., Gilmore & Associates, Township Engineer
Steve Wiesner, Municipal Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

September 23, 2015
BCPC #12113

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Subdivision for Warminster Swim Club Redevelopment
TMP # 49-22-12-1
Applicant: Jamp Development LLC
Owner: Same
Plan Dated: July 31, 2015
Date Received: August 24, 2015

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

GENERAL INFORMATION

Proposal: Subdivide a 2.94-acre parcel into 6 single-family detached lots. The lots range from 13,680 to 21,664 square feet. The existing Murphy Warminster swim club complex will be removed. A 10,007-square-foot parcel will be dedicated to the township for recreation and conveyed to the adjacent Astor Park. The site will be served by public water and sewer.

Location: North end of Stub Road and south of the Warminster Township Public Works facility.

Zoning: R-2 Residential 2 District permits single family residential dwellings on lots of 12,500 square feet or more. Variances were granted (written Zoning Hearing Board decision, dated March 12, 2015) to the following zoning ordinance sections:

Section 502.D	Front yard setback
Section 502.F	Rear yard setback
Section 1602.H.72.C(1)	Accessory building within 5 feet of property line
Section 1602.H.72.C(2)	Existing building in front yard
Section 1602.H.72.G	Accessory building over 500 square feet

Present Use: Recreation-Swim club

COMMENTS

1. **Natural features**—Zoning ordinance Section 2103, Environmental Standards, requires that the developer shall determine what environmental or natural features are present on the lot and shall meet standards of environmental protection. The plan does not indicate whether any natural features exist on the site. The plan should be revised to indicate the site's environmental and natural features and compliance with requisite standards.

2. **Open spaces use**—Section 2102.B.1.a of the zoning ordinance requires that the purposes of open space are to conserve natural or scenic resources, augment recreation, enhance public open space opportunities, preserve sites of historic, geologic, or botanic interest, or enhance the value of existing parks. The plan shows a paved trash truck turnaround and a stormwater pipe endwall in the proposed open space. These uses are not consistent with the stated purposes. The township should determine if the proposed uses are appropriate for open space.

3. **Existing trees**—Section 404.3.G of the subdivision and land development ordinance requires that the preliminary plan show the location, species and size of stand-alone trees three inches in caliper or greater and the outline of all wooded areas. The dripline of stand-alone trees and wooded areas shall also be shown. Aerial photos of the site indicate that there are several trees south of the kiddie pool and along the southern property line. The plan should be revised to show these trees.

4. **Tree protection fence**—Aerial photos show trees on the site and along the perimeter of the site. Subdivision and land development ordinance Section 530.2 states that tree protection areas shall be shown on the landscape plan and grading plan. Section 530.3.A.2 requires that the tree protection area shall be 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline (the line marking the outer edge of the branches of the tree), whichever is greater. The plan shows the tree protection fence within the dripline of a number of trees. We recommend that the plan be revised to show a tree protection fence on the landscape plan and grading plan and that the fence location be revised to fall outside the dripline of trees to be saved or 15 feet from the tree trunk, whichever is greater, as required by Section 202 of the subdivision and land development ordinance.

5. **Buffer plantings**—Section 523.5.C of the subdivision and land development ordinance requires a Class 2 (20 feet wide) buffer yard between residential and nonresidential uses. The plan does not show a buffer yard. There is no existing vegetation between the proposed residential lots and an adjacent material storage yard on adjacent parcel #49-33-12-2. The plan should be revised to show the required buffer yard and plantings.

   We also recommend providing plan material to delineate/buffer the area dedicated to Astor Park and the adjoining Lots 5 and 6. This will establish the limit of public land and provide privacy for the individual lots.

6. **Roadway improvements**—Section 504.8 of the subdivision or land development ordinance requires that where a site adjoins unsubdivided acreage, stub streets shall be provided to the boundary lines with temporary easements for turnarounds. Section 505.3 requires that local streets have a cartway of 26 feet. The plan shows a cartway width of 18 feet along the northern section of the proposed roadway. A truck turnaround is provided which suggests that the stub

street arrangement may be permanent. We recommend that the township determine the future status of the stub street, and if the required width and sidewalks should be provided to the property line.

7. **Pool demolition**—The decision and order of the township Zoning Hearing Board states the applicant will break up the existing pool on the site and fill it with broken concrete from other structures on the site. The demolition notes on Drawing CO.1 of the plan state all existing structures within the construction area will be removed and disposed of off-site. We recommend that the plan specify proper demolition in accordance with applicable municipal and state law. Filling the pool with broken concrete may leave voids and may lead to shrink/swell problems. If necessary, the area of the former pool should also be designated nonbuildable.

8. **Sewage facilities**—The BCPC application submitted with the plan indicates that a planning module was included. We did not receive a copy of the planning module. 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 for Land Development must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, 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:dc

cc: Matt Piotrowski, Jamp Development LLC
Robert Holmes, Holmes Cunningham LLC
Steven Weisner, Municipal Manager (via email)
Craig D. Kennard, P.E., Gilmore & Associates, Municipal Engineer

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

September 23, 2015
BCPC #12116

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Land Development for Hart School Redevelopment
TMP #49-037-283
Applicant: Hart School LLC
Owner: Same
Plan Dated: August 20, 2015
Date Received: August 25, 2015

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

GENERAL INFORMATION

Proposal: Construct 35 single-family detached dwellings on a 15.71-acre parcel. The lots range in size from 9,000 to 16,047 square feet. Open space of 4.53 acres will be dedicated to the township. The existing Hart Elementary School will be removed. The site is served by public water and sewer.

Location: Southeast of Little Lane, approximately 360 feet south of its intersection with Barness Drive.

Zoning: R-2 Residential District permits Use 3(a) Single Family Detached Buffered Development on lots of 9,000 square feet or more and site area of 10 acres. Twenty percent or more of the site area must be reserved for open space.

Present Use: Vacant school/recreation center.

COMMENTS

1. **Waivers**—The plan indicates that the following waiver will be requested from the requirements of the subdivision and land development ordinance:

   Section 526 Traffic impact study

In accordance with the requirement of Section 512.1.(b) of the Pennsylvania Municipalities Planning Code, the applicant has submitted a rationale for the requested waiver. The township planning commission and board of supervisors should determine if granting the waiver is appropriate.

A waiver is also requested from Section 198-18.G.G(9)(y) of the Stormwater Management ordinance to allow for the proposed basin discharge to be 20 feet from the property line where 50 feet is required.

All granted waivers should be indicated on future plans.

2. **Trees over 24 inches in caliper**—Subdivision and land development ordinance Section 602.3.C requires that any tree over 24 inches in caliper shall be 100 percent protected, whether located within the woodland areas or standing alone. The plan shows removal of numerous trees including a collection of 15 oaks of 24 or more inches in caliper along the existing school driveway. These are large trees that provide numerous benefits to the site and the community. We recommend that the condition of the trees be evaluated and the layout of the plan be revised to protect as many large trees as possible.

3. **Open space boundaries**—The subdivision and land development ordinance (Section 603.1.D) requires that access ways to open space that are located between or adjacent to residential lots be delineated with landscaping or fencing. The plan does not show any demarcation. In order to demarcate the open space so that residents don't use public open space for private activities, we recommend that plantings or fencing be provided between all open space areas and private lots, not just along the access ways.

4. **Riparian buffer plantings**—A waterway adjoins the site to the south. Section 2103.E.4 of the zoning ordinance requires replanting of the riparian corridor where there is little or no existing streamside vegetation. Native vegetation approved by the township must be used in replanting efforts. There is some vegetation along the waterway on the site, but much of the perimeter is turf grass. We recommend the township determine if additional riparian buffer plantings are necessary.

5. **Existing features**—Section 404.3.B. of the subdivision and land development ordinance requires that the preliminary plan show the location, names, and widths of streets, sanitary sewers, storm drains, and similar features within 400 feet of any part of the land to be subdivided or developed. The plan shows a sidewalk between the proposed detention basin and Lot 23 terminating at the property line. The sidewalk will connect to an existing walkway on TMP # 49-37-284. The existing path is not shown. The plan should be revised to show the existing path on the adjacent parcel.

6. **Stormwater facility plantings**—The plan shows a detention basin and infiltration trench. The plantings for the bottom of these facilities are not shown. The plan should be revised to show plantings for these facilities, preferably wildflowers or other naturalized plantings which are more beneficial to the environment than grass and do not require regular mowing.

7. **Tot lot location**—The proposed tot lot is located behind Lots 13 and 14, more than 100 feet from the road. This location is not central to the development and may not be seen from the roadway. We note Lots 29 and 30 are disproportionately large. An opportunity may exist to make these lots smaller and create open space upon which to place the tot lot. This location would be more accessible, more visible, and closer to the majority of residents.

8. **Plan scale**—The scale for the Subdivision Plan (Drawing C1.0) is noted as 1"=50', however the actual scale is 1"=60'. The drawing should be revised to show the correct scale.

9. **Snow storage**—The plan shows smaller lots served by a loop road which may create problems for storage of snow in the winter. We recommend that the plan be revised to show designated areas for snow storage.

10. **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 for Land Development must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015 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:dc

cc: Stuart Rosenthal, Hart School LLC
Holmes Cunningham LLC
Steven Weisner, Municipal Manager (via email)
Craig D. Kennard, P.E. Gilmore & Associates, Municipal Engineer

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

September 24, 2015
BCPC #5493-F

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Land Development for Police and Fire Federal Credit Union
TMP # 49-16-1-3
Applicant: Police and Fire Federal Credit Union
Owner: Beneficial Mutual Savings Bank
Plan Dated: August 8, 2015
Date Received: August 28, 2015

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

GENERAL INFORMATION

Proposal: Construct a 4,942-square-foot commercial bank building on a 1.57-acre parcel. The site is served by public water and sewer.

Location: Northern side of the intersection of West Street Road and Mearns Road.

Zoning: C-2 Commercial District permits medical or business office, motor vehicle fueling station, retail shop, service business, and bank with drive-through on lots of 1 acre or more.

Present Use: Vacant

COMMENTS

1. **Impervious surface**—Section 1201.E of the zoning ordinance permits 50 percent impervious coverage. A note on Sheet 3 of the plan states a waiver was granted from the Stormwater Management Ordinance to permit use of pervious pavement as a credit towards the impervious surface ratio. With the credit taken the proposed ratio of 52.8 percent still exceeds the permitted amount. The plan should be revised to show compliance with the zoning ordinance impervious surface requirement.

2. **Parking spaces**—The plan states 20 parking spaces are required, but 31 are proposed. The proposed number of parking spaces amounts to 50 percent more than is required. Reduction in the number of spaces would decrease the calculated amount of proposed impervious surface as well as costs for construction and maintenance. We note that the plan might comply with the impervious surface requirement if extra parking spaces are deleted.

3. **Sidewalk material**—The proposed construction material for sidewalks on the site is shown as standard duty asphalt on Sheet 14 of the plan. It appears that this may be mislabeled. The plan should be revised to show the correct material notation if necessary.

4. **Sign details**—Signage for the proposed financial establishment is not shown on the plan. We recommend that signage details be provided to allow for review of signage during the plan review process and ensure compliance with Part 20 of the zoning ordinance.

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 for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, 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:dc

cc: Steven Weisner, Municipal Manager (via email)
Craig D. Kennard, P.E. Gilmore & Associates, Municipal Engineer
Kevin Finley, Police and Fire Federal Credit Union
Joel Dellicarpini, RLA, Bohler Engineering

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

September 1, 2015
BCPC #12108

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Land Development for R.H.H. Properties
TMP #50-27-23-1; -2; 27-25; -27-31
Applicant: R.H.H. Properties
Owner: Richard H. & Kathryn M. Held
Plan Dated: August 6, 2015
Date Received: August 13, 2015

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

GENERAL INFORMATION

Proposal: Construct a 12,336-square-foot, 43-unit apartment building, on a 2.3 acre site served by public water and sewer. An existing 9,400 square foot commercial building will be removed.

Location: Between Bristol and Stagner avenues adjacent to the intersection with Easton Road (Route 611).

Zoning: The C-2 Commercial District permits multifamily dwellings as a conditional use subject to the condition that a road, off-site traffic improvements, or a fee in lieu be provided to the Township. The district also permits retail business or service establishment, professional or business office, bank or similar financial institutions and funeral home by right. The minimum lot size required is 20,000 square feet.

Present Use: Vacant commercial.

COMMENTS

1. **Conditional use approval**—The conditional use approval given to the applicant (dated January 27, 2015) requires that the Board of Supervisors determine whether a bypass road or off-site improvement should be provided at the time of preliminary land development approval. The plan shows a proposed right-of-way for a bypass lane but no improvements are

shown on the site or off-site. The plan should be revised to show a roadway off-site improvements or indicate a fee in lieu will be provided before preliminary approval is granted.

2. **Bypass lane**—The proposed one-way bypass road entrance on Stagner Avenue is within 25 feet of the intersection with Easton Road and may create circulation problems. It is also not clear what advantage the bypass road offers. A traffic impact analysis submitted states that there is no impact on the surrounding roadway network from the site development and safe and efficient access to and from the proposed development can be provided with or without a bypass road connection to Bristol Road. Therefore it appears that there is no need for a bypass road and off-site improvements or fee in lieu contribution may be the most reasonable alternative under Section 1104-A of the zoning ordinance.

3. **Parking lot design**— Subdivision and land development ordinance Section 310.4 permits no one single parking line to exceed 12 cars. Lines exceeding 12 cars shall be separated by a planting strip equal to the width of one parking stall. The plan shows 3 parking rows exceeding 12 spaces. The plan should be revised to show the required islands.

   Section 310.7 requires that all dead-end parking lots shall be designed to provide sufficient backup area for the end stalls of the parking lot. The end of the parking lot area west of the proposed building has a fenced trash storage facility. A 4-foot wide striped area is the only area available for backing up for the two end spaces. It does not appear that there is sufficient area for backing out of these spaces. The plan should be revised to show adequate backing up space for the two end parking spaces.

   The plan also shows a ramp at the end of one of the parking spaces. It appears that the ramp is for carts or other means of transporting trash to the storage area. When the space is occupied the ramp cannot be used. We recommend that the ramp be relocated.

4. **Sidewalks**—Section 408 of the subdivision and land development ordinance requires that sidewalks be constructed along all existing abutting streets and on both sides of all other streets within the subdivision or land development. The plan shows a sidewalk along Bristol Road but not along Stagner Avenue. The plan should be revised to show a sidewalk along Stagner Avenue. If a bypass road is provided the township should ensure that a sidewalk is provided along the right-of-way and impervious surface calculations should include the surface of the sidewalk.

5. **Street trees**—The bypass lane will constitute a street as defined in Section 202 of the subdivision and land development ordinance. Section 325.5.E requires that street trees be planted for any subdivision or land development where suitable street trees do not exist, as part of the design and construction of new streets. The plan does not show street trees along the right of way for the bypass lane and should be revised to show street trees.

6. **Tree protection**—Section 325.4.D of the subdivision and land development ordinance construction area, including disturbance for roads and parking, shall be protected by four-foot-high fencing to ensure that there is no encroachment within the area of the tree dripline by changing grade, trenching, stockpiling of building materials or topsoil, or the compaction of the soil and roots by any motor vehicle. Grading and a silt fence are shown beneath a 16-

inch caliper maple which is shown to remain on the site. The plan should be revised to show the fence located at the edge of the dripline of the tree.

7. **Required model**—Section 504.D(17) of the subdivision and land development ordinance requires a model at a scale of one inch equals 50 feet for apartment projects, to be submitted for review. A model was not included in the submission, so one should be submitted to complete the application.

8. **Crosswalks**—the plans shows several crosswalks across driveways. We recommend that additional crosswalks be provided from the proposed building to the Bristol Road sidewalk, across parking lots, across entrance driveways**,** and across Bristol Road to the shopping center.

9. **Setbacks and buffering**—The eastern corner of the proposed apartment building lies with 150 feet of Easton Road. There are several street trees and small plantings, but no other buffering from the major arterial to buffer residents from the impacts of road traffic such as light, noise, and dust. We note that the Sweetbriar multifamily development along Easton Road is separated from the road by a berm and landscaping. We recommend that the township determine if sufficient buffering is provided for the proposed apartment building.

10. **Rain garden plantings**—The stormwater management plan indicates that the rain garden will be planted with naturalized plantings. The landscaping plan, however, does not indicate any specific plantings. The plan should be revised to show what plants will be installed in the rain garden, to comply with the township's stormwater management plan.

11. **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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, 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:dc

cc: Tom Gockowski, P.E. Carroll Engineering Corporation, Township Engineer
Roy Rieder, Director of Planning
Clifford Stout, STA Engineering
Leigh, Narducci, Moore, Fleisher, Roeberg, Wolff, LLP
James Miller, Interim Municipal Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 21, 2015
BCPC #5641-D

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision and for Cardamone
TMP # 50-4-71-1 and -2
Applicant: Joseph & Rosemarie Cardamone
Owner: Same
Plan Dated: March 17, 2010
Last Revised: September 1, 2015
Date Received: September 11, 2015

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

GENERAL INFORMATION

Proposal: Convey a 0.75-acre portion of TMP #50-4-71-1 (Lot 1) to TMP #70-4-71-2 (Lot 2). As a result of the conveyance, Lot 1 and Lot 2 will be 5.33 and 3.75 (net) acres, respectively. Lot 1 contains an existing dwelling served by on lot water and sewage disposal facilities but will be connected to public sewer after the sale of Lot 2. An 11,375-square-foot single-family detached dwelling is proposed for Lot 2.

Location: Southeast of the intersection of Stump Road and Pickertown Roads.

Zoning: RA Residential Agricultural District permits single-family detached dwellings on lots of 3 acres or more when served by on lot water and sewage disposal systems.

Present Use: Residential and vacant.

COMMENTS

1. **Waivers**—The plan indicates that the following waivers will be requested from the requirements of the subdivision and land development ordinance.

   Section 304.2 Street improvements to Stump and Pickertown roads

Section 307.7	Grading the full width of ultimate rights-of-way along Stump and Pickertown roads.
Section 325.2	Street trees

In accordance with the requirement of Section 512.1.(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved and the minimum modification necessary.

2. **Impervious surface**—Section 405.2.A.(8) of the zoning ordinance limits impervious surface to 15 percent in the RA district. The plan indicates that 13 percent of Lot 2 (21,309 square feet) will be impervious surface; however, there are no patio or walkways associated with the pool and cabana areas shown on the plan. If such features are proposed, we recommend that the plan be revised to include all impervious surface cover and associated calculations.

3. **Lot line change**—We recommend that the township solicitor review the new deeds to ensure that a separate nonconforming parcel is not created.

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

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015, public 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 Bucks County Planning Commission 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:dc

cc:
Tom Gockowski, P.E., Carroll Engineering, Township engineer
R.L. Showalter & Associates, Applicants engineer
Roy Rieder, Township Planning Director
James Miller, Interim Township Manager Township Manager

BUCKS COUNTY PLANNING COMMISSION

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

COUNTY COMMISSIONERS:

Robert G. Loughery, *Chairman*
Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

PLANNING COMMISSION:

Walter S. Wydro, *Chairman*
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David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 14, 2015
BCPC #12115

MEMORANDUM

TO: West Rockhill Township Board of Supervisors
West Rockhill Township Planning Commission
Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for A&T Subaru
TMP #52-17-72
Applicant: AF Partnership
Owner: Same
Plan Dated: August 11, 2015
Date Received: August 21, 2015

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

GENERAL INFORMATION

Proposal: Construct a new automotive repair and detailing building with a proposed square footage of 9,817 square feet, plus a total of 66 parking spaces, 15 of which are to be located in a future parking area, on a 1.449-acre site. The acreage within West Rockhill Township, where the proposed building and approximately 38 of the parking spaces are to be constructed as part of the initial development, is 0.9871 acres (gross). The acreage within Hilltown Township, where approximately 13 of the parking spaces are to be constructed as part of the initial development, plus the 15 future parking spaces, is 0.4623 acres (gross). The existing house on the lot will be demolished. The site is served by an on-lot well and public sewage disposal system.

Location: The site is located on Bethlehem Pike, approximately 200 feet south of its intersection with State Road (State Route 152).

Zoning: West Rockhill Township, PC – Planned Commercial District permits E11 Automotive Repair Shop and Retail Sales on a minimum lot area of 20,000 square feet.

Hilltown Township, LI – Light Industrial District permits E12 Auto Repair or Car Washing on a minimum lot area of 2 acres.

Present Use: West Rockhill Township – Residential; Hilltown Township – Vacant.

COMMENTS

1. **Parking**—Although not required by the sketch plan submission requirements of either township, we recommend that future submissions of this plan identify the parking requirements for the specific uses being proposed. As the parking requirements for both townships, Hilltown Township zoning ordinance, Chapter 160, Article IV, Section E12(c) and West Rockhill Township zoning ordinance, Article XVI, Section E11.7 are based on either the gross square footage of the facility, the number of service bays, and the number of employees, it is not possible to determine from the plan submitted if the parking spaces being proposed meet the ordinance requirements.

   Specific to West Rockhill Township subdivision and land development ordinance, Article IX, Section 1003.C, parking areas are to be placed at the sides and rear of proposed buildings within the Planned Commercial District. We recommend that the township consider this as part of their review.

2. **Sidewalks**—Both townships specify that sidewalks are required, as specified in Section 512 of the West Rockhill Township subdivision and land development ordinance, and Section 140-36 of the Hilltown Township subdivision and land development ordinance. The applicant will need to incorporate sidewalks in future submissions of this plan.

3. **Plan Information**

   a. The application submitted by the applicant indicates that the proposed new building area is 9,817 square feet (gross), however, the building shown on the plans is approximately 7,560 square feet (gross) exclusive of the emergency fire escape and 7,703 square feet (gross) inclusive of the emergency fire escape.

   b. The zoning information relative to lot requirements indicates a side yard setback of 35 feet in Hilltown Township. Section 160-27 of the zoning ordinance specifies a minimum side yard setback of 30 feet in the LI – Light Industrial District.

4. **Impervious coverage**—The maximum allowable impervious cover for both the West Rockhill and Hilltown Township portions of the site is 60 percent of the site area, as specified in Section 902 of the West Rockhill Township zoning ordinance and Section 160-26 of the Hilltown Township zoning ordinance. As proposed, the impervious coverage within the West Rockhill portion of the site is 64.38 percent, and 70.54 percent within the Hilltown portion of the site. The plan as presented does not comply with impervious surface ordinance requirements in both townships.

5. **Buffer yards**—Section 160-33.D.1 of the Hilltown Township zoning ordinance specifies that a minimum 35-foot buffer be provided between nonresidential and residential uses. The property immediately (TMP #15-1-107) to the south of the Hilltown Township portion of the site contains a house and a garage facility. This parcel is located in the LI – Light Industrial District, and a note on the plan indicates that it is Planned Commercial. The Hilltown Township supervisors should determine the current use of this property to determine if the buffer yard should be provided.

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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the October 7, 2015 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.

PWG:dc

cc: Jeff Allen, AF Partnership
Scott Peter McMackin, Cowan Associates
Steven Baluh, C. Robert Wynn Associates, Inc., West Rockhill Township Engineer
Greg Lippincott, West Rockhill Township Manager (via email)
C. Robert Wynn, P.E., C. Robert Wynn Associates, Inc., Hilltown Township Engineer
Richard C. Schnaedter, Hilltown Township Manager (via email)

Bucks County Planning Commission
Planning Module Reviews
October 07, 2015

Municipality	Development	BCPC Number	Tax Parcel Number	PaDEP Code Number	Plan Review Number
Bristol Township	4633 Murray Street	12096	5-28-536, -537 & -29-83	1-09001-261-3J	2008-00225
Bensalem Township	Sal-Ben Realty, LP	12029	2-1-32-1 & -11-29	1-09004-348-3J	2008-00227
New Britain Borough	Hidden Meadows	11865-A	25-9-64-1 & -64-3	1-09931-063-3J	2008-00226
Warminster Township	Havis, Inc.	12066	49-9-28-4 & -28-15	1-09007-204-3J	2008-00228
Lower Southampton Township	Kolos	10805	21-13-68	1-09006-149-3J	2008-00230
Warminster Township	The Station at Bucks County	4641-E	49-9-28	1-09007-203-3-J	2008-00232
Warminster Township	Cantlin	11038	49-30-19	1-09007-200-3J	2008-00234

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 18, 2015

Richard A. Stoneback, P.E.
Charles E. Shoemaker, Inc.
1007 Edge Hill Road
Abington, PA 19001

RE: 4633 Murray Street Subdivision
PaDEP Code #1-09001-261-3J
BCPC #12096
TMP #5-28-536, -537; 5-29-83
Bristol Township, Bucks County, PA

Dear Mr. Stoneback:

We have received a copy of the subject planning module[1] for the residential subdivision at 4633 Murray Avenue. Proposed is an extension to connect 8 single-family residential lots with public sewer service via the Bath Road interceptor with eventual treatment and disposal at the Bristol Township Wastewater Treatment Plant.

The *Sewage Facilities Plan – Act 537 for Bristol Township, Bucks County, Pennsylvania* (revised 1998), which is the official sewage facilities plan for this portion of Bristol Township, indicates that the site is within a public sewer service area. The proposal is consistent with the township's official sewage facilities plan.

Information provided in Section J.2.c indicates that present and projected flows exceed the treatment plant's design and/or permitted capacity. We are aware that a Corrective Action Plan (CAP) and a Connection Management Plan (CMP) are in effect for Bristol Township's wastewater treatment plant. In addition, information provided in Section J.3.a indicates that the sewer extensions proposed to serve the subdivision will create a hydraulic overload on the existing collection or conveyance facilities within five years. Therefore, as required in Section J.3 and J.4, the planning module should include a letter from Bristol Township allocating capacity for the project along with a copy of the Connection Management Plan (CMP) with the project listed.

In further review of the planning module submission, it is noted that information on the wastewater treatment facility called for in Section G.2 has not been provided, documentation confirming

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

compliance with the state historic preservation act, while indicated to be attached in the packet, is not included, and Section Q. has not been completed. In addition, we note that while a signature of a responsible agent has been included in Section J.4.b, the question in Section J.4.a has not been answered. This information should be completed for the package that will be sent to the Pennsylvania Department of Environmental Protection (PaDEP).

If the township approves the planning module and thereby revises the official wastewater facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management Planning, PaDEP, Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

If you have any questions regarding this review, please feel free to contact me.

Sincerely,

Lisa M. Wolff
Community Planner

LMW:dc

Attachment

cc: William McCauley, Bristol Township Managing Director
Colleen Costello, Bristol Township Department of Building, Planning & Development
Thomas Scott, Director of Building, Planning & Development
Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09001-261-3J
BCPC #	12096

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
4633 Murray Street Subdivision

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

1. Date plan received by county planning agency. August 18, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency September 18, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	11. Have all applicable zoning approvals been obtained? Unknown
☐	☒	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 Act 537 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 None we are aware of.
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances. _____ If no, describe the inconsistencies N/A
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section: Name: Lisa M. Wolff Title: Planner Signature: [signature] Date: September 18, 2015 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.

BUCKS COUNTY PLANNING COMMISSION

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

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David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 15, 2015

Mark Havers, Project Manager
Pickering, Corts & Summerson
642 Newtown-Yardley Road
Suite 300
Newtown, PA 18940

RE: Proposed Hotel for Sal-Ben Realty Planning Module
PaDEP Code # 1-09004-348-3J
BCPC #12029
Bensalem Township, Bucks County

Dear Mr. Havers:

We have received a copy of the planning module[1] concerning the proposal to construct a 47,550-square-foot, 5-story, 70 room hotel on a 1.48-acre site. Wastewater flows, consisting of 7,000 GPD (28 EDUs), will be collected and conveyed to the Northeast Philadelphia Water Pollution Control Plant via the Poquessing Interceptor.

The proposed revision is consistent with the *Bucks County, Pennsylvania, Sewerage Facilities Plan, 1970,* as the proposal is within a public sewerage area. The project has been approved by Pennsylvania Department of Environmental Protection (PADEP) as an addition to the Connection Management Plan in accordance with the Consent Order and Agreement with PADEP for the Poquessing Interceptor. The Philadelphia Water Department has certified that waste loads from this proposed development will not create a hydraulic or organic overload or a five-year projected overload that is inconsistent with City's Poquessing Interceptor Consent Order and Agreement and Combined Sewer Overflow Plan. The Bucks County Water and Sewer Authority (BCWSA) has also certified that there is collection and conveyance capacity and the additional waste load will not create a hydraulic or 5-year projected overload in the Bensalem Township sanitary sewer system.

If the municipality approves the planning module and thereby 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 BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management Planning, PADEP, Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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[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 *Bucks County, Pennsylvania, Sewerage Facilities Plan, 1970.* Therefore, the Bucks County Planning Commission (BCPC) and the Bucks County Department of Health (BCDH) are required to review and comment on the proposed plan revision.

Should you have any questions, please contact me.

Sincerely,

Michael A. Roedig
Senior Planner

MAR:dc

cc: Eric Ponert, Philadelphia Water Department
Genevie Kostick, BCDH
Ron Gans, O'Donnell & Naccarato
Loretta Alston, Bensalem Township Department of Building and Planning
Elizabeth Mahoney, PaDEP
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09004-348-3J
BCPC #	12029

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Proposed Hotel for Sal-Ben Realty, LP

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

1. Date plan received by county planning agency. August 25, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency September 15, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	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 Act 537 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. N/A 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: Michael Roedig

Title: Senior Planner Signature: _____

Date: September 15, 2015

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.

BUCKS COUNTY PLANNING COMMISSION

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Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 2, 2015

D. Bradley Clymer
Richard C. Mast Associates, P.C.
658 Harleysville Pike, Suite 150
Harleysville, PA 19438

RE: Hidden Meadows Subdivision
PaDEP Code #1-09931-063-3J
BCPC #11865-A
TMP #25-9-64-1 and 25-9-64-3
New Britain Borough, Bucks County, PA

Dear Mr. Clymer:

We have received a copy of the subject planning module[1] regarding the connection of 16 twin-family attached dwelling units to the public sewer system with sewerage conveyance via the Cooks Run Diversion Interceptor to the Harvey Avenue Wastewater Treatment Plant.

The *Neshaminy Basin Sub-Region II, 201 Plan* (1982) is the official Act 537 Plan for New Britain Borough. The proposal for sewerage conveyance via the Cooks Run Diversion Interceptor and treatment at the Harvey Wastewater Treatment Plan is not consistent with the official Act 537 Plan. However, we recognize that the site is within the area to be served by public sewer. Furthermore, according to a letter dated August 17, 2015 from the Department of Environmental Protection to Mark Hintenlang (New Britain Borough engineer), the Borough did not obtain future sewer capacity in the Harvey Avenue sewage treatment plant expansion planning of March 23, 2006. It is our understanding that, if the Borough approves the planning module, these inconsistencies will be corrected.

If the municipality approves the planning module and thereby revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; and copies of the BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Supervisor, Wastewater Management, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

If you have any questions regarding this review, please feel free to contact me.

Sincerely,

Matthew M. Walters
Planner

MMW:dc

Attachment

cc: Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Jeffrey Pakrul, Green Tree Group Contracting, LLC
Robin Trymbiski, Borough Manager
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09931-063-3J
BCPC #	11865-A

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name
Hidden Meadows Subdivision

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

1. Date plan received by county planning agency. August 25, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name Bucks County Planning Commission
3. Date review completed by agency September 2, 2015

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

Yes	No		
☒	☐	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq.*)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met _____
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency _____
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: _____
☒	☐	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact General Permit 040915306, basin outfall
☐	☒	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?
☐	☒	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 _____

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	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 Act 537 Official Sewage Facilities Plan? If no, describe inconsistency See attached cover letter.
☐	☒	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section: Name: Matthew M. Walters Title: Community Planner Signature: Date: September 2, 2015 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.

BUCKS COUNTY PLANNING COMMISSION

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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 2, 2015

Jon S. Tresslar, P.E., P.L.S.
Boucher & James
1456 Ferry Road, Building 500
Doylestown, PA 18901

RE: Havis Inc. Land Development Planning Module
PaDEP Code #1-9007-204-3J
BCPC #12066
TMP #49-9-28-4, 49-9-28-15
Warminster Township, Bucks County, PA

Dear Mr. Tresslar:

We have received a copy of the subject planning module[1] regarding the connection of a proposed 34,800-square-foot light industrial building to public sewer service. The site is located on the southern side of Jacksonville Road, approximately 490 feet west of the intersection with Potter Street.

The planning module indicates a projected flow of 875 gallons per day. The proposed sanitary sewer lateral will connect to the existing Street Road Interceptor to convey the sewage flows to the Log College Wastewater Treatment Plant.

The *Final Environmental Impact Statement Horsham-Warminster-Warrington, Pennsylvania Wastewater treatment Facilities 1980* is the official Act 537 Plan for this portion of Warminster Township. The proposal to connect to public sewer conveyance facilities is consistent with the official Act 537 Plan, since this plan indicates that the subject site is within an area to be served by the Warminster Township Log College Treatment Plant.

If the municipality approves the planning module and thereby 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 BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

---

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

If you have any questions regarding this review, please feel free to contact me.

Sincerely,

David C. Zipf, AICP
Community Planner

DCZ:dc

Attachment

cc: Genevie Kostick, BCDH
Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, PaDEP
Steven Weisner, Township Manager
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09007-204-3J
BCPC #	12066

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Havis Inc. Land Development

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

1. Date plan received by county planning agency. August 31, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name Bucks County Planning Commission
3. Date review completed by agency September 2, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	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 Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
☐	☒	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances. _____ If no, describe the inconsistencies _____
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section: Name: David C. Zipf AICP Title: Community Planner Signature: _____ Date: September 2, 2015 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.

BUCKS COUNTY PLANNING COMMISSION

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

COUNTY COMMISSIONERS:

Robert G. Loughery, *Chairman*
Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

PLANNING COMMISSION:

Walter S. Wydro, *Chairman*
Evan J. Stone, *Vice Chairman*
James J. Dowling
Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 15, 2015

Jamie Sundermier, Soil Scientist
Del Val Soil & Environmental Consultants, Inc.
Sky Run II, Suite A1
4050 Skyron Drive
Doylestown, PA 18902

RE: Kolos Subdivision Planning Module
PaDEP Code #1-09006-149-3J
BCPC #10805
TMP #21-13-68
Lower Southampton Township, Bucks County, PA

Dear Ms. Sundermier:

We have received a copy of the subject planning module[1] regarding the proposed connection of a single-family dwelling unit, resulting from a two lot subdivision, to the public sewer system with sewerage conveyance through the Poquessing Interceptor. The sewage will be treated by the Philadelphia Water Department's Northeast Water Pollution Control Plant.

The *1970 Bucks County Sewerage Facilities Plan* is the official Act 537 Plan for this portion of Lower Southampton Township. The proposal to connect to the existing public sewer facility is consistent with the official Act 537 Plan. The submission includes a letter from the Philadelphia Water Department (PWD) that provides Poquessing Interceptor capacity certification for this project under the City of Philadelphia's PaDEP-approved Corrective Action Plan. We note that the municipal reference on the cover page of the submission should be changed from Upper Southampton Township to Lower Southampton Township.

If the municipality approves the planning module and thereby 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 BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Supervisor, Wastewater Management, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

---

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

If you have any questions regarding this review, please feel free to contact me.

Sincerely,

Matthew M. Walters
Planner

MMW:dc
Attachment

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09006-149-3J
BCPC #	10805

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Kolos Minor Subdivision

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

1. Date plan received by county planning agency. September 9, 2015
2. Date plan received by planning agency with areawide jurisdiction _____
   Agency name Bucks County Planning Commission
3. Date review completed by agency September 15, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	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 Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
☐	☒	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances. _____ If no, describe the inconsistencies _____
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section: Name: Matthew M. Walters Title: Community Planner Signature: [signature] Date: September 15, 2015 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.

BUCKS COUNTY PLANNING COMMISSION

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

COUNTY COMMISSIONERS:

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Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

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James J. Dowling
Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 22, 2015

Frank Costanza, P.E.
Van Cleef Engineering Associates
501 North Main St
Doylestown, PA 18901

RE: The Station at Bucks County East Planning Module
PaDEP Code #1-09007-203-3J
BCPC #4641-E
TMP #49-9-28
Warminster Township, Bucks County, PA

Dear Mr. Costanza:

We have received a copy of the subject planning module[1] regarding the construction of eight apartment buildings with a total of 151 units and a 3,600-square-foot clubhouse, with connection to public water and sewer service. The 10.81-acre (gross) site is on the southeastern side of Jacksonville Road, between Street and County Line roads.

The project involves removing the existing warehouse that is served by public water and sewer service. A total of 158 EDUs (39,470 gallons per day) is proposed, and the proposed sewer will connect to the existing gravity sewer in Jacksonville Road, with sewage flows draining to the Warminster Township NAWC Wastewater Treatment Plant.

The *Act 537 Sewage Facility Plan Update for the Former NAWC WWTP Service Area* is the official Act 537 Plan for this portion of Warminster Township. The proposal to connect to the collection and conveyance system owned by the Warminster Township Municipal Authority (WTMA) is consistent with the official Act 537 Plan, since this plan indicates that the subject site is within an area to be served by the NAWC Wastewater Treatment Plant.

If the municipality approves the planning module and thereby 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 BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management Planning, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

---

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

If you have any questions regarding this review, please feel free to contact me.

Sincerely,

David C. Zipf

David C. Zipf, AICP
Community Planner

DCZ:dc

Attachment

cc: Genevie Kotsick, BCDH
Elizabeth Mahoney, PaDEP
Steve Weisner, Interim Township Manager
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09007-203-3J
BCPC #	4641-E

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
The Station at Bucks County East

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

1. Date plan received by county planning agency. September 18, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name Bucks County Planning Commission
3. Date review completed by agency September 22, 2015

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

Yes	No		
☒	☐	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq.*)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met _____
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency _____
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: _____
☒	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact Project narrative states that a DEP G-7 permit will be obtained for disturbance from construction activiites along wetlands.
☐	☒	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? _____
☐	☒	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 _____

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	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 Act 537 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 None know to this agency.
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances. _____ If no, describe the inconsistencies N/A
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐	If yes, will this project plan require the implementation of storm water management measures?

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

Name: David C. Zipf

Title: Community Planner Signature: David C. Zipf

Date: September 22, 2015

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.

BUCKS COUNTY PLANNING COMMISSION

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

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Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

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Walter S. Wydro, *Chairman*
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James J. Dowling
Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 23, 2015

Edmund Chadrow, III, P.L.S.
333 East Street Road
Warminster, Pa, 18974

RE: Cantlin Minor Subdivision Plan Planning Module
PaDEP Code #1-09007-200-3J
BCPC #11038
TMP #49-30-19
Warminster Township, Bucks County, PA

Dear Mr. Chadrow:

We have received a copy of the subject planning module[1] regarding a two lot subdivision and one new connection to the existing collection system. The lot is located at 734 Buttercup Drive, approximately 600 feet west of Davisville Road.

The planning module indicates a projected flow of one EDU (250 gallons per day). The proposed connection will connect to a main under Buttercup Drive, then to the Street Road interceptor and the Log College Wastewater Treatment Plant which is owned and operated by the Warminster Township Municipal Authority.

The *Final Environmental Impact Statement Horsham-Warminster-Warrington, Pennsylvania Wastewater Treatment Facilities 1980* is the official Act 537 Plan for this portion of Warminster Township. The proposal to connect to the existing collection system is consistent with the official Act 537 Plan, which indicates that the subject site is within an area to be served by the Log College Wastewater Treatment Plant.

If the municipality approves the planning module and thereby 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 BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

If you have any questions regarding this review, please feel free to contact me.

Sincerely,

David C. Zipf, AICP
Community Planner

DCZ:dc
Attachment

cc: Genevie Kotsick, BCDH
Elizabeth Mahoney, PaDEP
Steve Weisner, Township Manager
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09007-200-3J
BCPC #	11038

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Cantlin Minor Subdivision

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

1. Date plan received by county planning agency. September 23, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency September 23, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	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 Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
☐	☒	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances. _____ If no, describe the inconsistencies N/A
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section: Name: David C. Zipf, AICP Title: Community Planner Signature: David C. Zipf Date: July 27, 2015 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.

BUCKS COUNTY PLANNING COMMISSION MEETING

Wednesday, November 4, 2015
2:00 P.M.

Robert H. Grunmeier Room
1260 Almshouse Road
Doylestown, PA 18901

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes of October 7, 2015

4. Executive Director's Report

5. Presentation:
   - History of Farmland Preservation in Bucks County
     Lynn Bush, Executive Director BCPC
   - Agricultural Land Preservation Update
     Richard Harvey, Director Agricultural Land Preservation Program

6. Act 247 Reviews

7. Old Business

8. New Business
   - 2016 Board Meeting Schedule

9. Public Comment

10. Adjournment

Please remember to contact us at
215-345-3400 if you cannot attend. Thank you.

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING

BUCKS COUNTY PLANNING COMMISSION

Minutes of Meeting
October 7, 2015

MEMBERS PRESENT: James J. Dowling; Raymond (Skip) W. Goodnoe; Edward Kisselback, Jr.; David R. Nyman; Robert M. Pellegrino; Carol A. Pierce; Evan J. Stone; R. Tyler Tomlinson; Walter S. Wydro

STAFF PRESENT: Richard G. Brahler; Lynn T. Bush; Debra Canale; David P. Johnson; Timothy A Koehler; Charles T. McIlhinny; Michael A. Roedig; David A. Sebastian; Maureen Wheatley

GUESTS: Byron Comati, SEPTA, Director of Strategic Planning and Analysis; Larry Menkes, Warminster Resident

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

2. **PLEDGE OF ALLEGIANCE**
   All rose for the pledge of allegiance.

3. **APPROVAL OF MINUTES FOR THE MEETING OF SEPTEMBER 2, 2015**
   Upon motion of Mr. Pellegrino, seconded by Ms. Pierce, with the vote being 9-0 the motion carried to approve the minutes of the September 2, 2015 meeting as presented.

4. **EXECUTIVE DIRECTOR'S REPORT**
   Ms. Bush thanked Mr. Tomlinson for bringing "Bucks County" cookies to the meeting. She asked the board to note the hefty size of the packet for this month. Ms. Bush then highlighted some items from the Executive Director's Report which was submitted to the board prior to the meeting. She spoke at the Bucks County Association of Township Officials regarding transportation projects and how they are funded. She commented on Dublin Borough's request of BCPC to identify necessary changes to their ordinances in order to implement their Vision Plan. She noted that Bucks County has been selected by PEMA and FEMA as a "model County" for integrating hazard mitigation into our planning process. Ms. Bush also attended the opening of the newest section of the Pennypack Trail in Montgomery County and that a $100,000 grant was received from the William Penn Foundation for design work to finish the trail to the county line.

   Ms. Bush remarked that she and a number of state and local officials, including Mr. Kisselback, attended the unveiling of Bensalem's riverfront revitalization project. The 675 acres of riverfront property will offer opportunities for housing, offices, parks and a high-tech manufacturing center. She stated that Mr. Kisselback, Mr. Koehler, Mr. Sebastian and Mr. Roedig have been instrumental in the formation of this plan.

   Mr. Koehler then discussed some economic development projects in which BCPC has been involved. In New Britain Borough, they are working to create zoning changes to allow for mixed use development in the area of Delaware Valley University. Dublin Borough's Revitalization and

Vision Plan zoning changes and subdivision ordinance amendments are still under review by their manager and planning commission. Mr. Koehler also spoke of Quakertown's plan to update the Pedestrian Ordinance Mixed Use Ordinance adopted in 2013. The ordinance was prepared by another consultant and we are working with Quakertown to make it appropriate for today's needs.

Mr. Koehler also stated that the BCPC is working with New Hope Borough to propose new market place regulations for the Four Seasons Mall. Mr. Pellegrino questioned as to whether market use is the same as retail use. Mr. Koehler explained that it's not the same because they will need to fuse restaurant use into the zoning and locking them into one specific use for the project will not be beneficial. Mr. Kisselback asked if it was possible to just re-zone. Mr. Koehler said that it was possible but that a specific use needs to be created.

5. **PRESENTATION: SEPTA PROJECTS IN BUCKS COUNTY – BYRON COMATI, SEPTA, DIRECTOR OF STRATEGIC PLANNING AND ANALYSIS**

Mr. Comati apologized for delaying his presentation for so many months due to the Pope's visit to Philadelphia. He then began his presentation by telling us that SEPTA is the 6th largest transportation system in the United States with a service area of 2,200 square miles and 1.1 million daily riders throughout their system. SEPTA has 2,700 vehicles and employs 9,400 people.

Mr. Comati told us about Pennsylvania Act 89 of 2013, which is new state funding for public transportation. It was supported by both sides of the political aisle and doubled state capital funding for SEPTA to more than $350 million annually. This will allow for a backlog of $5 billion of fixable assets to be completed and growth within the company. Along with federal and local funding, by 2020, Act 89 will bring SEPTA to almost meet their annual funding need. Mr. Comati stated that SEPTA has had 16 consecutive years with a balanced budget. Their largest piece of the budget pie is labor and benefits. A significant portion of their budget is injuries and damage claims. Mr. Tomlinson asked about cameras on the vehicles. Mr. Comati replied that there are cameras on three quarters of buses and rail cars. With those cameras on the inside and outside of buses and rail cars they are now able to verify injury claims and can even assist police with some criminal apprehensions.

Mr. Comati noted the many state of the art improvements already happening throughout the county, such as speed control systems on rail lines, real-time passenger information via smart phones, and new payment technologies. They are struggling a little with trying to implement a 'debit card' type system due to the amount of technology that is required for the card to function on all of their systems, including parking. But once it is up and running, it will enable SEPTA to develop a profile of their riders, thereby anticipating their needs and budgeting accordingly.

Mr. Comati spoke about the age of their fleet of regional rail vehicles. Compared to other large public transportation systems throughout the United States, SEPTA's fleet is significantly older. This can mean a couple things: SEPTA is really good at maintaining their vehicles or they are in need of updating. As a result of Federal Highway Flex Funding, an addition of ten multi-level push/pull coaches will be added to the Trenton line. During peak hours, these coaches will add an additional 170 seats. They are also adding two electric locomotives to the Trenton line. SEPTA is also replacing 231 Silverliner IV cars with Silverliner V cars. Mr. Wydro inquired as to whether or not the IV cars will be refurbished. Mr. Comati replied that they will keep them 'alive' as long as possible and will be overhauling 45 of the existing coaches. They also sell their old cars to other cities. San Francisco has three of their old trolley cars. Also, being that this is Federal Highway

Flex Funding, they do not lend as much as the State. It's complicated because the North Eastern states understand the need but not many other states do. Mr. Dowling asked if the new cars would be equipped with restrooms. Mr. Comati stated that SEPTA's thinking is that the traveling distance of their lines doesn't really call for restrooms, but the specifics for the new cars are still in process and there is still an opportunity to re-think the necessity of restrooms.

Mr. Comati told us that 70 percent of SEPTA's bus fleet is Hybrid Diesel Electric Buses. The latest technology of batteries has so improved that they are moving towards full electric powered busses.

Mr. Comati then spoke of the parking situation at the 15 SEPTA stations within Bucks County. Quite a number of the rail station parking lots in Bucks County are almost at full capacity during peak hours, such as Doylestown, Delaware Valley University, Chalfont and Warminster. SEPTA is trying to work out shared parking with local businesses. The Warminster Station has the first and most successful Transit Oriented Development (TOD) environment, but still has 100 percent parking utilization.

Mr. Tomlinson asked what effect Uber has had on SEPTA. Mr. Comati said that he believes it has complimented SEPTA in that the service can pick up a person from the station and take them to their specific destination. At some SEPTA stations, there is specific parking available for car services such as Sidecar and Uber. SEPTA is also encouraging biking to their stations by providing bike stands and allowing them to be brought on the trains and buses.

Mr. Comati told us of the number of improvements coming to Bucks County. First of all, the Levittown Station is going to be rebuilt with a new station building, high level platforms, pedestrian underpass, bike parking and 45 additional parking spaces by 2017. Second is the Yardley Station, which will undergo changes to the platforms to comply with ADA requirements, new passenger shelters, bike parking and new lighting and signage by 2018. Also, between the Yardley and the Woodbourne Stations, SEPTA is going to install its own rail line currently being shared with CSX freight trains. This will allow for Federal Positive Train Control requirements being met, keep SEPTA's trains under SEPTA's control and passenger trains going at a higher speed without environmental issues.

Also, in SEPTA's future plans on the Trenton Rail Line is the Cornwells Heights Station. Due to its proximity to I-95, it fills 1,700 parking spaces per day and is close to its capacity. SEPTA is looking into providing parking at alternative locations or acquiring land to build more parking. They are also considering the possibility of a new station or another TOD.

Mr. Comati rounded out his presentation by emphasizing SEPTA's commitment to safety. SEPTA is on par to meet Federal Positive Train control deadlines. They have installed transponders in the rail yards and transponder readers on the bottoms of trains. SEPTA is also conducting Safety Awareness Campaigns for employees and customers.

Ms. Bush and the board thanked Mr. Comati's for his presentation.

6. **ACT 247 REVIEWS**
   The reviews of October 7, 2015, were mailed to the board for their review prior to the meeting. Upon motion of Mr. Goodnoe, seconded by Ms. Pierce, the motion carried to approve the October 7, 2015 Act 247 reviews.

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

8. **NEW BUSINESS**
   There was no old business.

9. **PUBLIC COMMENT**
   There was no public comment.

10. **ADJOURNMENT**
    Mr. Wydro adjourned the meeting at 3:20 PM.

Submitted by:
Debra Canale, Staff Secretary

BUCKS COUNTY PLANNING COMMISSION

Executive Director's Report
October, 2015

Michener Museum and Library Parking – A meeting was held with representatives from the Library, Michener Museum, and Mercer Museum, to address parking issues at the joint lot that serves the library. I am researching what the County's obligations are with respect to providing parking at the site.

Focus Groups of Curriculum at Dev Val and BCCC – I attended two focus groups on curriculum development, which were coincidentally on the same day. Del Val is thinking of developing a program in criminal justice, and BCCC is modifying its entrepreneurship and management curriculum.

Economy League Leadership Exchange Program – I attended the Leadership program, where the following topics were discussed: social impact investing, stormwater management, entrepreneurship, the impact of the immigrant community on the economy (responsible for a huge percentage of new businesses), future of health and science professions in the region.

New Grants for various County Projects – Several municipal projects have received grants for plans or projects.

- PECO Green Region Grants for open space projects:

Municipality	Project	Grant Amount	Total Project Cost
Warrington Township 2	US 202 to Bradford Dam Connector Trail Planning Study	$10,000	$144,102
Doylestown Township	Heritage Trail	$10,000	$294,480
Tullytown Borough	Resolving the Levittown Parkway Obstruction on the D&L Canal Trail	$10,000	$18,567

Each of the five counties received a total of $30,000 in grants for the top ranked projects in their county.

- PennDOT Multimodal Fund Grants

Municipality	Project	Grant Amount	Total Project Cost
Lower Makefield	Creation of a Quiet Zone at 3 rail-highway crossing to limit noise	$350,000	$700,000
Northampton Township	Richboro Pedestrian Improvements	$165,000	$235,720
New Hope Borough	Pedestrian and Bicycle Improvements on Route 32, Ferry Street, Mechanic Street, and midblock crossing.	$126,700	$181,000

Hazard Mitigation Planning – Bucks County has been selected by PEMA and FEMA as a "model County" for the way we do hazard mitigation planning as a cooperative effort between the Planning Commission and the Emergency Management department. We were interviewed last week on our program.

Trails Meetings – BCPC staff has been meeting with the municipalities along the Newtown rail line to get support for the project. It seems to be going well and has been reported in several newspapers.

Housing Plan – The County staff (Roger Collins, Lynn Bush, Jon Rubin, and Chris Finello) have taken the work of the housing consultant and are working with this to develop recommendations for the County Commissioners.

Workforce Development – We continue to work toward completing the transition from WIB to Workforce Development Board, as required by state and federal law. We are making progress on identifying people who can fill the board slots mandated by the new law.

DVRPC 50th Anniversary Dinner – Bucks County will be represented at the DVRPC anniversary dinner by the County Commissioners, several members of the BCPC board, and BCPC staff. Bucks County will be recognized for its open space program.

Warminster Township – We are beginning our economic development work with Warminster Township this month. They have appointed a committee, and we will meet with them in November.

Bristol Road Extension Project – We met with representatives from Chalfont, New Britain Borough, and New Britain Township on the long-suffering Bristol Road extension project. We explained the difficulty in getting this funded by PennDOT, mainly because it is a very expensive project which provides little relief to congestion. The three municipalities agreed to do their own traffic study of the Butler Avenue area to see if there is a demonstrated need. The last traffic study was completed in 2008, before the 202 parkway opened. If anything, traffic will be lower on Butler Avenue, making the extension project even less likely to yield a positive benefit to cost ratio. The road would extend Bristol across Butler Avenue and up to Park Avenue.

EB-5 Funding for Capital Projects – I attended a seminar at DVRPC on EB-5 immigrant visa program which provides capital for construction projects. Investments in eligible projects which generate jobs can be funded by foreign investors with a minimum of $500,000 to invest in exchange for green cards for the investor and his family. We have used the program in Pennsylvania, for hotels in Philadelphia, I95-PA Turnpike connection, and SEPTA's new fare collection system, among others.

Morrisville Borough – BCPC staff met with Morrisville Borough's Economic Development Committee to see if we can help Morrisville through our economic development initiative.

BUCKS COUNTY PLANNING COMMISSION

Staff Report
October, 2015

PLANNING SERVICES

COMMUNITY PLANNING

> **Meeting Attendance**—Attended the regular monthly Planning Commission meetings of Sellersville and New Britain boroughs.

> **Northampton Township Village Commercial Design Guidelines**—Completed photo simulation for draft guidelines. Awaiting draft review and recommendations by the township economic development committee.

> **Richboro Village Master Plan**—Continued background and data collection.

> **West Rockhill Township Almont Village Plan**—Submitted drafts to the township for review and comment.

> **Cross Keys Study**—Continued narrative production for the Economic Development Conditions, Streetscape and Corridor Improvements, and Transportation Improvements sections.

> **New Britain Borough Main Street Plan**—Continued preparing draft narrative for Study Area Profile, Land Use Characteristics, and Economic Development Conditions sections of the plan.

> **Lower Makefield Township Master Plan Update**—Awaiting review of the draft document by Board of Supervisors. Continued preparing a presentation of the Plan Update for a future Board of Supervisors' public hearing on the document.

> **Plumsteadville Village Plan**—Revising the concept map showing streetscape improvements and other village improvement features. Initiating ideas for potential photo simulation of village improvements.

> **Quakertown Borough Downtown Parking Inventory**—Waiting for additional information from the Borough that is needed for completion of the parking inventory.

> **Quakertown Borough Pedestrian Oriented Mixed Use (POMU) Overlay**—Met again with Borough representative to discuss issues with the POMU overlay. Prepared revisions to address consistency with other sections of the ordinance and to provide a more user friendly version of the ordinance that includes a new use regulations section.

> **Hilltown Township Comprehensive Plan**—Continued working on revisions to chapters dealing with land use, natural resources, open space, and farmland preservation. Sent a draft business survey to the township for review by the Board of Supervisors.

> **Northampton Township Comprehensive Plan**—Collected data, researched and prepared draft community facilities chapter.

> **Dublin Borough Main Street Revitalization**—Distributed a summary of zoning and subdivision ordinance amendments to implement the Borough's 2013 Revitalization and Visioning Plan. Awaiting review of the amendments by Borough Planning Commission.

> **Morrisville Borough Visioning**—Met with Borough EDC to discuss outstanding land use, economic, and quality of life issues and discussed possible avenues to address them.

> **New Hope Borough Market Use**— Awaiting second draft review by Borough representatives.

> **Bensalem Regulating Code**—Met with township personnel, consultants, and solicitors, along with representatives from DVRPC and SEPTA, to discuss the long-term future of Cornwells Heights train station and potential for transit-oriented development in a revitalized waterfront district.

> **Warminster Township Economic Development**—Met with Township manager and planner to discuss assistance for township economic development committee. Preparing presentation for committee meeting in November.

Planning Information and Agency Coordination

> Provided information to the public on topics including demographic and socioeconomic data, development proposals, review letters, local zoning, and municipal regulations.
> Continued researching public comment letters to the Federal Energy Regulatory Commission regarding the proposed PennEast Pipeline.
> Provided historical information to State Representative Farry's office regarding Langhorne Manor Borough's 125th anniversary.
> Provided historic resource information and pictures in Carversville.
> Reviewed Act 14, 67, 68 NPDES permit applications.
> Met with Bucks County Bike Task Force.

Act 247 and 537 Review Activity	
Subdivision and Land Development Proposals	11
Sketch Plans	0
Municipals	7
Sewage Facility Planning Modules	3
Traffic Impact Studies	4

ENVIRONMENTAL PLANNING

Natural Resources/Environmental Planning

> Continued to assist in developing Bensalem Greenway Ecological Restoration Committee Scoring Protocol for Eco Restoration.

William Penn Foundation: Poquessing Watershed Cluster

> Continued to work with project partners regarding further development of the Streamwatch program and future training events.

Assistance to municipalities

> Assisted municipalities with examples of ordinance language regarding noise and banning the use of pesticides and insecticides on municipal-owned properties.

Stormwater Management / Bucks County Master Watershed Stewards Program

> Presented flooding, stormwater management, green infrastructure course to students enrolled in this program.

Neshaminy Creek Riparian Buffer Restoration Project

> Evaluated the bids submitted by contractors and list of responses regarding why some contractors did not submit a proposal.
> Resolution request was prepared and the proposals were to go before the Commissioners at the October 21 meeting for selection.

Comprehensive Plans

- Updated additional information to the draft Community Facilities section of Northampton Township Comprehensive Plan.
- Working on Historic and Scenic Resources section of Northampton Township Comprehensive Update.
- Prepared initial draft of Natural Resources section for Richboro Village study.

Bucks County Open Space & Greenway Planning

- Waiting for comments on initial draft of the Lower Neshaminy Creek Trail Feasibility Study from steering committee members, AQUA PA, Neshaminy School District and Norfolk-Southern for comment.
- Sent BCPC resolution encouraging adoption of the Lower Neshaminy Creek Trail Feasibility Study to the Commissioners; waiting for Commissioner review and approval.
- Continued work on the development of a county-wide bicycling map showing off-road biking trails, dedicated bike lanes, designated bike routes.
- Attended the Newtown Township Board of Supervisors and Newtown Borough Council meetings, and worked on follow-up issues regarding liability and trail maintenance, as part of ongoing efforts to convert the former Newtown rail line into a recreational trail.
- Continued field work on Plumstead Township Trails Plan and attended monthly meeting of the project committee.
- Continued work on the Middle Neshaminy Creek Trail Feasibility Study including additional field work and the preparation of the presentation for the next Steering Committee and public meetings to reveal the proposed trail route.
- Attended tour Delaware Canal Vision Study Stakeholder meetings on Recreation and Government, Municipal & Administration.
- Attended monthly meeting of Doylestown Community Bike & Hike Committee.
- Participated in monthly phone call with Ken Boyle, Bike Bucks County to provide an update on bike facility & trails planning in the county.
- Coordinated with GIS relative to mapping needs for various trail projects.
- Attended meeting of the Appalachian Mountain Club / Quakertown Area trails group.
- Provided an overview of trails planning to staff.

Recycling and Solid Waste

- Coordinated the details for the last two 2015 Electronic Recycling events.
- Sent DEP additional revisions to the Bucks County Municipal Waste Plan update.
- Collected additional data for the Bucks County Recycling Guide.

Hazard Mitigation Planning

- Continued preparing the needed documents for municipal plan adoption once the plan is approved by PEMA and FEMA.
- Attended a HM draft review meeting with PEMA, FEMA, the consultant and BCPC Staff.
- Initiated coordination with remaining nonparticipating municipalities to take necessary steps (e.g., meeting participation, survey completion) to gain participating status.

TRANSPORTATION AND GEOGRAPHIC INFORMATION SYSTEM (GIS)

General Transportation Planning

- Coordinated with Springfield and Richland Township regarding Upper Bucks Rail Trail project. Continued developing rail removal request for proposals.
- Coordinated developing request for proposals for engineering for Newtown Rail Trail. Coordinated with SEPTA regarding leasing of unused rail lines. Continued coordination with George School, Newtown Township and Newtown Borough. Attended staff meeting to discuss project status.
- Coordinated with DVRPC regarding Transportation Alternatives Program (TAP) announcement. Attended TAP Informational Session. Met with Doylestown Township regarding TAP project.
- Reviewed Futures Forces information provided by DVRPC.
- Attended Regional Bike Committee Meeting.
- Attended staff meeting to discuss trail program.
- Attended Circuit Trails Workshop.

Public Transportation

- Reviewed SEPTA Board Meeting Materials.
- Coordinated with SEPTA staff regarding presentation to BCPC Board.
- Reviewed SEPTA's New Freedom funding application.

Transportation Assistance to Planning Staff

- Discussed transportation related issues with staff for subdivision and land development reviews.
- Continued to develop background information for Cross Keys Land Use and Transportation Study. Coordinated with sub-consultant regarding traffic impact study and invoices. Attended in-house staff meeting. Developed digital sidewalk inventory. Reviewed Transportation Future Levels of Service Memorandum. Created photographic simulations for Old Easton Road/Swamp Road intersection.
- Continued development of background data for New Britain Borough Transit Oriented Development TCDI Project. Reviewed traffic count information provided by DVRPC. Produced progress report for contract.
- Continued developing background information for Village of Richboro Study.

Transportation Improvement Program

- Provided Transportation Improvement Program information to various individuals and agencies.
- Attended Regional Technical Committee.
- Added several potential TIP projects to the LPN (Linking Planning and NEPA) program.
- Attended multiple TIP update meetings.
- Attended meeting with Northampton Township to discuss their TIP priorities.
- Attended meeting to discuss Bristol Road Extension project.
- Attended meeting with Penndel Borough officials to discuss Lincoln Highway/Hulmeville Avenue intersection.

Geographic Information Systems (GIS)

- Continued development of County-Wide Enterprise GIS program.
- Continued updating of Enterprise Geodatabase, ArcGIS Server and ArcGIS Online.
- Continued development and support to County GIS Consortium members.
- Continued GIS technical software support to IT and GIS staff at Board of Assessment.
- Continued support of County hosted GIS web server connection and interface.
- Continued GIS technical support to Emergency Communication staff.
- Continued technical support for County GIS Web Viewer.
- Continued editing of county-wide data layers using GIS Data Reviewer tool.
- Continued editing procedures on land base parcel annotation features.
- Attended Regional 9-1-1 GIS Statement of Work meeting at Delaware County Emergency Management in Media PA.
- Continued setup and administration of our new Portal for ArcGIS application.
- Continued work on conversion of the Health Department Well Head Mapping application to Collector for ArcGIS.
- Continued work on development of web map application to assist Area Agency on Aging (AAA) of their Meals on Wheels to senior citizens in the county.
- Attended Mid-Atlantic Geospatial Transportation User Group meeting at DVRPC.
- Attended 2015 Land Use update meeting at DVRPC.
- Processed and geocoded list of potential county eligible jurors for Board of Elections.

GIS Map Production

- Continued development of Story Maps of county parks and facilities for web deployment.
- Updated map of Agriculture Security Areas for Hilltown Township.

GIS Transportation

- Continued development of Region-wide GIS Transportation initiative.

BUCKS COUNTY PLANNING COMMISSION

Proposed 2016 Meeting Schedule

Meetings are proposed to be held on the first Wednesday, 2:00 P.M. at the Bucks County Planning Commission office in the Robert H. Grunmeier Room 1260 Almshouse Road, Doylestown, PA.

January 6

February 3

March 2

April 6

May 4

June 1

July 6

August 3

September 7

October 5

November 2

December 7

Bucks County Planning Commission
Other Municipal Reviews
November 04, 2015

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Bensalem Township	2-15-OM1	Township Council		Official Map
Langhorne Borough	18-15-WS1	Borough Council		Act 537 Plan Update
Langhorne Manor Borough	19-15-WS1	Borough Council		Act 537 Plan Update
Lower Makefield Township	20-15-2 (P)	LandTrust Properties, Inc.	(20-12-1, -12-2 & -16-39)	Private Zoning Change: Multifamily use in OR District
Tullytown Borough	46-15-1	Borough Council		Zoning Ordinance Amendment: Signs
Warrington Township	50-15-3 (P)	Joseph & Rosemarie Cardamone	(50-4-71 & -71-1)	Private Zoning Map Change: RA to R1
Warrington Township	50-15-4 (P)	Dennis & Melody Eble	(50-4-21)	Private Zoning Map Change: RA to R1

BUCKS COUNTY PLANNING COMMISSION

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

COUNTY COMMISSIONERS:

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Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

PLANNING COMMISSION:

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

November 4, 2015
BCPC #2-15-OM1

MEMORANDUM

TO: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Adoption of an Official Map for a Portion of the Township
Applicant: Township Council
Received: October 27, 2015
Hearing Date: December 7, 2015

In accordance with the provisions of Sections 304 and 402(b) of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on November 4, 2015.

GENERAL INFORMATION

Proposed Action: Establish and adopt the Bensalem Riverfront Official Map. This map would delineate proposed roadway right-of-ways, bike paths, natural areas, and existing right-of-ways to be abandoned in the portion of Bensalem that is subject to the 2018 Regulating Code Overlay District.

COMMENTS

We commend Township officials for establishing a planned network of roadways, bike paths, and natural areas in accordance with the Core Principles, Purpose Statements, and Community Units, as delineated by the Bensalem 2018 Regulating Code.

We support the Township's intention to revitalize its riverfront. Through a land use and economic development planning process, Bensalem Township has developed a regulating code and overlay zoning district that is sensitive to the area's context, responsive to regional needs, and effective in securing the relevance of Bensalem Township for the future. The staff of the Bucks County Planning Commission has assisted Township staff with the Bensalem 2018 Regulating Code by providing unofficial comments and professional advice.

The proposal to establish and adopt an official map also furthers the goals and policies set forth in the *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002). The plan states: "As the Township plans future development, an assessment of road capacity along minor arterials and collector roads should be made. Where infrastructure improvements are deemed necessary for public safety and long-term economic growth, the Township should work with County, state, and Federal agencies to obtain funding for transportation infrastructure improvements. Although these improvements may initially focus on vehicular traffic, Bensalem should research opportunities for pedestrian and bicycle access. A particular need is to create connections, where possible, between the Township's parks and recreation areas and the surrounding neighborhoods."

- **Editorial**—We note that throughout the resolution, the official map is referred to as the "Bensalem Riverfront Official Map," with the exception of Section I.A (Establishment of Official Map) and the map itself, which both refer to the map as "Bensalem Waterfront Map."

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 408(c) of the Pennsylvania Municipalities Planning Code.

MAR:dc

cc: Barbara R. Merlie, Municipal Solicitor
Ron Gans, P.E., O'Donnell & Naccarato, Municipal Engineer
William Cmorey, Manager
Matthew K. Takita, Director of Building and Planning

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

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November 4, 2015
BCPC #18-15-WS1

MEMORANDUM

TO: Langhorne Borough Council
Langhorne Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for an Update to the Official Act 537 Sewage Facilities Plan
Applicant: Borough Council
Received: October 20, 2015
Hearing Date: Not set

In accordance with the provisions of the Pennsylvania Sewage Facilities Planning Act (Act 537) and Section 304 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at its meeting on November 4, 2015.

GENERAL INFORMATION

Proposed Action: Update the Act 537 Sewage Facilities Plan to address the present and future wastewater facilities needs of the Borough. The preparation of the plan was undertaken to confirm long-term capacity needs of the sewer service as part of the Pennsylvania Department of Environmental Protection's (DEP) requirement that all municipalities tributary to the Neshaminy Interceptor (owned and operated by the Bucks County Water and Sewer Authority (BCWSA)) be included in an evaluation of the interceptor's future capacity needs.

Proposed Provisions: The objective of the Act 537 update is to generate future wastewater growth projections, evaluate the Borough's existing collection and conveyance systems, identify potential deficiencies and recommend alternatives for addressing such deficiencies. The BCWSA is responsible for the daily operation and maintenance of the sewage facilities throughout the Borough. Collection and conveyance of the Borough's sewage flows are handled through the Neshaminy Interceptor to the Totem Road Pump Station in Bensalem Township and discharged ultimately to the Northeast Water Pollution Control Plant in Philadelphia. Overall projected flows to the Northeast plant from the Neshaminy Interceptor are not expected to exceed the BCWSA purchased capacity. The plan indicates that the wastewater infrastructure in the Borough has sufficient capacity to meet the 5- and 10-year, as well as the ultimate flow projections for the Borough. There are no indications that there have been past capacity shortage due to inflow and infiltration. Therefore, no new municipal commitments or capital cost funding are necessary to implement the Act 537 Plan.

COMMENTS

The update of the *Act 537 Sewage Facilities Plan for Langhorne Borough* is consistent with policies outlined in the *Bucks County Comprehensive Plan* (2011) and the current official Act 537 Plan—The *Bucks County, Pennsylvania Sewerage Facilities Plan* (1970). The 1970 plan indicates that the Langhorne is in an area served by public sewer facilities, and the update assures capacity for future wastewater needs in the Borough.

We note two minor inconsistencies in the plan that the Borough should address. The second and third sentences of the first paragraph under Section 4.2 on page 4-1 state that the 10-year projected flow and the ultimate service are projected flow area 416,378 GPD and 435,878 GPD, respectively. Section 4 on page 5-2 and Section 4 of the letter in Appendix A both indicate that the 10 year projected flow (that would result from adding the 10 year service area projection (23,250 GPD) to the existing 5 year average daily flow (393,198 GPD)) and the ultimate service area projection would be 416,448 GPD and 435,948 GPD, respectively.

After the plan is approved by the DEP, we request that the Borough send our office a final copy of the Act 537 plan update for our files.

TAK:dc

cc: John A. Swenson, P.E., Vice President, Carroll Engineering Corporation
Scott Mitchell, Borough Manager (via email)
John Butler, Chief Operating Officer, Bucks County Water and Sewer Authority
Genevie Kostick, BCHD
Elizabeth Mahoney, PaDEP

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

November 4, 2015
BCPC #19-15-WS1

MEMORANDUM

TO: Langhorne Manor Borough Council
Langhorne Manor Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for an Update to the Official Act 537 Sewage Facilities Plan
Applicant: Borough Council
Received: October 20, 2015
Hearing Date: Not set

In accordance with the provisions of the Pennsylvania Sewage Facilities Planning Act (Act 537) and Section 304 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at its meeting on November 4, 2015.

GENERAL INFORMATION

Proposed Action: Update the Act 537 Sewage Facilities Plan to address the present and future wastewater facilities needs of the Borough. The preparation of the plan was undertaken to confirm long term capacity needs of the sewer service as part of the Pennsylvania Department of Environmental Protection's (DEP) requirement that all municipalities tributary to the Neshaminy Interceptor (owned and operated by the Bucks County Water and Sewer Authority (BCWSA)) be included in an evaluation of the interceptor's future capacity needs.

Proposed Provisions: The objective of the Act 537 update is to generate future wastewater growth projections, evaluate the Borough's existing collection and conveyance systems, identify potential deficiencies and recommend alternatives for addressing such deficiencies. The Borough owns and maintains wastewater collection facilities within the Borough. The majority of the Boroughs collection facilities are connected to the BCWSA Neshaminy Interceptor system (including the Totem Road Pump Station in Bensalem Township) with ultimate discharge to the Northeast Water Pollution Control Plant in Philadelphia. While a small portion of the Borough's collection system is tributary to the BCSWA conveyance system discharging to the Lower Bucks County Joint Municipal Authority treatment plant, growth in this area of the Borough is projected to be insignificant; as such, no additional 537 planning is needed for this area.

Overall projected flows to the Northeast plant from the Neshaminy Interceptor are not expected to exceed the BCWSA purchased capacity. The plan indicates that the wastewater infrastructure in the Borough has sufficient capacity to meet the 5- and 10-year, as well as the ultimate flow projections for the Borough. Continued ownership of conveyance and collection facilities within the Borough and contract utilization of the BCWSA regional wastewater system best meets the needs of the Borough and is most cost effective. No new municipal commitments or capital cost funding are necessary to implement the Act 537 Plan.

COMMENTS

The update of the *Act 537 Sewage Facilities Plan for Langhorne Manor Borough* is consistent with policies outlined in the *Bucks County Comprehensive Plan* (2011) and the current official Act 537 Plan—The *Langhorne Manor Borough Act 537 Plan* (November 5, 1991). The 1991 plan indicates that Langhorne Manor would be served by a Borough-wide sanitary sewer system with sewage being treated at the Northeast WPCP, and the update assure capacity for future wastewater needs in the Borough.

After the plan is approved by the DEP, we request that the Borough send our office a final copy of the Act 537 plan update for our files.

TAK:dc

cc: John A. Swenson, P.E., Vice President, Carroll Engineering Corporation
Thomas J. Profy III, Begley, Carlin & Mandio, Borough Solicitor
John Butler, Chief Operating Officer, Bucks County Water and Sewer Authority
Genevie Kostick, BCHD
Elizabeth Mahoney, PaDEP

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

November 4, 2015
BCPC #20-15-2(P)

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Private Request for a Zoning Ordinance Amendment
Applicant: Shady Brook Investors, L.P.
Received: October 19, 2015
Hearing Date: Not Set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on November 4, 2015.

GENERAL INFORMATION

Requested Action: Amend the zoning ordinance to allow Multiple-Family Dwelling and clubhouse by conditional use in the O/R Office Research District.

Proposed Zoning Provisions: Multiple-Family Dwelling and clubhouse would be permitted by conditional use approval in the O/R Office Research District. The amendment would require a proposed Multiple-Family use to be located within 2,500 feet of the intersection of Stony Hill and Langhorne-Yardley roads and to include new or existing paved pedestrian trails and/or sidewalks acceptable to the Township. Multiple-Family developments in the O/R district could have a maximum density of 15 dwelling units per net buildable site acre, and 40 percent of any lot developed for this use must be preserved as common open space. Such developments must fully comply with all area and bulk regulations outlined in the O/R district. Where pedestrian access is provided to employment centers or to retail shopping, the parking requirement for Multiple-Family residential development would be a minimum of 1.8 off-street parking spaces per dwelling unit. The amendment would also delete one of the two building height requirements for the district to clarify that the maximum building height in the district is 3 stories, up to a maximum of 50 feet not including mechanical equipment located on the roof.

Existing Zoning Provisions: Currently, only nonresidential uses are permitted in the O/R Office Research District. Multifamily residential use is permitted by right in other zoning districts,

including the R-4 Residential Multiple-Family High Density District, the Traditional Neighborhood Development Overlay District, and as part of an Age-Qualified Community within the C-2 Commercial-Highway Services and C-3 General Business/Industrial districts. Within the R-4 district, multifamily dwellings are permitted with a maximum density of 12 dwelling units per acre of net buildable site area, with a minimum of 40 percent of the base site area devoted to resource protected lands or common open space. Within the Traditional Neighborhood Development Overlay District, multifamily dwellings can comprise up to 45 percent of total units and have a density of 12 dwelling units per gross acre. The maximum density within Age-Qualified Community developments is 4.6 dwelling units per acre of base site area, regardless of the dwelling type.

The zoning ordinance requires 2.5 off-street parking spaces for each multifamily dwelling unit, unless the units are part of an Age-Qualified Community, in which case two spaces per Multiple-Family dwelling are required.

The O/R district has two different maximum height requirements: one is 3 stories, up to a maximum of 50 feet not including mechanical equipment located on the roof, and the second requirement states that the maximum building height is 35 feet.

COMMENTS

The Township's current comprehensive plan, the *Lower Makefield Township Comprehensive Master Plan Update* (2003), states that office/research uses are planned in the area west of I-95 between and adjacent to Yardley-Newtown Road and Yardley-Langhorne Road. This land use policy has been the subject of discussions with the township planning commission, which has developed a draft update to the 2003 Comprehensive Plan. The final draft plan, completed in March of 2015, is now before the Township Board of Supervisors for review. The draft plan acknowledges the issue of high vacancy rates within the O/R district due in part to, "…socioeconomic changes that include a regional surplus of office space, contraction in the office sector, more home-based employment, and increased interest in locating offices near public transit." (p. 46)

The draft plan recommends that officials review permitted uses and standards in the O/R district to determine if uses other than office/research are desirable. Noting that vacant or under-used office and industrial space can adversely affect the Township's tax base, the plan recommends that, in reviewing uses for the O/R district, "… attention should be directed to the viability and marketability of the resulting development types. Regarding design standards, it is important to foster pedestrian connectivity to and economic synergies with Edgewood Village." (p. 46) The draft update also notes recent development activity within Edgewood Village and recommends that efforts be made to maximize pedestrian connectivity between the Village and the O/R district to encourage patronage of village businesses and to help provide long-term economic sustainability for the Village.

The proposed amendment represents a property owner's proposal for alternative land uses in this area. Under the proposed amendment, multifamily residential development would be permitted by conditional use in the O/R district only if such development is within 2,500 feet of the intersection of Stony Hill and Yardley-Langhorne roads, the primary intersection in the Village. The proposed amendment's requirements for greater pedestrian connections between the Village and the O/R district are consistent with draft comprehensive plan's recommendation for pedestrian connections. The amendment also includes incentives for reduced parking requirements if pedestrian access

between future residential developments and retail shopping areas and employment centers is provided.

The proposed amendment represents a change in land use policy within the Township's nonresidential O/R district. As township officials review this potential change, we offer the following comments related to the proposed ordinance language and the accompanying conceptual sketch plan:

A. **Zoning Ordinance Amendment**

1. **Density**—The proposed amendment would allow Multiple-Family developments in the O/R district to have a maximum density of 15 dwelling units per net buildable site acre. Comparing this to other zoning districts, this would yield a higher density than other zoning districts where multifamily housing is currently permitted. The R-4 Residential Multiple-Family High-Density District allows multifamily dwellings with a maximum density of 12 dwelling units per net buildable site acre.

   Township officials should consider the intensity of residential development that would be permitted under the proposed regulations in the context of the specific sites considered as well as the overall township development patterns.

2. **Site capacity calculations**— Consideration of the density should also take into account another change proposed by this amendment, because the change to site capacity calculations would affect the overall number of dwellings permitted. The amendment proposes a change to the site capacity calculations in Section 200-52. This change would allow a multifamily development in the O/R district to bypass calculations that require a minimum of 40 percent of the base site area to be subtracted from the base site area to determine the net buildable area. We do not believe that this was the intention, because the applicant has proposed 40 percent open space and density calculated on net buildable site area. But this section change would have the effect of modifying the basis for the density calculation and result in different standards for determining net buildable site area and lot yield.

3. **Parking requirement for multifamily dwellings**—For Multiple-Family developments in the O/R district where pedestrian access is provided to employment centers or to retail shopping, the required parking would be a minimum of 1.8 off-street spaces per dwelling unit. The zoning ordinance currently requires a minimum of 2 to 2.5 off-street parking spaces per dwelling unit, regardless of the location of the dwelling unit, for residential uses of various types.

   Locating residential units within walking distance of shopping and employment centers provides possibilities for residents to walk to stores and jobs. However, before adopting a new parking requirement, the magnitude of the potential parking demand should be assessed, taking into account the type of dwellings proposed, the likelihood of residents being employed within walking distance, parking demand at similar multifamily developments, access to public transportation, the need for "overflow" parking spaces, and the need for parking dedicated to the clubhouse.

4. **Common open space**—The proposed amendment would require 40 percent of a lot developed for Multiple-Family Use to be preserved as common open space. The method of calculating this area and uses permitted within the open space should be better defined. The township should consider incorporating the open space standards found in the R-4 District for multifamily dwellings, which include allowing for a clubhouse associated with a homeowner's or condominium association that may not occupy any portion of the required common open space. Other uses, such as parking, stormwater facilities, buffers, etc. should be addressed in terms of their location outside of required open space.

5. **Multiple-Family and clubhouse uses**—As proposed, Section 200-48.C. of the zoning ordinance would be amended to permit "Dwelling, Multiple-Family and clubhouse" as a conditional use in the O/R district. It is not clear if this is intended to be one use or two separate uses where Multiple-Family dwelling is the principle use and clubhouse is an accessory use. If the use is intended to be considered as one use, the amendment should include a new use description. If the applicant intends the clubhouse to be a possible accessory use to Multiple-Family developments in the O/R district, the proposal should list the uses separately in a format consistent with other district regulations. For instance, the R-4 district regulations for multifamily dwelling units include provisions outlining how clubhouses may be permitted.

6. **Traffic Impact**—The applicant has submitted a Fiscal Impact Statement with the proposed amendment. In order for the Township to adequately review impacts that may be associated with the proposal, it is recommended that additional information regarding traffic impacts be provided.

7. **Fiscal Impact Analysis**—The materials received by our office as part of the proposed amendment include a fiscal impact analysis. Township officials should consider the following comments concerning this analysis:

    a. **Comparison of impacts of different types of development**—The analysis asserts that the proposed multifamily development would generate a higher fiscal benefit than the approved office development. While multifamily development may be "fiscally sound" since the revenue that they generate exceeds their costs and it appears to compare favorably to the approved office scenario, consideration should be given to requiring the analysis to be revised to provide data regarding the potential costs and benefits of other uses permitted within the existing zoning district at their maximum development potential for the site. The O/R district allows uses such as a research and development facility, light manufacturing, warehousing and distribution, and whole sale trade. There is no way to tell if these permitted uses may provide a greater economic benefit to the township and school district.

    b. **Assumption of analysis**—The fiscal analysis is based on the assumption that 192 multifamily units will be built. This assumption may need to be modified if the regulations for density calculation and site development change.

    c. **Size of proposed multifamily units and population calculations**—The analysis indicates that 96, 1-bedroom apartments and 96, 2-bedroom apartments would comprise the proposed multifamily development. This information is not only important in its own right, but has a bearing on the residents per dwelling unit

multiplier and children per dwelling unit multiplier that the analysis has used to calculate the number of residents and children who will be living in the proposed development. While the analysis is based on proposed development of 1 and 2-bedroom apartments, the proposed amendment would not limit the bedroom sizes, nor would it prohibit 3-4 bedroom multifamily development. Thus, a development with units having a greater number of bedrooms, housing more persons and potential for a higher number of children, could be constructed according to the proposed amendment. Township officials should consider requiring the analysis to be based on multifamily units with the greatest fiscal impact.

B. **Accompanying Sketch Plan**

The proposed amendment includes a conceptual sketch plan for a Multiple-Family development on a specific tract within the O/R district (TMP #20-16-39). It should be noted that there is no guarantee that possible future development proposals for the site would be consistent with the conceptual plan, as this sketch is meant to illustrate a potential development scenario under the proposed zoning amendment. We offer the following comments on the layout shown on the conceptual sketch plan. This is not meant as an endorsement or recommendation for the proposed ordinance amendment, but as an opportunity to highlight planning issues.

1. **Required area and dimensional requirements**—The proposed amendment states that Multiple-Family developments must fully comply with all area and bulk regulations outlined in the O/R district. However, we note the following:

    a. **Minimum net lot area**—In the O/R district, the minimum net lot area is 25 acres for the tract and 2 acres for each lot within the tract (Zoning Ordinance Section 200-49). According to Bucks County Board of Assessment information, the site shown on the conceptual sketch plan is approximately 10.2 acres and, therefore, would not meet the required minimum net lot area for a development tract in the O/R district.

    b. **Required front, side, and rear yards**—Section 200-49 of the zoning ordinance requires minimum front, side, and rear yards of 100, 75, and 75 feet respectively, where an O/R lot adjoins a nonresidential district. The sketch identifies a 50-foot setback from the lot line bordering Interstate 95, and a 25-foot setback from the adjacent parcel to the north.

    c. **Other area and dimensional requirements**—The conceptual sketch plan does not provide information regarding proposed building coverage and proposed impervious surface ratio.

2. **Parking along moving aisles**—The sketch plan shows parking spaces located along many of the moving aisles on the site. This type of layout presents the possibility for conflicts between vehicles maneuvering into and out of the parking spaces and vehicles traveling in the moving lanes. To facilitate a safer circulation system, it is recommended that parking spaces be provided in parking courts that are separate from the moving lanes.

3. **Access to the site**—The sketch shows only one vehicular access (on Stony Hill Road) for the development. Section 200-50.H. of the zoning ordinance states that there shall be not more

than one roadway for access and one for egress for each 300 feet of road frontage along a major street within the O/R district. However, for a Multiple-Family residential development that would consist of over 100 residential units (184 units noted under Site Data; 192 units noted in other area of sketch), consideration of additional vehicular access points to local roadways should be required.

4. **Pedestrian access**—As shown on the township's Walkway System Map, a walkway and bicycle lane is proposed to be located along the eastern side of Stony Hill Road, between Yardley-Newtown Road and the intersection of Stony Hill and Township Line roads, connecting with the existing walkway and bicycle path at the southern corner of the intersection. Future development in this area should comply with this map.

   In addition, a Conceptual Pedestrian Trail Exhibit to accompany the amendment application was submitted to our office by the applicant via email on October 27, 2015. The plan, along with the conceptual sketch plan, shows possible future pedestrian connection to Edgewood Village. Together, the illustrations show pedestrian connection to the village through a proposed pedestrian access on the northern side of Stony Hill Road, opposite a proposed 6-foot wide trail shown on the southern side of Stony Hill Road extending east to the village and connecting with sidewalks associated with the Flowers Field at Edgewood development that is under construction. This potential connection would require pedestrians to cross Stony Hill Road in the middle of a block, just west of the overpass on Interstate 95. For safety, it is suggested that, where roadway crossings are necessary, pedestrian connections be made at roadway intersections. In this case, a pedestrian connection should be made at the intersection of Stony Hill and Township Line roads.

5. **Information on conceptual sketch plan**—The conceptual sketch plan provides conflicting information on the total number of proposed units and the number of total parking spaces that would be provided. This information should be clarified.

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

LMW:dwb

cc: Land Trust Properties, Inc.; Robert J. Dwyer
Wisler Pearlstine, LLP; Edward F. Murphy
Jeffrey P. Garton, Township Solicitor
Terry Fedorchak, Lower Makefield Township Manager (via email)
Steven F. Ware, AICP, PP, Lower Makefield Township Planning & Zoning Admin. (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

November 4, 2015
BCPC #46-15-1

MEMORANDUM

TO: Tullytown Borough Council
Tullytown Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Signs
Applicant: Borough Council
Received: October 6, 2015
Hearing Date: Not Set

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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on November 4, 2015.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance's sign regulations regarding temporary signs.

Proposed Zoning Provisions: Section 185-6. Definitions will be amended to add a definition for Temporary Sign. Section 185-57, which regulates signs on public property or in public rights-of-way, will be amended to clearly state that any temporary sign installed or placed on public property will be forfeited to the Borough and that temporary signs in the right-of-way may not be placed on or affixed to lamp posts, utility poles, or guy-wires. Also within this section, existing provisions regarding 72-hour notification of violation, removal, or abandonment of signs located on public property or in public rights-of-way, and the Borough's right to recover cost of sign removal, will be deleted. Section 185-58. Signs in Residential Districts (R-1, R-2, BC) will be amended to delete regulated content on flags. In addition, this section will be revised to remove references to some specific types of temporary signs and clarify that temporary non-illuminated signs not exceeding 16 square feet may be permitted as on-premises and off-premises signs in residential districts.

COMMENT

Currently, there are some existing provisions of the Tullytown Borough Zoning Ordinance that are considered contrary to the recent Supreme Court's ruling on *Reed v. Town of Gilbert*, which stated that sign regulations cannot have content-based distinctions. At the time of the Supreme Court decision, we understand that the Borough was involved in a Federal Court case in which its sign provisions had

been challenged on First Amendment grounds. The decision in the Reed case essentially invalidated the Borough Ordinance which regulates signs on the basis of content. As submitted, this proposed amendment is part of a settlement term from the Federal Court case, which requires Tullytown Borough to make modifications to its zoning ordinance to bring it into compliance with the Reed decision.

Therefore, we recommend that the Borough adopt the proposal since it appears to be consistent with the ordinance requirements as prescribed by the Pennsylvania Municipalities Planning Code, the municipal ordinances and applicable case law.

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

LW:dc

cc: Alison Smith, Borough Coordinator
Michael T. Sellers, Esq., Borough Solicitor

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

November 4, 2015
BCPC #50-15-3(P)

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change
Applicant: Joseph and Rosemarie Cardamone
Received: October 2, 2015
Hearing Date: Not set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on November 4, 2015.

GENERAL INFORMATION

Requested Action: Amend the zoning map by rezoning TMPs #50-4-71 and -4-71-1 from RA Residential Agricultural to R-1 Low Density Residential.

Location and Size of Tract: The 20.92-acre site is located on the southern corner of the intersection of Pickertown and Stump Road and approximately 600 feet southeast of the Route 202 Parkway.

Proposed Zoning Provisions: R-1 Low Density Residential District permits single-family detached dwellings on lots of 60,000 square feet when served by on-lot water and sewer facilities and 40,000 square feet when served by public water and sewer. Open space at a rate of 6 acres per 100 units is required.

Existing Zoning Provisions: RA Residential Agricultural District permits single-family detached dwellings on lots of 3-acres or more. Cluster development is permitted on sites of 10-acres or more with a minimum lot size of 7,500 square feet, open space ratio of 83 percent and density of 0.65 units per acre. Agricultural uses, public school, kennel, riding academy and nursery are also permitted. A Subdivision with Transferable Development Rights is permitted with lot sizes of 15,000 square feet and a maximum density of 1.3 dwelling units per acre as a conditional use. Cluster and TDR uses also require 6 acres of open space per 100 units.

COMMENTS:

A. Zoning Map Change

We recommend that township officials consider the following issues when reviewing the private request to rezone the subject site form the RA to R-1 district:

Summary

The proposed rezoning would permit a residential density higher than much of the surrounding area and is inconsistent with the Township's Comprehensive Plan. The area surrounding the proposed rezoning site has changed since the Comprehensive Plan was adopted in 2006. Residential development in the western portion of Warrington has slowed since 2006 but the Route 202 Parkway has been completed and several rezoning requests have been proposed. The predominant development is still large lot residential. Higher density residential uses on small lots proposed by the rezoning would conflict with the character of the area.

The Township's Comprehensive Plan is explicit in its policy of discouraging new higher density residential development in the RA district. The development pattern in the RA district has been established and new development should be consistent with the existing uses and densities. Although public sewer is available, the Comprehensive Plan states that land use policy is more important than sewer availability.

The existing RA district permits cluster development and TDR, which would allow for more units and more open space than that proposed on the sketch plan but would still be consistent with the Comprehensive Plan.

The zoning map proposal may point to a larger issue, which is the need to reflect upon what the western half of the Township has become and what the Township wants it to be in the future. The policy and regulations for agricultural preservation and rural residential use has worked, but agriculture is declining and the TDR program has been suspended.

Because past Township plans and studies do not reflect the changes since 2006, we recommend that the Township reevaluate development policy for the RA district and consider adjusting the Comprehensive Plan to reflect the current trends, conditions, and goals. A more detailed evaluation of the western part of Warrington may be in order so that it can develop in accordance with Township goals, rather than in response to site specific applications. The purpose of the RA district, which refers to development by the year 2000, should also be reviewed. These issues are detailed in the following comments:

1. **Existing zoning**—The existing zoning permits single-family detached dwellings on lots of 3 acres or more with a density of 0.3 units per acre. Cluster development is permitted on sites of 10 acres or more with a minimum lot size of 7,500 square feet and density of 0.65 units per acre. A Subdivision with Transferable Development Rights is permitted with lot sizes of 15,000 square feet and a maximum density of 1.3 dwelling units per acre as a conditional use. Use of the cluster option on the site would permit up to 14 units and use of TDR would permit up to 27 units.

2. **Proposed zoning**—The R-1 Low Density Residential District permits single-family detached dwellings on lots of 60,000 square feet when served by on lot water and sewer facilities and

40,000 square feet when served by public water and sewer. Open space at a rate of 6 acres per 100 units is required. Density of 1.1 units per acre is permitted. The proposed zoning density increase from 0.3 units per acre in the RA district to 1.1 unit per acre would raise the permitted density greater than 250 percent without the use of TDRs.

3. **Nearby and surrounding land use**—The Hickory Ridge residential subdivision is located to the north. The Eble farm (9 acres) is located to the northeast. Two single-family detached dwellings abut the site and a vacant parcel (Lingo, 5.6 acres) is located to the east across Pickertown Road. Several single-family detached dwellings on large lots and smaller residential lots that are part of the Prescott Farm residential subdivision abut the site to the south and southeast. Parcels to the south and west are used for large lot single-family detached and township open space parcels occupied by agricultural uses. To the northwest there are several single-family detached dwellings on lots of approximately 2 acres. The Hickory Ridge and Prescott Farm subdivisions have single-family lots of 13,500 square feet or more and were developed under a former R-3 or PRD zoning.

4. **Surrounding zoning**—The site is surrounded by RA zoning to the north and south which permits single-family dwellings on lots of 3 acres or more at a density of 0.3 units per acre. The cluster option is not available as there are no 10 acre parcels nearby. The area to the east is zoned R-3 which permits Residential Single Family Cluster with single-family detached dwellings on lots of 13,500 square feet or more and a calculated density of 3.23 units per acre. The area to the northwest is zoned R-1 Low Density Residential. A density of 1.1 under the proposed R-1 zoning is consistent with the adjacent R-1 district but would permit a higher density than the RA district, which abuts more than half of the sites perimeter. The R-1 would permit a lower density than the adjacent R-3 district, which abuts only a small portion of the site.

5. **District purpose**— The purpose of the R-1 Low Density Residential District is to provide for the expansion and orderly development of single-family homes in a predominately rural residential atmosphere at a density consistent with the desired results and the availability of public utilities. This purpose appears to be consistent with the Residential Single Family land use classification in the comprehensive plan.

   The purpose of the existing RA Residential Agricultural District is to provide areas within the Township where a low-density residential atmosphere is preserved; to provide area where continued agricultural use of the land is feasible, particularly where prime agricultural soils have been identified; to discourage higher intensity uses which would make agricultural preservation and a rural residential atmosphere impossible; to discourage higher densities of development in areas where public utilities, particularly sewer and water, *are neither available nor anticipated to be provided within the time period shown in the Comprehensive Year 2000*. The date specified in the district purpose has passed but the purpose still is consistent with the comprehensive plan.

6. **Comprehensive Plan**—The *Warrington Township Comprehensive Plan* (2006) Future Land Use Plan classifies the subject site and all adjacent areas as Residential Single Family. Several parcels within 1,500 feet are classified as Parks, Recreation, Open Space or Open Space in Developments. In a discussion of development capacity under current zoning (p. 34), the Comprehensive Plan states, "Residential development in the western end of the Township has

traditionally been of the single-family detached type served by on-lot water and wastewater disposal systems on large lots. These uses define the character of the western portion of the Township and should be retained by limiting extension of water and sewer lines and not permitting higher residential densities." The proposed amendment for smaller single-family detached lots served by public sewer would not be consistent with the Comprehensive Plan.

Section 603(j) of the MPC requires that the zoning ordinance be generally consistent with the Comprehensive Plan. The applicant has not provided any text to amend the Comprehensive Plan. The applicant should provide an amendment to the Comprehensive Plan if the proposal for the zoning map change is adopted.

7. **Municipal Sewage Facilities Plan**: The *Warrington Township Act 537 Plan Amendment No. 5* (2005) indicates that the site is within the Tradesville Sewage Treatment Plant service area. A sewer line is located under Stump Road which serves the Whitehorne subdivision southwest of the site.

   The Comprehensive Plan states the township policy on land use decisions is that wastewater services should serve the desired land use pattern. Sewage availability is one of many land use factors that direct land use decisions. The existence of a sewer line is not sufficient reason to rezone an area for higher density.

8. **Editorial comment**—The proposed amendment states that the subject "Property" for the proposed zoning map change is identified as TMP #50-4-71 and 50-4-71-1, consisting of approximately 20.90 acres. Based on Exhibit A accompanying the applicant's petition, it appears that TMP #50-4-71-2 is also part of the proposal. Therefore, the petition should be revised to include all delineated parcels contained in Exhibit A.

B. Sketch Plan

A sketch plan was submitted with the requested zoning change. We offer the following comments but we acknowledge this plan may be insufficient in meeting sketch plan requirements. These comments should not be construed as our support for the proposed zoning change:

1. **Natural Resources**—The plan and previously submitted subdivision plans show that woodlands and what appear to be wetlands exist on the site. Section 305 requires that at least 50 percent of woodland areas be preserved and that wetland areas be totally unusable land and 100 percent restricted from disturbance.

2. **Open space**—Section 307 of the zoning ordinance requires that common and active open space be provided. The plan indicates that 0.61 acres of open space will be provided. The proposed open space is a 20-foot-wide corridor along the side and rear yards of Lots 6 through 10 and TMP # 50-4-71-1. The plan does not distinguish between the two types of open space and the proposed space is of little value for recreation.

   Section 2315.B(1) of the zoning ordinance requires that areas set aside for open space shall be suitable for the designated purpose and shall be consistent with the policy for future land use in the township. The preliminary plan should be consistent with the open space requirements of the zoning ordinance.

3. **Transition Areas**—Section 2314 of the zoning ordinance requires that a 50-foot-wide Transition Area be provided along all Type I streams, natural watercourses, and wetlands. The erection of structures are prohibited within the Transition Areas. Proposed dwelling units on Lots 4 through 6 are shown within 20 to 45 feet of the wetland that passes through the site.

4. **Shared driveway**—The plan shows a wetland through the center of the site. Two driveways are shown crossing the wetland. We recommend that the applicant consider providing a shared driveway for Lots 5 and 6 to minimize disruption of the wetland.

5. **Cul-de-sac length**—The prosed cul-de-sac is approximately 680 feet in length. Section 307 of the subdivision and land development ordinance states that a cul-de-sac exceeding 500 feet may be approved by the Board of Supervisors if conditions of the land so warrant.

6. **Driveway access**—Proposed Lot 4 shows a driveway taking access to Pickertown Road. Section 309.2 of the subdivision and land development ordinance requires that driveways provide access to the street of lower classification when a corner lot is bounded by streets of two different classifications. We note that providing access to the proposed cul-de-sac would require an additional wetland crossing. Therefore, township officials may wish to provide a shared driveway between Lots 3 and 4, which would eliminate the need for additional wetland crossing and another curb cut/driveway access onto Pickertown Road.

7. **Nonconforming use**—TMP #50-4-71 contains an existing landscape business, but the plan does not state whether or not the use will continue. The use is not permitted in the RA district or in the proposed R-1 District and is therefore nonconforming. The sketch plan does not contain any information about the future use of the parcel. Any future plan submission should state the proposed land use for Lot 8 in accordance with Section 2301 of the zoning ordinance.

8. **Sidewalks**—Section 311 of the subdivision and land development ordinance requires that sidewalks be provided along both sides of all streets classified as secondary streets or greater in all districts and in the RA district for developments of five homes or more. In addition, the Route 202 Parkway is approximately 600 feet from the site. The Parkway contains a pedestrian/bike path with an access to Pickertown Road. We recommend that the subdivision include a sidewalk to facilitate pedestrian travel.

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

DCZ:dc

cc: Joseph and Rosemarie Cardamone
Robert Showalter, Showalter & Associates
Robert Gundlach, Fox Rothschild
Tom Gockowski, Carroll Engineering Corporation, Township Engineer
James Miller, Interim Township Manager

PERTINENT INFORMATION

Site Characteristics, Natural Features: The site is generally level with a slope down to Pickertown Road. The southeastern portion has large trees and several existing dwellings and landscaping-excavation business buildings. The eastern portion contains a large lot single-family detached dwelling.

Existing Land Use: Vacant, residential, light industrial.

Surrounding Land Use:

North: Single-family residential
East: Large lot residential and vacant
South: Single-family residential and agricultural
West: Agricultural and rural residential

Surrounding Zoning:

North: RA Residential Agricultural
East: R-3 Residential Single Family Cluster
South: RA Residential Agricultural
West: R-1 Low Density Residential

Municipal Comprehensive Plan: The *Warrington Township Comprehensive Plan* (2006) Future Land Use Plan classifies all adjacent areas as Residential Single Family. In a discussion of Development Capacity under current zoning (p. 34), the Comprehensive Plan states, "Residential development in the western end of the Township has traditionally been of the single-family detached type served by on-lot water and wastewater disposal systems on large lots. These uses define the character of the western portion of the Township and should be retained by limiting extension of water and sewer lines and not permitting higher residential densities." The township policy on land use decisions is that wastewater services should serve the desired land use pattern. Sewage availability is one of many land use factors that direct land use decisions. The existence of a sewer line is not sufficient reason to rezone an area for higher density.

County Comprehensive Plan: The *Bucks County Comprehensive Plan* (2012) classifies the subject site as Emerging Suburban Areas which are those areas with both planned and available public infrastructure and services intended for future development by municipalities. It is in these areas that that the mixed use, Smart Growth development types should be implemented. For example, the location of new public facilities should be steered towards underutilized sites (e.g., brownfields and grayfields), new development should be compact and built where existing infrastructure is adequate, and all development should be designed with the pedestrian in mind. Future development may include residential, nonresidential, and mixed use as part of planned developments.

Municipal Sewage Facilities Plan: The *Warrington Township Act 537 Plan Amendment No. 5* (2005) indicates that the site is within the Tradesville Sewage Treatment Plan service area.

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

November 4, 2015
BCPC #50-15-4(P)

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change
Applicant: Dennis & Melody Eble
Received: October 2, 2015
Hearing Date: Not set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on November 4, 2015.

GENERAL INFORMATION

Requested Action: Amend the zoning map by rezoning TMP #50-4-21 from RA Residential Agricultural to R-1 Low Density Residential.

Location and size of Tract: 9.18 acres on the Northern side of the intersection of Stump and Pickertown roads.

Present Use: Residential and vacant.

Proposed Zoning Provisions: R-1 Low Density Residential District permits single-family detached dwellings on lots of 60,000 square feet when served by on-lot water and sewage facilities and 40,000 square feet when served by public water and sewer. Open space at a rate of 6 acres per 100 units is required.

Existing Zoning Provisions: RA Residential Agricultural District permits single-family detached dwellings on lots of 3-acres or more. Cluster development is permitted on sites of 10-acres or more with a minimum lot size of 7,500 square feet, open space ratio of 83 percent and density of 0.65 units per acre. Agricultural uses, public school, kennel, riding academy and nursery are also permitted. A Subdivision with Transferable Development Rights (TDR) is permitted with lot sizes of 15,000 square feet and a maximum density of 1.3 dwelling units per acre as a conditional use. Cluster and TDR uses also require 6 acres of open space per 100 units.

COMMENTS

We recommend that township officials consider the following issues when reviewing the private request to rezone the subject site from the RA to R-1 district:

Summary

The proposed rezoning would permit a residential density higher than much of the surrounding area and is inconsistent with the Township's Comprehensive Plan. The area surrounding the proposed rezoning site has changed since the Comprehensive Plan was adopted in 2006. Residential development in the western portion of Warrington has slowed since 2006 but the Route 202 Parkway has been completed and several rezoning requests have been proposed. The predominant development is still large lot residential. Higher density residential uses on small lots proposed by the rezoning would conflict with the character of the area.

The Township's Comprehensive Plan is explicit in its policy of discouraging new higher density residential development in the RA district. The development pattern in the RA district has been established and new development should be consistent with the existing uses and densities. Although public sewer is available, the Comprehensive Plan states that land use policy is more important than sewer availability.

The existing RA district permits cluster development and TDR, which would allow for more units and more open space than that proposed on the sketch plan but would still be consistent with the Comprehensive Plan.

The zoning map proposal may point to a larger issue, which is the need to reflect upon what the western half of the Township has become and what the Township wants it to be in the future. The policy and regulations for agricultural preservation and rural residential use has worked, but agriculture is declining and the TDR program has been suspended.

Because past Township plans and studies do not reflect the changes since 2006, we recommend that the Township reevaluate development policy for the RA district and consider adjusting the Comprehensive Plan to reflect the current trends, conditions, and goals. A more detailed evaluation of the western part of Warrington may be in order so that it can develop in accordance with Township goals, rather than in response to site specific applications. The purpose of the RA district, which refers to development by the year 2000, should also be reviewed. These issues are detailed in the following comments:

1. **Existing zoning**—The existing zoning permits single-family detached dwellings on lots of 3 acres or more with a density of 0.3 units per acre. Cluster development is permitted on sites of 10 acres or more with a minimum lot size of 7,500 square feet and density of 0.65 units per acre. A Subdivision with Transferable Development Rights is permitted with lot sizes of 15,000 square feet and a maximum density of 1.3 dwelling units per acre as a conditional use. Use of the cluster option on the site would permit up to 6 units and use of TDR would permit up to 12 units.

2. **Proposed zoning**—The R-1 Low Density Residential District permits single-family detached dwellings on lots of 60,000 square feet when served by on lot water and sewer facilities and 40,000 square feet when served by public water and sewer. Open space at a rate of 6 acres per

100 units is required. A density of 1.1 units per acre is permitted. The proposed zoning density increase from 0.3 units per acre by right in the RA district to 1.1 unit per acre would raise the permitted density greater than 250 percent without the use of TDR's.

3. **Nearby and surrounding land use**—The Hickory Ridge residential subdivision is located to the north. Single-family residential uses are located to the northeast. The vacant Lingo parcel (5.6 acres) abuts the site to the southeast across Pickertown Road. Several single-family detached dwellings on large lots and smaller residential lots that are part of the Prescott Farm residential subdivision abut the site farther to southeast. Parcels to the south and west are used for large lot single-family detached. To the west there are several single-family detached dwellings on lots of approximately 2 acres. The Hickory Ridge and Prescott Farm subdivisions have single-family lots of 13,500 square feet or more and were developed under a former R-1 or R-3 zoning.

4. **Surrounding zoning**—The site is surrounded by RA zoning to the north, south, east, and west, which permits single-family dwellings on lots of 3 acres or more at a density of 0.3 units per acre. The cluster option is not available as there are no 10-acre parcels nearby. The area to the southeast is zoned R-3 which permits Residential Single Family Cluster with single-family detached dwellings on lots of 13,500 square feet or more and a calculated density of 3.23 units per acre. R-1 Low Density Residential zoning lies approximately 400 feet to the west. A density of 1.1 under the proposed R-1 zoning is consistent with the adjacent R-1 district but would permit a higher density than the RA district, which abuts more than half of the site's perimeter. The R-1 would permit a lower density than the adjacent R-3 district, which abuts only a small portion of the site.

5. **District purpose**—The purpose of the R-1 Low Density Residential District is to provide for the expansion and orderly development of single-family homes in a predominately rural residential atmosphere at a density consistent with the desired results and the availability of public utilities. This purpose appears to be consistent with the Residential Single Family land use classification in the Comprehensive Plan.

   The purpose of the existing RA Residential Agricultural District is to provide areas within the Township where a low-density residential atmosphere is preserved; to provide area where continued agricultural use of the land is feasible, particularly where prime agricultural soils have been identified; to discourage higher intensity uses which would make agricultural preservation and a rural residential atmosphere impossible; to discourage higher densities of development in areas where public utilities, particularly sewer and water, *are neither available nor anticipated to be provided within the time period shown in the Comprehensive Year 2000*. The date specified in the district purpose has passed but the purpose still is consistent with the comprehensive plan.

6. **Comprehensive Plan**—The *Warrington Township Comprehensive Plan* (2006) Future Land Use Plan classifies the subject site and all adjacent areas as Residential Single Family, with the exception of a nearby parcel to the east classified as Parks, Recreation, Open Space or Open Space in Developments. In a discussion of development capacity under current zoning (p. 34), the Comprehensive Plan states, "Residential development in the western end of the Township has traditionally been of the single-family detached type served by on-lot water and wastewater disposal systems on large lots. These uses define the character of the western portion of the

Township and should be retained by limiting extension of water and sewer lines and not permitting higher residential densities." The proposed amendment for smaller single-family detached lots served by public sewer would not be consistent with the Comprehensive Plan.

Section 603(j) of the MPC requires that the zoning ordinance be generally consistent with the Comprehensive Plan. The applicant has not provided any text to amend the Comprehensive Plan. The applicant should provide an amendment to the Comprehensive Plan if the proposal for the zoning map change is adopted.

We note that the submission included an analysis of the Comprehensive Plan by the Hibbeln Engineering Company. The analysis is based on *the Warrington Township Growth Management Plan* (1990). The township's current plan is the *Warrington Township Comprehensive Plan* (2006) as described above.

7. **Municipal Sewage Facilities Plan**—The *Warrington Township Act 537 Plan Amendment No. 5* (2005) indicates that the site is within the Tradesville Sewage Treatment Plant service area. A sewer line is located under Stump Road which serves the Whitehorne subdivision southwest of the site.

   The Comprehensive Plan states the township policy on land use decisions is that wastewater services should serve the desired land use pattern. Sewage availability is one of many land use factors that direct land use decisions. The existence of a sewer line is not sufficient reason to rezone an area for higher density.

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

DCZ:dc

cc: Dennis and Melody Eble
Robert Showalter, Showalter & Associates
Robert Gundlach, Fox Rothschild
Tom Gockowski, Carroll Engineering Corporation, Township Engineer
James Miller, Interim Township Manager

PERTINENT INFORMATION

Site Characteristics, Natural Features: The site is generally level with a slope down to a stream on site. The northern portion of the site has large trees, a stream and small pond. Structures on the site include an existing dwelling, barn and other accessory buildings.

Existing Land Use: Vacant and residential.

Surrounding Land Use:

North: Single-family residential
East: Single-family residential
South: Vacant and single-family residential
West: Vacant and single-family residential

Surrounding Zoning:

North: RA Residential Agricultural
East: RA Residential Agricultural
South: R-3 Residential Single-Family Cluster
West: RA Residential Agricultural

Municipal Comprehensive Plan: The *Warrington Township Comprehensive Plan* (2006) Future Land Use Plan classifies all adjacent areas as Residential Single Family. In a discussion of Development Capacity under current zoning (p. 34), the Comprehensive Plan states, "Residential development in the western end of the Township has traditionally been of the single-family detached type served by on-lot water and wastewater disposal systems on large lots. These uses define the character of the western portion of the Township and should be retained by limiting extension of water and sewer lines and not permitting higher residential densities." The township policy on land use decisions is that wastewater services should serve the desired land use pattern. Sewage availability is one of many land use factors that direct land use decisions. The existence of a sewer line is not sufficient reason to rezone an area for higher density.

County Comprehensive Plan: The *Bucks County Comprehensive Plan* (2012) classifies the subject site as Emerging Suburban Areas which are those areas with both planned and available public infrastructure and services intended for future development by municipalities. It is in these areas that that the mixed use, Smart Growth development types should be implemented. For example, the location of new public facilities should be steered towards underutilized sites (e.g., brownfields and grayfields), new development should be compact and built where existing infrastructure is adequate, and all development should be designed with the pedestrian in mind. Future development may include residential, nonresidential, and mixed use as part of planned developments.

Municipal Sewage Facilities Plan: The *Warrington Township Act 537 Plan Amendment No. 5* (2005) indicates that the site is within the Tradesville Sewage Treatment Plan service area.

Bucks County Planning Commission
Subdivision and Land Development Reviews

September 28, 2015 to October 23, 2015

Municipality	BCPC Number	Tax Parcel Numbers	Applicant	Submission Level	Proposal
Bristol Township	12121	(5-24-104)	Nagy	P	2 Single-family Lots
Falls Township	12039	(13-28-28)	Buckingham Retail Properties	F	Commercial Land Development: 29,133 Square-feet
Middletown Township	8928-B	(22-47-11-2)	1501 East Lincoln Highway	F	2 Commmercial Lots
Middletown Township	12124	(22-12-592)	Hart	P	2 Single-family Lots
Middletown Township	12123	(22-47-11-3)	Inspire Federal Credit Union	P	Commercial Land Development: 3,216 Square feet
New Hope Borough	12105	(27-10-146)	Bucks County Playhouse Promenade Improvements	RP	Commercial Land Development: 3,750 Square-feet
Plumstead Township	11044	(34-15-26)	Donner	RF	5 Single-family Lots
Silverdale Borough	11195-B	(40-3-116 & -117)	Dunkin Donuts	F	Commercial Land Development: 1,624 Square-feet
Tinicum Township	12125	(44-11-46)	Vanderlely	P	Commercial Land Development: 4,000 Square-feet
Warrington Township	10087-C	(50-31-18 & -16-1)	Easton Road Storage Building	P	Commercial Land Development: 4,020 Square-feet
Warwick Township	6469-J	(51-13-10-27)	Guardian Academy & Indoor Range, Inc.	F	Commercial Land Development: 13,690 Square-feet

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

October 13, 2015
BCPC #12121

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision—Nagy
TMP #5-24-104
Applicant: Michael and Patricia Nagy
Owner: Same
Plan Dated: September 1, 2015
Date Received: September 17, 2015

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

GENERAL INFORMATION

Proposal: Subdivide a 26,250-square-foot parcel into two residential lots. Proposed Lot 1 (8,306 square feet) contains an existing single-family detached residence and is served by public water and sewer facilities. Proposed Lot 2 (17,944 square feet) contains two separate residential structures and is served by public sewer and a private, on-lot well for water. The plan indicates that there is no construction proposed with the subdivision application.

Location: Along the western side of Century Avenue, between Green and Bowman avenues.

Zoning: R-1 Residence District permits single-family detached dwellings on lots having a minimum lot size of 10,000 square feet with a minimum lot width of 75 feet. The maximum building area and impervious surface ratios are 20 and 30 percent, respectively.

Notation #8 on the plan indicates that the township's Zoning Hearing Board granted variances on December 10, 2001, related to Application No. 01-6140. According to Application No. 01-6140, the applicant requested and the Zoning Hearing Board granted a variance to allow a proposed frontage (lot width) of 55.37 feet.

Present Use: Residential.

COMMENTS

1. **Required minimum lot area**—Section 502.A of the zoning ordinance requires a minimum lot area of 10,000 square feet for single-family detached residences in the R-1 district. Proposed Lot 1 is shown to have a proposed lot area of 8,306 square feet. Lot 1, as proposed, does not meet the required minimum lot area. This issue should be resolved prior to Council taking action on the proposed subdivision.

2. **Water service for Lot 1**—Note #9 on the plan indicates that proposed Lot 1 is currently served by public water and sewer service and proposed Lot 2 is currently served by a private well and public sewer service. The plan shows an existing well on Lot 1 (next to the proposed lot line), but does not show an existing well on Lot 2, which is indicated to utilize a private well. It is not clear if the well shown on proposed Lot 1 serves the structures on Lot 2. The plan should be revised to clearly indicate whether the structures on Lot 2 are intended to continue to utilize an on-lot private well, and if so, the location of the well for Lot 2 should be indicated. Township officials should take this issue into consideration when reviewing the plan.

3. **Site capacity calculations**—Section 2101 of the zoning ordinance requires the submission of site capacity calculations with all applications for subdivision and land development. The plan submission does not include the required site capacity calculations.

4. **Recreation land**—The plan should be revised to indicate how the subdivision would meet the recreation land requirements of Section 521.a of the subdivision and land development ordinance and/or fee-in-lieu provisions in Section 521.c.

5. **Required information**—The plan should be revised to provide the following required information for minor subdivisions in accordance with Section 805 of the subdivision and land development ordinance:

805.c.5	the location of sanitary sewers, storm drains, water mains, culverts, petroleum or petroleum product lines, gas lines, electric and telephone lines, fire hydrants, and all other utilities or significant man-made features on or within 200 feet of any part of the tract
805.c.7	the use of each building/structure
805.c.9	species of large trees on the site
805.d.8	on-lot facilities, the location of water supply (the plan does not indicate a well on proposed Lot 2)
805.d.9	certification of water and sewer from the serving authority

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 for Land Development must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the November 4, 2015, 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 a copy of all municipal decisions sent to this applicant.

LMW:dc

cc: Michael and Patricia Nagy
Eastern/Chadrow Associates, Inc.
Kurt Schroeder, P.E., Gilmore & Associates, Township Engineer
Randy Flager, Esq., Flager & Associates, Township Solicitor
William McCauley, Township Manager (via email)
Colleen Costello, Township Department of Licenses and Inspections (via email)
Thomas Scott, Township Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

October 23, 2015
BCPC #12039

MEMORANDUM

TO: Falls Township Board of Supervisors
Falls Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Land Development for Buckingham Retail Properties
TMP #13-28-228
Applicant: Buckingham Retail Properties, LL c/o Tom Verrichia
Owner: American Stores Company, LLC
Plan Dated: June 30, 2014
Last Revised: October 16, 2015
Date Received: October 19, 2015

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 commercial space totaling 29,133 square feet in three buildings on leased lots on a parcel of 8.76 acres. The buildings would consist of a 6,000-square-foot restaurant with drive-through lane, a 14,578-square-foot pharmacy with drive-through lane, and a 4,388-square-foot restaurant with drive-through lane. Public water and sewer serve the site.

Location: The east side of West Trenton Avenue at Pine Grove Road (Route 13).

Zoning: HC, Highway Commercial District permits a variety of commercial space uses on a lot of at least 40,000 square feet, with a maximum impervious surface ratio of 70 percent. Convenience stores, including drugstores, are permitted by right. Restaurants with drive-in service are permitted as conditional uses. The plan indicates that the Board of Supervisors approved the conditional use on September 15, 2015.

Present Use: Commercial.

COMMENTS

Prior to final plan approval, the township should ensure that the plan meets all conditions of preliminary plan approval. The plan should not be approved until all issues are resolved. In addition, we have the following comments on the final plan that we believe should be considered.

1. **Off-street loading**—Sheet #2 of the plan was revised to delineate an off-street loading area for the restaurant use #2; however no plan sheets actually show striping of this loading area to comply with Section 209-23.J of the zoning ordinance and Section 191-51.F of the subdivision and land development ordinance. In addition, all the loading areas should comply with the landscape and screening requirements of Section 209-42.B(2) of the zoning ordinance.

2. **Street improvements**—Item B.1 of the conditions of preliminary approval (dated September 2015) advise the applicant to incorporate recommendations identified in the *West Trenton Avenue Corridor Study*. While the subject site falls just outside the study area, the portions of West Trenton Avenue and Pine Grove Road along the site would benefit from the implementation of the overall recommendations for the corridor and the specific recommendations for the "Big Box Character Area" delineated in the study. The plan now shows proposed sidewalks and street trees along Pine Grove Road. In addition to street and signal improvement recommendations, other streetscaping such as ornamental landscaping, and aesthetic lighting may give the corridor a more coherent identity (as stated in the study) and increase pedestrian circulation and safety.

3. **Delivery and trash removal access**—The truck turning plan continues to show insufficient turning radius for the full movement driveway on West Trenton Road and as such eastbound trucks attempting to enter the site must cross into the second eastbound lane in order to gain access. This is an unsafe situation and the plan should be revised to allow for a more accommodating turning radius which does not force tractor trailer combinations into the second lane. The plan also indicates that trucks cross over internal lanes after delivery to restaurant use #1 to exit from the full movement driveway on West Trenton Road; and after delivery to restaurant #2 to exit from the full movement driveway on Pine Grove Road. This also is not a desirable situation and in our opinion the plan should be revised to allow for a more accommodating turning radius unless deliveries are only to take place after hours of operation and are strictly enforced.

   The truck turning plan should also be revised to show the truck turning movements east bound onto West Trenton Avenue from the full movement driveway and the internal movement after the single driveway from south bound Pine Grove Road to the loading area and trash dumpsters of restaurant use #1. In addition, the truck turning plan should also be revised to show truck turning movements to access the trash dumpsters for the pharmacy and restaurant #2.

This review will be included in the Bucks County Planning Commission board materials for the November 4, 2015, 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.

TK:dc

cc: Buckingham Retail Properties, LLC
American Stores Company, LLC
Eric Britz, Bohler Engineering
Tom Hecker, Esq., Begley, Carlin & Mandio
Jim Sullivan, T&M Associates, Township Engineer
Thomas Beach, Remington, Vernick & Beach, Township Transportation Engineer
Peter Gray, Township Manager (via e-mail)

BUCKS COUNTY PLANNING COMMISSION

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David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

October 26, 2015
BCPC #8928-B

MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision for 1501 East Lincoln Highway Fee, LLC
Applicant: 1501 East Lincoln Highway Fee, LLC c/o Waterstone Retail Development
Owner: Same
Plan Dated: September 29, 2015
Date Received: October 14, 2015

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 0.789 acres from an existing 12.149-acre parcel. No new development is indicated on the proposed lot at this time. A big box store served by public sewer and water facilities, associated parking, and a previously proposed building with a drive-thru is shown on the remaining 11.361-acre parcel.

Location: Southeastern side of Lincoln Highway, with access also on Highland Park Way.

Zoning: C Commercial District permits a variety of professional office and retail sales related uses on a minimum lot size of 20,000 square feet and a lot width of at least 100 feet. A maximum impervious surface ratio of 60 percent is permissible. Restaurants having drive-in or take out service are permitted by special exception.

Present Use: Commercial; retail.

COMMENTS

1. **Front yard setback**—Although no development is proposed on the proposed new lot at this time, a building envelope is provided showing various yard setbacks. The front yard setback line is shown with both a 25-foot and 50-foot setback along portions of Highland Park Way. Since a 50-foot front yard building setback is required in the C Commercial district, we recommend that the plot plan be revised to show the permissible building envelope in compliance with the existing zoning provisions.

2. **Access**—The parking area on the portion of the site proposed for the new lot has access from Highland Park Way via the access aisle for the remaining parcel. It is not clear from the proposal whether this access is intended to continue in a shared access arrangement or if a new accessway will be needed directly onto Highland Park Way. If a shared access is intended to serve the new lot, the plan should be revised to identify the appropriate access easement arrangement. We note that a shared access is preferable to providing additional curb cuts on Highland Park Way, especially given the proximity of the existing accessways of the adjacent parcels.

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 for Land Development must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the November 4, 2015, 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.

CIG:dc

cc: Josh Levy, Waterstone Retail Development
Bohler Engineering
Larry Young, P.E., TriState Engineers, Township Engineer
Stephanie Teoli Kuhls, Township Manager (via email)
Patrick Duffy, Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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

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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

October 23, 2015
BCPC #12124

MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Hart
TMP #22-12-592
Applicant: Sandra Hart
Owner: Same
Plan Dated: March 6, 2015
Date Received: October 5, 2015

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

GENERAL INFORMATION

Proposal: Subdivide a 20,091-square-foot parcel into two residential lots. Lot 1 comprises 10,005 square feet and contains an existing dwelling unit. Lot 2 comprises 10,086 square feet and the construction of a single-family detached dwelling is intended. Public water and sewerage facilities serve the parcel.

Location: Approximately 80 feet south of the intersection of Rosewood and Arch avenues abutting unopened Ash Avenue.

Zoning: R-2 Residence District permits single-family detached dwellings on a minimum lot area of 10,000 square feet and lot width of 80 feet.

The plan notes that on September 11, 2014 the zoning hearing board granted variances from zoning ordinance Sections 500-903-B—lot frontage, 500-2601.D(2)—woodland removal, and 500-2504—driveway construction across township open space.

Present Use: Residential; single-family detached dwelling.

COMMENTS

1. **Waivers**—Plan Sheet 2 notes that waivers are requested from subdivision and land development ordinance provisions showing various existing features within 200 feet of the tract, and from providing the required street improvements (widening, curbs, sidewalks), 20-foot-wide utility easement, and 10-foot-wide landscape easement. In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary. In conjunction with the applicant's request for waivers, we recommend that township officials also consider Comments 2 through 5 below.

2. **Utility easement**—Subdivision and land development ordinance Section 440-405.c states that nothing shall be placed, set, or put within the area of an utility easement, except for lawns or suitable low groundcover. The driveway for Lot 2 will cross the proposed 10-foot-wide water line easement. The plan should be revised to address this paving encroachment.

3. **Driveways**—The existing driveway to the site crosses a township-owned parcel. The driveway to the new lot also proposes to cross the township parcel with the front portion shared at its access on Rosewood/Arch avenues. If this access arrangement is deemed acceptable by township officials, the plan should be revised to indicate appropriate easements and maintenance responsibilities for the driveways.

4. **Street improvements**—From the limited information provided on the plan regarding surrounding features, it appears that the cartway for Rosewood Avenue, at its intersection with Arch Avenue, tapers to about 12 feet in width. Arch Avenue continues a few hundred more feet before it dead ends. According to recent aerial photography, it appears that this narrow public roadway is currently functioning more as a shared driveway, serving three existing dwelling units, with the fourth currently proposed. We note that it may be possible to add two more units on the vacant parcel (TMP #22-12-498) along Arch Avenue in the future, bringing the potential total number of units served by the substandard roadway to seven. For future planning and safety purposes, we recommend that township officials evaluate the existing conditions of the cartway and consider the development of an overall plan for this roadway, including any short-or long-term improvements needed for public safety.

5. **Township property**—To minimize intrusion on, and maintenance of, the Township-owned parcel (TMP #22-12-593), (if the proposal is deemed appropriate by Township officials), we suggest that the proposed driveway be slightly reconfigured to avoid encroachment within driplines of trees and vegetation and reducing its paving width to 10 feet. Also, rather than the wide wedge of asphalt shown on the shared portion of the driveways, a defined taper with a small turning radius could be provided for the proposed driveway. Not only would this reduce the amount of paving, but it would also provide better definition for each driveway. Additionally, native plants and/or a meadow mix in a "no mow" zone could be provided outside the access easement areas to enhance and supplement the vegetation on the township property. Such planting could help offset the negative impacts from additional paving, reduce maintenance, and provide a natural aesthetic element to the neighborhood.

6. **Planning module**—The applicant should submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection to determine if an Act 537 Planning Module for Land Development must be submitted for the proposal**.**

This review will be included in the Bucks County Planning Commission board materials for the November 4, 2015 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.

CIG:dc

cc: Sandra Hart
Dumack Engineering
Larry Young, P.E., TriState Engineers, Township Engineer
Stephanie Teoli Kuhls, Township Manager (via email)
Patrick Duffy, Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

September 30, 2015
BCPC #12123

MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Inspire Federal Credit Union
Applicant: Inspire Federal Credit Union
Owner: Same
Plan Dated: September 8, 2015
Date Received: September 18, 2015

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 vacant building located on a 30,000-square-foot parcel (net) into a financial establishment with drive-through facilities. The internal circulation and parking area are to be reconfigured to accommodate the new business. Public water and sewerage facilities serve the site.

Location: Southeast corner of East Lincoln Highway and Highland Park Way.

Zoning: C Commercial District permits a variety of professional office, bank or similar financial institutions, and retail sales related uses on a minimum lot size of 20,000 square feet and a lot width of at least 100 feet. A maximum impervious surface ratio of 60 percent is allowed.

Present Use: Commercial/vacant; previously occupied by used car dealership/car rental.

COMMENTS

1. **Waivers and curb radius**—Sheet 1 of the plan notes that waivers are requested from various sections of the subdivision and land development ordinance including showing all existing features within 200 feet of site, providing an aerial photograph and the location of underground utilities, reduction in curb radius from existing street, and from land development section requirements of Sections 440-303 and -304. The applicant is required to state the grounds and facts of unreasonableness or hardship on which the request for the

waiver is based and the minimum modifications necessary in accordance with the requirements of Section 512.1(b) of the Pennsylvania Municipalities Code.

With regard to the request to allow a 10-foot radius for the proposed ingress on Highland Park Way, we note that this existing access is an exit only. Permitting two-way traffic at this location with such a tight turning radius will be awkward for motorists attempting right turns into and around the site. The proximity of parking stalls at this proposed new entryway further complicates vehicular movements at this location. Due to the arrangement of existing site features, we recommend that the access on Highland Park Way continue to be an exit only.

In addition, improvements to the curb radius at the southwest corner of this accessway should be considered in conjunction with the change in use on the parcel. A defined curbed radius, tapered with a short neck, and possibly a small green island (to accommodate the utility pads in this corner) could be provided to better channel right and left turning movements out of the site.

2. **Impervious surface ratio and greening opportunities**—The site currently exceeds the 60 percent maximum allowable impervious surface ratio in the C Commercial District. According to the plan notes, the parcel is about 95 percent covered by impervious surfaces, and the proposal will reduce the total by only 3,465 square feet (to 85.8 percent according to the zoning table on Sheet 1).

   We note that the redevelopment of the site provides the opportunity to further reduce the amount of impervious surfaces by providing green space in areas not needed or directly intended to serve the bank. Providing additional green space and landscaping on the site is not only beneficial to the aesthetics on the site for patrons/employees and the Lincoln Highway corridor in general, but also for area stormwater enhancement. Regarding improvements in this matter, we recommend the following:

   a. **Side yard/drive-through area**—The 12.7-foot wide asphalt area (that had been used for parking) along the entire eastern side yard could be removed and replaced with a planted island/green strip. In addition to the benefits of reducing impervious surfaces on the site, the utilization of a green strip would provide visual definition of internal travel lanes to improve the site's 44-foot wide access at East Lincoln Highway, as well as help channel motorists into the proposed 24-foot wide drive-through lane.

   b. **Trash enclosure relocation**—The existing trash enclosure is located in the southern corner of the rear yard. If a green strip is provided as recommended in Comment 2.a. above, the enclosure should be relocated on the site to ensure convenient refuse disposal.

   c. **Highland Park Way access**—As mentioned in Comment 1 above, a small tapered island and planting strip approximately 10 to 12 feet wide should be considered along the portion of the rear property line that extends between the two proposed painted stop bars.

   d. **Landscaping**—Section 1503.J of the zoning ordinance requires a special 12-foot wide planting strip along Lincoln Highway with the rear most five feet of the planting strip

landscaped in a manner satisfactory to the Township Planning Commission. The plan indicates that two linden trees are proposed. Township officials should determine whether other supplemental planting/landscaping should be provided in this area.

3. **Zoning information**—The zoning table on Sheet 1 of the plan indicates that the proposed impervious coverage for the bank will be 85.8 percent. However, this percentage does not correspond with any of the impervious coverage percentages noted on the referenced impervious coverage table. The figures on the plan should be revised and corrected as appropriate.

This review will be included in the Bucks County Planning Commission board materials for the November 4, 2015, 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.

CHG:dc

cc: Inspire Federal Credit Union c/o Jim Merrill
DW Smith Associates, LLC
Larry Young, P.E., TriState Engineers, Township Engineer
Stephanie Teoli Kuhls, Township Manager (via email)
Patrick Duffy, Township Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

October 16, 2015
BCPC #12105

MEMORANDUM

TO: New Hope Borough Council
New Hope Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Land Development for Bucks County Playhouse Promenade Improvements
TMP #27-10-146
Applicant: BCP Property, LLC
Owner: Same
Plan Dated: July 17, 2015
Date Last Revised: October 9, 2015
Date Received: October 13, 2015

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

GENERAL INFORMATION

Proposal: Construct a 3,750-square-foot building addition, a 2,957-square-foot promenade and an 816-square-foot terrace for the existing Bucks County Playhouse (Theater). The site is served by public water and sewer.

Location: The east side of South Main Street, at its intersection with Aquetong Creek.

Zoning: Riverfront Cultural District Overlay District which allows for the Theater use and allows a theater use to serve food and beverages as an accessory use to the theater. This district requires a minimum lot area of one acre. A minimum lot width of 40 feet, minimum front yard of 10 feet, minimum rear yard of 15 feet, and minimum side yards of 6 feet are also required. The underlying zoning district is the Central Commercial District (CC).

Present Use: Theater.

COMMENTS

We note that the applicant has provided a response letter to our July 30, 2015, review letter (BCPC #12105). The applicant's letter indicates that a conditional use application has been submitted to the borough, requesting relief from the parking requirements for the proposed restaurant/bar use. The borough should not act upon the land development until the conditional use application process has been completed.

This review will be included in the Bucks County Planning Commission board materials for the November 4, 2015, 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.

RGB:dc

cc: Anne LaFriniere, BCP Property, LLC
Gregory Elko, Langan Engineering
Robert Larason, Borough Zoning Officer
Craig Kennard, P.E., Gilmore and Associates, Borough Engineer
John Burke, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

October 27, 2015
BCPC #11044

MEMORANDUM

TO: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Subdivision for Doner
TMP #34-15-26
Applicant: Royal D. Doner
Owner: Same
Plan Dated: April 1, 2014
Last Revised: August 15, 2015
Date Received: October 23, 2015

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

GENERAL INFORMATION

Proposal: Subdivide a 39.59 (gross) acre site into 5 single-family detached lots including a conservation easement totaling 32.9553 acres. Lots 1 through 5 will be 0.8566; 0.60272; 0.69793; 0.71710; and 3.0536 (net) acres, respectively. Lot 5 contains several existing dwelling units and an apartment in an existing farmhouse. All lots will be served by individual on-lot water and sewage disposal systems.

The plan will include two phases—Phase I includes the subdivision of the tract to create the private right-of-way and Lots 3 and 4, with the remaining area of the tract owned by the current property owner. Phase II includes further subdivision of the tract to create Lots 1 and 2, and the residual lot (Lot 5). The resulting area of Lot 5 (exclusive of the building envelope) will be put into a conservation easement in favor of the township.

Location: Northeast side of Valley Park Road (Myers Road), approximately 2,000 feet southeast of its intersection with Curly Hill Road.

Zoning: R-1 Rural Residential District permits single-family detached dwellings (Use B-1) with a minimum lot area and lot width of 60,000 square feet and 150 feet, respectively. Use B-8, Flexible Lot Size Subdivision requires that the maximum number of permitted dwelling units shall not

exceed the maximum number of units that would be permitted on the site using Use B-1 with a minimum lot size of 60,000 square feet. The yield plan shall be subject to an engineering and planning review to certify the number of lots that will be permitted.

Present Use: Residential/agricultural.

COMMENTS

The staff of the Bucks County Planning Commission reviewed a previous version of the proposed subdivision consisting of 17 lots: 14 new single-family detached residential lots, and two conservation lots on October 29, 2010. Since this time, the township has approved a preliminary/final version of the subject plan submission with the revisions highlighted above. According to a letter from the township engineer (dated January 5, 2015), the subject subdivision plan received preliminary/final approval from the Board of Supervisors on June 10, 2014, with conditions of approval that must be accomplished. Recently, the applicant requested permission to record the plan in phases, which was not shown on the plan previously approved by the Board of Supervisors. The township should ensure all conditions of approval are satisfied prior to recording of Phase I of this plan.

This review will be included in the Bucks County Planning Commission board materials for the November 4, 2015 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.

DAS:dc

cc: Royal D. Doner
Lenape Valley Engineering
Tim Fulmer, C. Robert Wynn Associates, Inc.
Carolyn McCreary, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

October 1, 2015
BCPC #11195-B

MEMORANDUM

TO: Silverdale Borough Council
Silverdale Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Land Development for Dunkin Donuts
TMP #40-3-116 and 40-3-117
Applicant: Doylestown Donuts, Inc.
Owner: Same
Plan Dated: September 24, 2014
Last Revised: September 23, 2015
Date Received: September 25, 2015

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

GENERAL INFORMATION

Proposal: To convert an existing 1,624-square-foot one-story brick building into a Dunkin Donuts drive-in restaurant (Use E6) on a 1.0 acre site. The existing parking areas and driveway entrances would be reconfigured but no new floor area would be constructed. Public water and sewerage serve the site.

Location: On the northeast corner of Main Street (SR 152) and Baringer Avenue (SR 113).

Zoning: RC-Residence-Commercial District provides for the commercial aspects of a community that coexist in harmony with residential units. A variety of commercial and service businesses are permitted in this district along with residential units as is customary for a small town. Commercial businesses should be developed at a size and scale that is in keeping with the residential units. A Use E6 Drive-in and other eating place is a permitted use. The minimum lot size is 20,000 square feet.

The existing building is nonconforming with respect to the front yard setback along Main Street.

Present Use: Vacant bank building.

COMMENT

We recommend that the plan be approved provided all conditions of preliminary plan approval and issues noted in the borough engineer's letter are satisfactorily addressed. The following comment should also be addressed:

- **Landscaping plan**—The landscaping plan (Sheet 7) indicates that two Eastern Redbuds (*Cercis canadensis*) would be planted at the driveway entrance off of Barninger Avenue. However, the proposed tree at the northern side of the driveway is not shown on the plan and an existing tree is shown in the area of the proposed tree. This discrepancy should be corrected on subsequent plans.

This review will be included in the Bucks County Planning Commission board materials for the November 4, 2015 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:dc

cc: Doylestown Donuts, Inc.
R.L. Showalter & Associates, Inc.
C. Robert Wynn Associates, Inc., Borough Engineer
Lisa Herrmann, Borough Secretary (via email)

BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

October 19, 2015
BCPC #12125

MEMORANDUM

TO: Tinicum Township Board of Supervisors
Tinicum Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Vanderlely
TMP #44-11-46
Applicant: Tom Vanderlely
Owner: Tom and Priscilla Vanderlely
Plan Dated: September 25, 2015
Date Received: October 13, 2015

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

GENERAL INFORMATION

Proposal: Construct a 4,000-square-foot pole barn on a 21.750-acre site. On-lot water and sewage disposal systems serve the site.

Location: North of the intersection of Oak Grove and Frankenfeld roads, with frontage on Frankenfeld and Old Durham roads.

Zoning: CC Controlled Commercial District does not permit truck repair and sales uses. A minimum lot area of 1 acre and a minimum lot width of 200 feet is required for permitted uses.

Present Use: Truck repair and sales.

COMMENTS

1. **Waivers**—The applicant is requesting waivers from the following subdivision and land development ordinance requirements:

Section 400	General procedures for subdivision and land development.
Section 402	Procedures for preliminary subdivision and land development.
Section 404	Procedures for major subdivision and final plan land development.
Section 409	Plan requirements for preliminary major subdivision and land development.
Section 410	Plan requirements for final plan major subdivision and land development.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary. The final plan should note all granted waivers.

2. **Use**—Use E17 Trucks Sales is not a permitted use in the CC Controlled Commercial District (Section 500.2 of the zoning ordinance).

   The plan shows the expansion of a nonconforming use. Therefore, the plan should demonstrate compliance with Section 1103(b) of the zoning ordinance, which requires that the extension conform with the setback, yard, area, dimensional, building height, parking, sign, and other requirements of the district in which the extension is located. Section 1103(b) also requires a 100-foot buffer yard from all lot lines, in which the extension may not take place. Any use that cannot meet the buffer yard requirements and does not conform with the requirements of the district in which it is located, may be extended not more than 50 percent in floor area, land area, or building volume. It appears this proposal complies with the nonconformity requirements.

This review will be included in the Bucks County Planning Commission board materials for the November 4, 2015, public 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 Bucks County Planning Commission 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.

MAR:dc

cc: Tom and Priscilla Vanderlely
Urwiler & Walter, Inc.
Tom Fountain, P.E., Keystone Municipal Engineering, Township Engineer
Linda McNeill, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

October 13, 2015
BCPC #10087-C

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for 334 Easton Road—Gorman Enterprises
TMP #50-31-18; 50-31-16-1
Applicant: Gorman Enterprises
Owner: Same
Plan Dated: July 30, 2015
Date Received: September 30, 2015

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

GENERAL INFORMATION

Proposal: Construct a 4,020-square-foot storage building on a 1.23-acre site. The site contains an existing 2,653-square-foot retail building served by public water and sewer. The two subject tax parcels will be combined into one parcel.

Location: Western side of Easton Road (Route 611) opposite the Creekview shopping center.

Zoning: C-2 Commercial District permits Retail Business or Service Establishment such as a restaurant, on lots of 20,000 square feet or more.

Present Use: Commercial

COMMENTS

1. **Accessory use**—Section 1102.N of the zoning ordinance permits accessory uses customarily incidental to permitted uses on the same lot in the C-2 District. Nothing is stated on the plan about the relationship between the proposed storage building and the existing Dunkin Donuts restaurant. It appears that the storage use is permitted if it is an accessory use to the other existing use on the site. The proposed building however, is also almost twice as large as the principal use on the site. The plan should be revised to state the relationship of the storage use to the existing use.

   Note 18 states the proposed retail building will not contain a restaurant or food services. This note should be deleted.

2. **Permitted height**—Section 1105.2.D of the zoning ordinance limits height in the C-2 District to 35 feet. The zoning data table on Sheet 1 of the plan lists height but does not provide the permitted height or the proposed height of the building. The plan should be revised to indicate both of these figures.

3. **Tree protection fence location**—Subdivision and land development ordinance Section 325.4.D requires a four-foot-high fence to ensure that there is no encroachment within the area of the tree dripline of trees to be protected. The plan shows a tree protection fence beneath the dripline of trees along the northern parcel line and adjacent to the trunks of many of the trees along the western property line. The tree protection fence detail drawing on Sheet 5 indicates the fence will be placed at the drip edge or 15 feet from the trunk of a tree, whichever is greater. The plan should be revised to show the tree protection fence in accordance with the ordinance requirements. In addition, the limit of disturbance line should be revised to coincide with the tree protection fence. On the plan it extends to the property boundary which includes the required tree protection area.

4. **Deed restrictions**—Note 20 on Sheet 1 of the plan indicates deed restrictions are provided on Sheet 6 of 19 of the plan. The plan contains only 6 sheets and the deed restrictions are not provided. The plan should be revised to provide the applicable deed restrictions.

5. **Access drive**—A proposed 10-foot-wide access drive to the storage building does not provide a turnaround. We recommend that a turnaround be provided.

   Also, there is no curb radius where the 10-foot-wide access drive meets the existing curb at a 90 degree angle at the striped pavement. The plan should be revised to show a curb radius to minimize damage to turfgrass.

6. **Detail drawing**—The Tree Protection Fence Detail drawing on Sheet 5 contains a note that prior to dedication of a public trail all drainage problems shall be improved. It does not appear that this note applies to this plan. The note should be deleted.

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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the November 4, 2015, 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:dc

cc: Gorman Enterprises
Thomas Ludgate, Ludgate Engineering Corp.
James Miller, Interim Municipal Manager (via email)
Tom Gockowski, P.E., Carroll Engineering, Municipal Engineer

BUCKS COUNTY PLANNING COMMISSION

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

COUNTY COMMISSIONERS:

Robert G. Loughery, *Chairman*
Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

PLANNING COMMISSION:

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David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

October 21, 2015
BCPC #6469-J

MEMORANDUM

TO: Warwick Township Board of Supervisors
Warwick Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Land Development for Guardian Academy & Indoor Range, Inc.
TMP #51-13-10-27
Applicant: Guardian Academy & Indoor Range, Inc.
Owner: Same
Plan Dated: July 6, 2015
Last Revised: September 8, 2015
Date Received: September 28, 2015

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 13,690-square-foot addition to an existing building (19,116 square feet total) for use as an indoor shooting range and training facility on a 2.043-acre parcel. The training facility will include a classroom training area, simulator training area, gun vault, pro shop, and 21 indoor firing lanes. No exterior discharge of firearms will be permitted. The facility will be serviced by public water and sewer.

Location: Southern side of Campus Drive, approximately 300 feet west of its intersection with Technical Drive within the Warwick Business Campus.

Zoning: LI Limited Industrial District permits use H-13 Industrial Park and use D-1 Recreational Facility by right. The H-13 Industrial Park use regulations, which require a minimum lot size of 1 acre, minimum lot width of 145 feet at the building line, maximum building height of 35 feet, and maximum impervious coverage ratio of 80 percent, apply to use D-1 Recreational Facility.

The plan indicates that the Warwick Township Zoning Hearing Board granted a variance on June 2, 2015, from the recreational facility parking requirement of zoning ordinance Section 195-16.D(1)(f) to provide 106 parking spaces, with 19 parking spaces available on Campus Drive.

Present Use: Industrial.

COMMENTS

The township should be satisfied that the final plan complies with the conditions of preliminary plan approval, dated August 28, 2015. In addition, we have the following comment on the final plan:

> **Tree protection**—We commend the applicant for keeping the existing street trees in the design and also planting additional trees. We note that the plan does not show the required tree protection zone or tree protection fence for the existing trees to remain. In order to help ensure the survival of the existing trees during construction, the plan should provide tree protection fencing in accordance with the township's standards in Section 163-51.1 of the subdivision and land development ordinance. Section 163-51.1.A. requires establishment of a tree protection zone at a distance of 20 feet from the tree trunk, or 20 feet, whichever is greater. Grade changes and excavations shall not encroach upon the tree protection zone. Section 163-51.1.B.1 requires that the tree protection zone that is delineated on the site prior to construction shall conform to the approved development plans, and Section 163-51.1.B.3 requires that a 48-inch-high fence shall be placed along the boundary of the tree protection zone. The plan should provide the required tree protection for the existing street trees. Any trees that are damaged or killed due to construction activities should be replaced by the developer.

This review will be included in the Bucks County Planning Commission board materials for the November 4, 2015 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.

REM:dc

cc: Gregory R. Glitzer, P.E., Gilmore & Associates
Edward F. Murphy, Esq., Wisler Pearlstine, LLP
Judith A. Algeo, Esq., Chair, Board of Supervisors
Gail Weniger, Township Manager (via email)
Kyle Seckinger, Township Director of Planning and Zoning (via email)
Mary Eberle, Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)
Bryan McAdam, P.E., CKS Engineers, Inc., Township Engineer (via email)

Bucks County Planning Commission
Planning Module Reviews
November 04, 2015

Municipality	Development	BCPC Number	Tax Parcel Number	PaDEP Code Number	Plan Review Number
Newtown Borough	Steeple View Phase 2	11917-A	28-1-7, -8, -9, -10 & -10-1	1-09934-023-3J	2008-00231
Bristol Township	3127 Steele Avenue	12101	5-22-515-1	1-09001-257-3J	2008-00233
Richland Township	Twin Lakes	11969	36-39-7, -7-2 & -7-3	1-09940-310-3J	2008-00235

BUCKS COUNTY PLANNING COMMISSION

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

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Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

PLANNING COMMISSION:

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James J. Dowling
Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

October 7, 2015

James Matticola, P.E.
Gilmore & Associates, Inc.
65 E. Butler Avenue, Suite 100
New Britain, PA 18901

RE: Steeple View Phase 2 TND Planning Module
PaDEP Code #1-09934-023-3J
BCPC #11917-A
TMP #28-1-7, -8, -9, -10, and -10-1
Newtown Borough, Bucks County, PA

Dear Mr. Matticola:

We have received a copy of the subject planning module[1] regarding connection to public sewers and public water of 12 proposed buildings for residential, retail, office, and restaurant use, equating to 132 EDUs. The site is on the western side of South State Street and south of Centre Avenue, with Newtown Creek forming the western boundary of the tract.

Sewage flows from the site will discharge into the Newtown Bucks County Joint Municipal Authority's (NBCJMA) local sanitary sewer in Newtown Borough, then to Bucks County Water and Sewer Authority's (BCWSA) Neshaminy Interceptor to the Totem Road Pumping Station, and finally to the Philadelphia Water Department's Northeast Water Pollution Control Plant for treatment.

The Borough of Newtown, Bucks County, PA Act 537 Plan Revision (December 2012) is the official Act 537 Plan for Newtown Borough. The proposal to connect to the public sanitary sewer system is consistent with the official Act 537 Plan, since this plan indicates that the subject site is within an area to be served by public sewers.

This project is included in the BCWSA Neshaminy Interceptor Corrective Action Plan (NICAP) and Neshaminy Interceptor Connection Management Plan (NICMP), with flow release in 2014.

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

We note that the submission includes a letter from the Pennsylvania Historical and Museum Commission (PHMC) dated, May 30, 2014, regarding the site's location in the historic district. The PHMC letter states they have issued a conditional finding of *No Adverse Effect on Historic Properties* for the project. The finding is subject to three conditions. We also note that the submission indicates that an existing red carriage barn and existing spring house are being removed from their present locations and will be relocated, but the new locations were not indicated. The PHMC should be satisfied that the submission meets the prescribed conditions.

If the municipality approves the planning module and thereby 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 BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

Maureen Wheatley

Maureen Wheatley
Senior Planner

MW:dc
Attachment

cc: Genevie Kostick, Supervisor, BCDH
Elizabeth Mahoney, PaDEP
Marcia Scull, Borough Secretary
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09934-023-3J
BCPC #	11917-A

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name
Steeple View Phase 2 TND

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

1. Date plan received by county planning agency. September 15, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name Bucks County Planning Commission
3. Date review completed by agency October 7, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	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 Act 537 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: Maurenn Wheatley Title: Senior Planner Signature: Maurenn Wheatley Date: October 7, 2015 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.

BUCKS COUNTY PLANNING COMMISSION

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

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David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

October 19, 2015

Wesley E. Plaisted, P.E.
Tri-State Engineers & Land Surveyors, Inc.
801 W. Street Road
Feasterville, PA 19053

RE: 3127 Steele Avenue Subdivision
PaDEP Code #1-09001-257-3J
BCPC #12101
TMP #5-22-515-1
Bristol Township, Bucks County, PA

Dear Mr. Plaisted:

We have received a copy of the subject planning module[1] for the residential subdivision at 3127 Steele Avenue. Proposed is an extension to connect 2 new single-family residential lots with public sewer service via the Mary Divine interceptor with eventual treatment and disposal at the Bristol Township Wastewater Treatment Plant. Both lots are part of a 3-lot subdivision that includes a third lot with an existing single-family detached dwelling presently connected to the public sewer system.

The *Sewage Facilities Plan – Act 537 for Bristol Township, Bucks County, Pennsylvania* (revised 1998), which is the official sewage facilities plan for this portion of Bristol Township, indicates that the site is within a public sewer service area. The proposal is consistent with the township's official sewage facilities plan.

Information provided in Section J.2.c indicates that present and projected flows exceed the treatment plant's design and/or permitted capacity. In addition, information provided in Sections J.2.c and J.4.a indicates that the sewer extensions proposed to serve the subdivision will create a hydraulic overload within the conveyance facilities and at the existing wastewater treatment plant within five years. Correspondence from the Pennsylvania Department of Environmental Protection (PaDEP), dated April 23, 2015, indicates that the sewage treatment system has an existing hydraulic overload. The submission does include a letter from the Sewer Engineer, dated August 12, 2015, indicating that sufficient capacity is available in Bristol Township's sewerage facilities to accept the proposed 476 gallons per day flow or two EDUs that are anticipated to be generated by the proposed connections. We are aware that a Corrective Action Plan (CAP) and a Connection Management Plan (CMP) are in effect for Bristol Township's wastewater treatment plant. It is recommended that a copy of the

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

Connection Management Plan (CMP) listing the project also be included with the planning module submission.

In further review of the planning module submission, it is noted that documentation from Aqua Pennsylvania, Inc., stating that it will serve the project, has not been provided as required in Section E. Also, a Project Narrative and an Alternative Sewage Facilities Analysis as required in Sections F. and H., respectively, have not been included. This information, as well as all required signatures and dates, should be completed for the package that will be sent to the Pennsylvania Department of Environmental Protection (PaDEP).

If the township approves the planning module and thereby revises the official wastewater facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management Planning, PaDEP, Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

If you have any questions regarding this review, please feel free to contact me.

Sincerely,

Lisa M. Wolff
Community Planner

LMW:dc

Attachment

cc: William McCauley, Bristol Township Managing Director
Colleen Costello, Bristol Township Department of Building, Planning & Development
Thomas Scott, Director of Building, Planning & Development
Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09001-257-3J
BCPC #	12101

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Proposed 3-Lot Subdivision - 3127 Steele Avenue, Bristol Township

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

1. Date plan received by county planning agency. September 22, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name Bucks County Planning Commission
3. Date review completed by agency _____

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	11. Have all applicable zoning approvals been obtained? Unknown
☐	☒	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 Act 537 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 None we are aware of.
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances. _____ If no, describe the inconsistencies N/A
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section: Name: Lisa M. Wolff Title: Planner Signature: Lisa M. Wolff Date: October 19, 2015 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.

BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

October 19, 2015

Mr. John Dudish
Penn's Trail Environmental
21 East Lincoln Ave.
Suite 160
Hatfield, PA 19440

RE: Twin Lakes Planning Module
PaDEP Code #1-09940-310-3J
BCPC #11969
TMPs #36-39-7
Richland Township, Bucks County, PA

Dear Mr. Dudish:

We have received a copy of the planning module[1] proposing connection to an existing public sewerage system to serve the planned development of a 107-lot single-family cluster subdivision on a tract of 54.2765 acres located on the east side of Old Bethlehem Pike, at the intersection of Tollgate Road. Wastewater from the proposed development will be conveyed by a gravity collection system to the Bucks County Water and Sewer Authority Regency Pump Station, which is proposed to be redesigned and upgraded to accommodate the proposal. Wastewater from this system is ultimately treated at the Quakertown Borough Wastewater Treatment Plant.

The subject planning module references the 1984 Official Act 537 Plan for the Township and several revisions to the plan; however, according to our records, the *Act 537 Sewage Facilities Plan for Richland Township, Bucks County, Pennsylvania* is the official plan for Richland Township. This plan was initially approved by Pa Department of Environmental Protection on September 23, 2015. The approval was subsequently revised on October 7, 2015 based upon information related to the Morgan Creek Pump Station. The subject site is not located within the 5 and 10-year sewer service area depicted in the plan. Nor is the subject site within the Year 2020 primary development area outlined in the Richland Township Comprehensive Plan Update (2009).

The subject planning module indicates that a stipulation agreement for the subject property with Richland Township specifically provides that it be included in the public sanitary sewer service area. Our office received a copy of a court ordered stipulation agreement between Richland Township and

[1] Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the subject planning module is a revision to the *Act 537 Sewage Facilities Plan for Richland Township, Bucks County, Pennsylvania.* Therefore, the Bucks County Planning Commission (BCPC) and the Bucks County Department of Health (BCDH) are required to review and comment on the proposed plan revision.

County Builders, Inc. related to the subject proposal as part of the plan submission on June 12, 2014. According to Item #27 of the agreement:

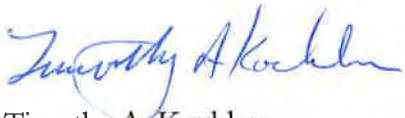
> Township acknowledges that the Sewer Facilities which are proposed to be developed for the Property are inconsistent with the current Township Sewage Facilities Plan promulgated under and pursuant to the provisions of the Pennsylvania Sewage Facilities Act, 35 P.S. §750.1, et seq. ("Act 537") and regulations adopted by the Act. Township agrees to fully cooperate in support of Builder by revising its Sewage Facilities Plan in accordance with the required procedure to allow the Property to be served by public sewer and, further, agrees to cooperate with Builder in obtaining approval of any Act 537 planning module approvals, NPDES permits, water quality management permits and any other permits and approvals from any regulatory agencies having jurisdiction in order to permit the development and service of Property by Sewage Facilities.

The planning module also indicates that both the Bucks County Water and Sewer Authority and Quakertown Borough have provided Chapter 94 capacity certifications for the project. Therefore, while the proposal appears to be inconsistent with the township's Act 537 Plan and comprehensive plan, the stipulation agreement calls for connection to public sewers.

If the township approves the planning module and thereby revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4b; transmittal letter; plans; narrative; copies of the BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, PaDEP, Southeast Regional Office, 2 East Main Street, Norristown, PA 19401

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

Sincerely,



Timothy A. Koehler
Director of Planning Services

TAK:dc
Attachment

cc: Genevie Kostick, Bucks County Health Department
Elizabeth Mahoney, PaDEP
Stephen Sechriest, Richland Township Manager
Act 537 File

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09940-310-3J
BCPC #	11969

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Twin Lakes

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

1. Date plan received by county planning agency. October 5, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency October 19, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☒	☐	11. Have all applicable zoning approvals been obtained?
☐	☒	12. Is there a county or areawide subdivision and land development ordinance?
☐	☐	13. Does this proposal meet the requirements of the ordinance? N/A If no, describe which requirements are not met
☐	☒	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency See attached letter.
☐	☒	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: Timothy A. Koehler Title: Director of Planning Services Signature: Timothy A. Koehler Date: October 19, 2015 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.

BUCKS COUNTY PLANNING COMMISSION MEETING

Wednesday, December 2, 2015
2:00 P.M.

Robert H. Grunmeier Room
1260 Almshouse Road
Doylestown, PA 18901

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes of November 4, 2015
4. Executive Director's Report
5. Act 247 Reviews
6. Old Business
7. New Business
   - Appoint Nominating Committee
8. Public Comment
9. Adjournment

Please remember to contact us at
215-345-3400 if you cannot attend. Thank you.

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING

BUCKS COUNTY PLANNING COMMISSION

Minutes of Meeting
November 4, 2015

MEMBERS PRESENT: Raymond (Skip) W. Goodnoe; Edward Kisselback, Jr.; David R. Nyman; Robert M. Pellegrino; Carol A. Pierce; Evan J. Stone; R. Tyler Tomlinson; Walter S. Wydro

STAFF PRESENT: Lynn T. Bush; Debra Canale; Richard J. Harvey; Timothy A Koehler; Michael A. Roedig; David A. Sebastian; Maureen Wheatley; Lisa Wolff

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

2. **PLEDGE OF ALLEGIANCE**
   All rose for the pledge of allegiance.

3. **APPROVAL OF MINUTES FOR THE MEETING OF OCTOBER 7, 2015**
   Upon motion of Mr. Nyman, seconded by Ms. Pierce, with the vote being 8-0 the motion carried to approve the minutes of the October 7, 2015 meeting as presented.

4. **EXECUTIVE DIRECTOR'S REPORT**
   Ms. Bush stated she had attended the Bucks County Commissioners meeting. One of the topics that came up was the ELCON proposal for a liquid hazardous waste recycling facility proposed in Falls Township. Community members commented that the proposal is before PaDEP to see if the Falls Township site is a suitable location. The proposed site is 15 miles upstream from the Philadelphia Water Department Baxter Intake plant along the Delaware River. There are no development plans before the Planning Commission at this point.

   Ms. Bush highlighted some items from the Executive Director's Report which was submitted to the board prior to the meeting. There were grants awarded to three municipalities for open space projects through the PECO Green Region Program: Warrington Township, Doylestown Township and Tullytown Borough. PennDOT Multimodal Fund Grants were awarded to Lower Makefield Township, Northampton Township and New Hope Borough. We will be seeing multi-municipal funding grants coming up more frequently due to Transportation Funding Bill Act 89.

   Ms. Bush brought up the new entries into our Municipal Economic Development Initiative program. Warminster Township has appointed an Economic Development Committee. We recently met with Morrisville Borough's Economic Development Committee about how they can improve their downtown area. They have some traffic issues.

   Ms. Bush stated that the BCPC will be well represented at the DVRPC 50th Anniversary dinner, where we will be recognized for our open space program.

   Mr. Wydro thanked Ms. Bush for her report and then stated that he had been driving through Tullytown earlier this month and was impressed by Waste Management's operation of the landfill. Mr. Wydro would like to tour the facility. He is curious to see how they are keeping the water surrounding the facility clean and the amount of electricity that is generated from capturing methane gas. Ms. Bush agreed to look into arranging a tour.

5. **PRESENTATION: HISTORY OF FARM LAND PRESERVATION IN BUCKS COUNTY—LYNN BUSH, EXECUTIVE DIRECTOR BCPC**

Ms. Bush stated that she wanted to share this presentation with the board for two reasons. The first was that she and Mr. Harvey gave their presentations at the Delaware Valley University Precarious Alliance Sustainability Symposium that was centered on sustainable development in Bucks County. They were on a panel concerning farmland preservation along with two other individuals, Dave Fleming, who owns Shadybrook Farm, and Malaika Spencer, who owns Roots to River, a CSA farm in Solebury Township. The other reason that prompted this presentation is that the DVRPC asked each of the nine counties to highlight and present their county's most transformational event at their 50th anniversary dinner. After much consultation and discussion, it was determined that the Open Space Preservation Program was Bucks County's most transformational event.

There are two components of the county's current land preservation program, both the Bucks County Planning Commission. The Agricultural Land Preservation program is headed by Mr. Harvey and focuses on farmland preservation. The Open Space program, which includes municipal grants and natural areas preservation, is headed by David Johnson.

Ms. Bush began her presentation by stating that her research showed that the history of open space preservation goes back over 50 years when Bucks County was experiencing a population surge and the planning commission realized that they were losing a majority of their farmland to development. At the time three-quarters of Bucks County was farmland.

Ms. Bush stated that in the 1950's, Bucks County was among the fastest growing counties in the United States, doubling in population between 1950 to 1960. For example, Falls Township grew from a population of 3,500 to 25,000 in just five years. Levittown, Fairless Hills and U. S. Steel were all built in the 1950's, and the last leg of the Pennsylvania Turnpike, from Willow Grove to the Delaware River was completed, bringing this road directly to Bucks County. During this time, the key issues for Bucks County was keeping up with the needs of growing communities, such as schools, medical care, fire protection, trash disposal, public water and wastewater. There was no park systems during this time. Bucks County officials ventured to New Jersey to see how their park systems were planned.

Ms. Bush noted that in 1961, Bucks County's first comprehensive plan, completed by the Bucks County Planning Commission, acknowledged that farmland was rapidly declining. It would take another decade before efforts to protect open space would begin. In the early 1970's, the county hired the Gallup organization to poll residents about protecting farmland and scenic areas. Over 84 percent of the county's population favored the protection of these areas. The Bucks County Planning Commission had the key role of identifying the scenic areas of the county, many along the river and stream valleys. During this time, preserving our open space and farmlands became a hot topic. The municipalities began adopting zoning controls, and Bucks County proposed preserving critical areas through the development process. Performance Zoning became a national model. A seminar on Transfer of Development Rights, a tool to protect farmland, was held and 200 people attended. Preservation of natural features became a fundamental part of planning and development in Bucks County and is still practiced today.

Ms. Bush then brought us to 1970 when the Preferential Tax Assessment Program for farmland, known as Act 515, was implemented. It was later supplemented by Act 319 which is what we use today in Pennsylvania. The concept of purchasing the land was explored. It was estimated that it would cost $175 million to purchase 35,000 acres of prime farmland, assuming each acre to be $4,000 to $4,500. Mr. Tomlinson asked if that was the going rate for an acre of farmland in the 1970's. Ms. Bush replied that it was.

Ms. Bush stated that with such strong public sentiment toward open space retention, it became the new direction for the 1976 Bucks County Comprehensive Plan and she quoted from the plan, "This plan declares that agriculture is a basic land use and that it shall be protected and enhanced as an important land function of Bucks County." This launched a new direction that picked up steam in the 1980's and put us on the path that we continue today. In 1986, the BCPC appointed a Farmland Retention Committee. In 1989, the Agricultural Land Preservation Board was formed, and two years later the first farmers preserved their land through the sale of easements. In 1994, several municipalities began borrowing money for open space, distinguishing us from other counties in the region. The Bucks County Open Space Task Force was appointed in 1995, of which Ms. Bush was a member.

The first phase of the County Open Space Program was launched in 1997, allotting $59 million for farms, parks and natural areas and was supported by 75 percent of voters. In 1999, the Morris Arboretum of the University of Pennsylvania was commissioned to survey the county and identify the important natural areas, plants and animal habitats, so that the county would know how to best appropriate the funds.

Ms. Bush continued with phase two of the County Open Space Program which began in 2007 and built on the successes of the first ten years. A referendum was placed on the ballot asking voters if they favored allocating an additional $87 million to continue the open space and farmland preservation effort. The question won in every county polling place except one, where it tied (Morrisville).

Ms. Bush explained why Bucks County's Open Space Program is unique to other counties. First, we have both County and municipal open space programs and strong partnerships with state and municipalities. Second, most of the funding is done by borrowing through bonds, as opposed to using income tax revenue. Because of Bucks County, Pennsylvania law was changed to enable county-township sharing in easement purchases. Land use law also changed because of two court cases sin Bucks County. Pennsylvania case law now recognizes agriculture as a real land use and activity, not "vacant" land or holding area for development.

Creative uses of the tools for farmland preservation are the farm preservation developments in Lower Makefield Township and the transfer of development rights program in Buckingham Township, which preserved nearly 400 acres.

Ms. Bush concluded her presentation by discussing the recent innovations in farming. There are more farmer's markets, CSAs, farm to table, pick-your-own, and farm entertainment. The County launched the Taste and Tour loan program and is planning a Farm Summit in 2016. The County has recognized the importance of farming as part of our economy, as an element in the tourism value of the county, and as important to protection of the character of Bucks County.

6. **PRESENTATION: AGRICULTURAL LAND PRESERVATION PROGRAM, DELAWARE VALLEY UNIVERSITY—RICHARD HARVEY, DIRECTOR AGRICULTURAL LAND PRESERVATION PROGRAM**

Mr. Harvey began his presentation by introducing himself to the new board members and explaining that he has been involved in the Agricultural Land Preservation Program with Bucks County for 25 years. He stated that since the last census in 2007, Bucks County has lost another three percent of its farmland. In 1960, Bucks County was 67 percent farmland; today it is 16 percent.

He also stated that agricultural production has gone down 11 percent since the last census, land in farms has gone down 16 percent and the average size of a farm has also decreased by five percent. Our leading crops are horticultural, soy beans, and hay.

Mr. Harvey described the funding for the Bucks County Agricultural Land Preservation Program. Funding comes from four sources. The Pennsylvania Department of Agriculture provides a state match and grant each year. The Bucks County Commissioners also approve funds each year. Various municipalities

contribute a generous amount of farmland preservation funds. And the United States Department of Agriculture provides partial reimbursements for easement purchases made on qualified farms through the Farm and Ranchland Protection Program (FRPP).

Mr. Harvey stated that Bucks County started the Agricultural Land Preservation funding in 1989 with $400,000 then we started to receive more funds when the Bond Issues were given out in 1998. At that point the funding was $1,950,000. Ever since then the Commissioners have put a lot of funds into this program. It is the second largest program in Pennsylvania.

Mr. Nyman inquired as to whether the state matches our county funding. Mr. Harvey said that they do and that it is usually a one to one match. There are also municipal contributions, which sets us apart from other counties. To date, this program has spent more than $144,000,000 on preserving farmland.

Mr. Harvey showed us a map that was developed in 1986 that was based on soil quality and large farms. This map is still used today.

Mr. Harvey discussed the requirements of the Farmland Ranking System. Those requirements are: soil quality (must contain at least 50 percent of Class 1-IV soil), size of the farm, percent of agricultural production, location in a designated Agricultural Security Area, if the farm is owner-operated, and length of ownership.

Mr. Harvey explained that the local, county, state, and federal governments can be easement holds, as well as non-profit organizations. Farmers who have sold an easement on their farm still own the land, which is preserved in perpetuity.

Easement values range from $6,500 per acre to $20,000. Bucks County has a $10,000 cap per acre. Many municipalities contribute funding if the easement is valued at over $10,000. Average price per acre is$9,100, which is the highest in the state, but it varies depending on the location in the county. The easements are appraised by a certified appraiser and the appraisal determines the price of the easement, which can be negotiated with the landowner.

Mr. Harvey discussed the application cycle for farmers seeking to have their farm preserved. Applications are accepted once a year in December. The applicants are ranked according to the Farmland Ranking System. Currently there are 42 farms with applications pending. Bucks County has a goal to preserve 17,000 acres by 2017.

Mr. Tomlinson questioned whether the farmers come to us or we go to the farms. Mr. Harvey stated that the farmers for the most part come to us, but we will also try going to a farm if we think it meets the criteria and hasn't applied yet.

Mr. Harvey reiterated that it is our partnerships with the municipalities that sets us apart from other counties. Our first initiative with Buckingham snowballed with other municipalities. Currently, we have 5,560 acres preserved through partnerships with municipalities, with 15 municipalities doing their own borrowing for open space preservation.

Mr. Harvey stated that 2014 was a very good year for farm preservation. The county preserved 14 farms, which brought Bucks County's total of preserved farms to 182 and 15,060 acres.

Mr. Harvey showed a map of all protected land in Bucks County. All protected lands, including all farmland preservation and open space preservation, state parks, game lands, and development-protected land, amount to more than 87,000 acres, or nearly 22 percent of the county.

Mr. Harvey showed us a 2013 map of Pennsylvania depicting the Pennsylvania's Department of Agriculture's Easement Purchase Program. Pennsylvania has spent $1.3 billion preserving 514,022 acres and 4,860 farms. This program began in 1989 and has made Pennsylvania number one in farm preservation the United States. The map shows us that most of the preserved land is in the southeast portion of the state, where there is the most development pressure.

Mr. Harvey concluded his presentation with the challenges and opportunities of our farms. Foremost is the age of our farmers. In the next ten years, there will be a big turnover and it will be a challenge to get the farmers to sell to people who want to farm the land. Other challenges are the costs of land and equipment, fragmentation of land and services, taxes, and municipal restrictions. Mr. Harvey believes our future opportunities will be the diversification of crops, niche markets-local grower-local buyer-farm markets, CSAs, and agritourism.

Mr. Harvey opened the floor to questions. Mr. Nyman requested copies of both presentations. Mr. Harvey stated that he inspects all 184 farms himself, finding hardly any issues. Mr. Goodnoe wished to know the basis of Shadybrook farm's presentation at the Symposium. Mr. Harvey said that it was mostly about why Mr. Fleming didn't want his farm to be in the Farmland Preservation Program. Mr. Harvey stated that we would probably not be able to offer him as much as Mr. Fleming believes his land is worth. Mr. Wydro was impressed with the scope of the presentations of Ms. Bush and Mr. Harvey and believes they should take their presentations to other municipalities. Ms. Pierce wanted to know the statistics of the farms that would be turning over due to the age of the farmers and if there were provisions in place for that turnover. Mr. Harvey stated that about half of the farms have someone to take over, the other half will be the challenge to keep the land in farming. Mr. Pellegrino asked what happens if there is no one to take over farming. Mr. Harvey replied that it still is to be kept as open space. Discussion followed regarding leasing of farmland for various uses such a horse farms. Ms. Bush brought up successful generational farmers such as the Crookes. They started with a dairy farm in Buckingham and were one of the first families to sign up for the program and have several sons involved with farming.

7. **ACT 247 REVIEWS**

The reviews of November 4, 2015, were mailed to the board for their review prior to the meeting, with one municipal review added and sent out under separate email. There was discussion regarding this municipal review for Lower Makefield Township (#20-15-2(P) LandTrust Properties, Inc. – Private Zoning Change). It was discussed that the zoning change is due to a high rate of unoccupied office space in the existing buildings near the Route 332-I95 interchange. The review brings to light the possibility of the site being connected to historic Edgewood Village as a way to bring pedestrians to the area, and the possibility to bring in other uses in addition to the multifamily use.

Upon motion of Mr. Kisselback, seconded by Mr. Nyman, the motion carried to approve the November 4, 2015 Act 247 reviews.

8. **OLD BUSINESS**

Ms. Pierce brought up an article from the Lehigh Valley News, regarding the Lehigh Valley's Planning Commission's involvement in bringing rail transportation to the area. After last month's presentation by Byron Comati, from SEPTA, she believes it to be interesting that it will take 15 to 20 years to bring this to fruition and that it would be easier to go through Philadelphia than to take it up through New Jersey.

Ms. Bush said that we have being actively studying and promoting the reuse of the Quakertown Rail line for passengers since 1999.

9. **NEW BUSINESS**

Upon motion of Mr. Nyman, seconded by Ms. Pierce, the motion carried to approve the 2016 BCPC Board Meeting Schedule.

Ms. Bush thanked Mr. Tomlinson for the cookies celebrating the reelection of the Commissioners.

Mr. Wydro acknowledged that today was Ms. Rea Monaghan's last day. Ms. Bush added that Ms. Monaghan had been with the BCPC for nine years and presented to the board on many occasions and that this leaves us without an environmental planner to track and work on environmental issues and regulations. The Board extended their best wishes to Ms. Monaghan.

10. **PUBLIC COMMENT**
    There was no public comment.

11. **ADJOURNMENT**
    Mr. Wydro adjourned the meeting at 3:20 PM.

Submitted by:

Debra Canale, Staff Secretary

BUCKS COUNTY PLANNING COMMISSION

Executive Director's Report
November, 2015

Transportation Funding
We are working with the other four Pennsylvania counties in our region to develop the TIP for the two-year cycle that begins in July, 2016. The first draft of the TIP is $1 billion over the amount that PennDOT has allocated to our region, so some further cuts will be needed. Even with the added funding from Act 89, it is difficult to add new projects to the TIP because of the backlog of older projects.

$5 Registration Fee
Three counties (Allegheny, Blair, and Cumberland) have now enacted the $5 registration fee that counties can add to the motor vehicle registration fee, to be dedicated to repairing county roads and bridges.

Economic Development
Warminster Township – We had an excellent kick-off meeting with Warminster's new economic development committee, chaired by Dan McPhillips.

Morrisville Borough – An example of the good working arrangement between planning and economic development is found in Morrisville, where the buyer of one of the downtown buildings reached out to Margie McKevitt. We were then able to connect the buyer with the economic development committee that the planning commission works with, for a meeting in December.

Open Space
Doylestown Borough plans to lease the PennDOT yard and use it for a new borough hall and regional police station after PennDOT moves to Plumstead Township. A portion of the yard will be used for a park.

Training Session on Reports for Graphics
Gilmore and Associates hosted an information and training session for BCPC staff on software that we both use for report graphics. We increasingly have a need to illustrate some of the ideas we develop for the economic development reports.

Cross Keys Meeting Coming Up
We are hosting a meeting at the Biotechnology Center for our stakeholders in the Cross Keys Study. The results of a traffic analysis will be presented.

New Fair Housing Rules from HUD
I attended a very informative training session on the new assessment of fair housing rules. It does not go into effect until 2019. It will replace the Analysis of Impediments to Fair Housing that we have been required to do and, instead, there will be an interactive on-line tool for the county to fill out.

County Commissioners Association of Pennsylvania
I attended the Energy, Environment, and Land Use Committee, of which I am a member. The interesting news is that the drilling of new gas wells is down in Pennsylvania, due to the abundant

supplies and lower gas prices. As you recall, the impact fee from Marcellus Shale drilling is only collected when new wells are drilled. All counties receive shale impact fees, for open space projects and for bridge repairs. We will know later this month how the decline in new wells affects our impact fee.

Other statewide issues that received a lot of attention are recycling and water resources, including stormwater and water quality rules. The Chesapeake Bay watershed has been dealing with stringent water quality standards, and we are told that the Clean Water Act will require much more attention to this in the Delaware watershed.

BCPC Staffing

We have two staff changes. Our environmental planner left last month, which leaves us without a point person on all the environmental regulations and programs (includes stormwater management, floodplains, wetlands, water quality rules, etc.). At the same time, we were able to hire a new planner to fill one of the four vacancies in the planning staff. We will introduce him to you in January.

BUCKS COUNTY PLANNING COMMISSION

Staff Report
November, 2015

PLANNING SERVICES

COMMUNITY PLANNING

> **Meeting Attendance**—Attended the regular monthly Planning Commission meetings of Sellersville and New Britain boroughs and the Quakertown Area Planning Committee.

> **Northampton Township Village Commercial Design Guidelines**—Awaiting draft review and recommendations by the township economic development committee.

> **Richboro Village Master Plan**—Continued background and data collection.

> **Cross Keys Study**—Continued narrative production for the Economic Development Conditions, Streetscape and Corridor Improvements, and Transportation Improvements sections. Prepared conceptual plan options for select opportunity area.

> **New Britain Borough**—Prepared revisions to a proposed mixed use overlay district as a revision to the Borough zoning ordinance.

> **New Britain Borough Main Street Plan**—Continued preparing draft narrative for Study Area Profile, Land Use Characteristics, and Economic Development Conditions sections of the plan.

> **Lower Makefield Township Master Plan Update**—Awaiting review of the draft document by Board of Supervisors. Continued preparing a presentation of the Plan Update for a future Board of Supervisors' public hearing on the document.

> **Plumsteadville Village Plan**—Revising the concept map showing streetscape improvements and other village improvement features. Initiating ideas for potential photo simulation of village improvements.

> **Quakertown Borough Downtown Parking Inventory**—Waiting for additional information from the Borough that is needed for completion of the parking inventory.

> **Hilltown Township Comprehensive Plan**—Continued working on revisions to chapters dealing with land use, natural resources, open space, and farmland preservation. Waiting for input from township officials regarding the draft business survey that was previously sent to the Board of Supervisors for review.

> **Northampton Township Comprehensive Plan**—Continued work on the plan update including farmland data and soils and natural resources mapping updates.

> **Dublin Borough Main Street Revitalization**—Prepared ordinance amendments that are being reviewed by Borough Planning Commission.

> **Morrisville Borough Visioning**— Began outline of work program to address outstanding land use issues in the downtown.

> **New Hope Borough Market Use**— Prepared ordinance being reviewed by Borough representatives.

> **Bensalem Regulating Code**—Met with township personnel, consultants, and solicitors, and representatives from DVRPC, AMTRAK, and SEPTA, to discuss the long-term future of Cornwells Heights train station and potential for transit-oriented development in a revitalized waterfront district.

> **Warminster Township Economic Development Committee**—Met with Township committee to discuss proposed work and assets and challenges of township. Will start work on business inventory for meeting in January.
> **Quakertown Area Planning Committee**—Coordinated with representatives from PaDOT to attend the December 8th Quakertown Area Planning Committee meeting to discuss transportation issues in the area.

Planning Information and Agency Coordination

> Provided information to the public on topics including demographic and socioeconomic data, development proposals, review letters, local zoning, and municipal regulations.
> Continued researching public comment letters to the Federal Energy Regulatory Commission regarding the proposed PennEast Pipeline.
> Attended a training session presented by Gilmore & Associates on various photo simulation programs and techniques.
> Prepared conceptual site plan and grading plan for a lot in the Sellersville Business Campus for the Bucks County Industrial Development Authority.
> Provided information to Penndel Borough on preserved open space and tree maintenance issues.
> Reviewed Act 14, 67, 68 NPDES permit applications.
> Met with Bucks County Bike Task Force.

Act 247 and 537 Review Activity	
Subdivision and Land Development Proposals	14
Sketch Plans	3
Municipals	11
Sewage Facility Planning Modules	4
Traffic Impact Studies	2

ENVIRONMENTAL PLANNING

Natural Resources/Environmental Planning

> Provided sample riparian buffer requirements to interested Canadian municipality officials.

Assistance to municipalities

> Provided Durham Township with model ordinances relative to Source Water Protection and Wellhead Protection.

Stormwater Management / Bucks County Master Watershed Stewards Program

> Provided stormwater management BMP and watershed information to Temple professor leading a high school educational stream project.

Neshaminy Creek Riparian Buffer Restoration Project

> Continued to assist in contractor selection.

Coastal Zone Management Grant Program

> Evaluated the 23 grant applications submitted for funding under the Coastal Zone Management grant program.

Bucks County Open Space & Greenway Planning

- Prepared final draft of Lower Neshaminy Creek Trail Feasibility Study and requested that it be posted to the county's website for public comment.
- Presented the Newtown Rail Trail idea to the physical plant committee at George School.
- Developed detailed maintenance estimate for Newtown Borough for maintenance of the proposed Newtown Rail Trail.
- Coordinated with GIS relative to land use coverage for Core Creek Dam project.
- Continued field work on Plumstead Township Trails Plan and attended monthly meeting of the project committee.
- Discussed with PECO the requirements associated with the placement of trails within PECO rights-of-way.
- Continued work on the Middle Neshaminy Creek Trail Feasibility Study including additional field work and the preparation of the presentation for the next Steering Committee and public meetings to reveal the proposed trail route.
- Attended tour Delaware Canal Vision Study Stakeholder public meeting in Riegelsville Borough.
- Attended PA DCNR Grant workshop.
- Participated in lessons learned section at the semi-annual Circuit Coalition meeting.
- Provided an updated map to the Penn-Tammany Greenway Coalition showing the combined Pennypack and proposed Newtown Rail Trail and status of various segments.
- Prepared final request-for-proposal for design and engineering of the Upper Southampton Township section of the Newtown Rail Trail.
- Attended monthly meeting of Doylestown Community Bike & Hike Committee.
- Attended monthly meeting of the Penn-Tammany Greenway Coalition.
- Participated in monthly phone call with Ken Boyle, Bike Bucks County to provide an update on bike facility & trails planning in the county.
- Coordinated with GIS relative to mapping needs for various trail projects.
- Updated preserved open space totals and trail mileage totals as part of an update The PA Highlands Land Conservation and Trails Tracking System.

Recycling and Solid Waste

- Coordinated the details for the last 2015 Electronic Recycling event.
- Preparing annual reports on the HHW and Electronic collection program.
- Preparing the inter-governmental agreement for the next HHW contract.
- Sent DEP additional revisions to the Bucks County Municipal Waste Plan update.

Hazard Mitigation Planning

- Continued coordination with remaining nonparticipating municipalities to take necessary steps (e.g., meeting participation, survey completion) to gain participating status.

TRANSPORTATION AND GEOGRAPHIC INFORMATION SYSTEM (GIS)

General Transportation Planning

- Coordinated with Springfield and Richland Township regarding Upper Bucks Rail Trail project. Continued developing rail removal request for proposals.
- Coordinated developing request for proposals for engineering for Newtown Rail Trail. Coordinated with SEPTA regarding leasing of unused rail lines. Continued coordination with George School, Newtown Township and Newtown Borough. Presented project to George School Power Plant Committee. Attended staff meeting to discuss project status.
- Coordinated with DVRPC regarding Transportation Alternatives Program (TAP). Participated in TAP Informational Session via Webinar. Emailed TAP program announcement to all municipalities.
- Attended Circuit Coalition Meeting.
- Attended Illustrative Graphics Meeting at Gilmore and Associates.
- Attended County Bridge Status Meeting with PennDOT.
- Attended Roosevelt Boulevard Corridor Bus Tour and Meeting.

Public Transportation

- Reviewed SEPTA Board Meeting Materials.
- Reviewed SEPTA City County Meeting agenda.
- Attended meeting to discuss New Britain Train Station.

Transportation Assistance to Planning Staff

- Attended Review Design Meeting.
- Attended Bensalem Township River Renaissance Project Meeting.
- Discussed transportation related issues with staff for subdivision and land development reviews.
- Continued to develop information for Cross Keys Land Use and Transportation Study. Coordinated with sub-consultant regarding traffic impact study and invoices. Developed digital sidewalk inventory. Reviewed Transportation Future Levels of Service Memorandum. Created photographic simulations for Old Easton Road/Swamp Road intersection.
- Continued development of background data for New Britain Borough TCDI Project.
- Continued developing background information for Village of Richboro Study.

Transportation Improvement Program

- Provided Transportation Improvement Program information to various individuals and agencies.
- Attended Regional Technical Committee.
- Attended multiple TIP update meetings.
- Participated in conference call to discuss US Route 1 Project.
- Coordinated with Chalfont Borough, New Britain Borough and New Britain Township regarding Bristol Road Extension Project.
- Created photographic simulation of Oxford Valley Road/Bristol Oxford Valley Road/Levittown Parkway realignment project.
- Continued coordination with Penndel Borough and PennDOT to discuss Lincoln Highway/Hulmeville Avenue intersection.

Geographic Information Systems (GIS)

- Continued development of County-Wide Enterprise GIS program.
- Continued updating of Enterprise Geodatabase, ArcGIS Server and ArcGIS Online.
- Continued development and support to County GIS Consortium members.
- Continued GIS technical software support to IT and GIS staff at Board of Assessment.
- Continued support of County hosted GIS web server connection and interface.
- Continued GIS technical support to Emergency Communication staff.
- Continued technical support for County GIS Web Viewer.
- Continued editing of county-wide data layers using GIS Data Reviewer tool.
- Continued editing procedures on land base parcel annotation features.
- Attended Regional 9-1-1 GIS meeting at Montgomery County Public Safety Training Campus in Conshohocken.
- Continued setup and administration of our new Portal for ArcGIS application.
- Continued work on conversion of the Health Department Well Head Mapping application to Collector for ArcGIS.
- Continued work on development of web map application to assist Area Agency on Aging (AAA) of their Meals on Wheels to senior citizens in the county.
- Attended Photo-Simulation presentation at Gilmore & Associates.
- Attended GIS Day event at Drexel School of Public Health in Philadelphia.
- Compiled existing and future land use data along with land cover data for Core Creek Dam project.
- Prepared GIS data of Chalfont Borough for the Central Bucks Regional Police department.
- Prepared county datasets for the Pennsylvania Department of Agriculture used to assist in combating the Lanternfly outbreak.

GIS Map Production

- Continued development of Story Maps of county parks and facilities for web deployment.

GIS Transportation

- Continued development of Region-wide GIS Transportation initiative.

Bucks County Planning Commission
Other Municipal Reviews
December 02, 2015

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Bensalem Township	2-15-1	Township Council		Zoning Ordinance Amendment: 2018 Regulating Code Overlay
Bensalem Township	2-15-2	Township Council		SALDO Amendment: 2018 Regulating Code
Bensalem Township	2-15-3	Township Council		Zoning Ordinance Amendment: Historic Resources Overlay
Bensalem Township	2-15-4	Township Council		Zoning Map Amendment: Historic Resources Overlay
Bensalem Township	2-15-5	Township Council		Zoning Ordinance Amendament: Transferable Development Rights
Bensalem Township	2-15-6 (P)	Chaman Popli	(2-36-238)	Private Zoning Map Change: BP to GC
Bensalem Township	2-15-WS1	Township Council		Act 537 Update
Chalfont Borough	7-15-2	Borough Council		Zoning Ordinance Amendment: Running Bamboo
Newtown Borough	28-15-2R	Borough Council		Zoning Ordinance Amendment: Portable Signs
Upper Southampton Township	48-15-3	Board of Supervisors		Zoning Ordinance Amendment: Wireless Communications Facilities
Wrightstown Township	53-15-1	Board of Supervisors		SALDO Amendment: Floodplain Regulations

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

December 2, 2015
BCPC #2-15-1

MEMORANDUM

TO: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance and Map—Bensalem 2018 Regulating Code Overlay District
TMP#s: As listed in Appendix A
Applicant: Bensalem Township Council
Received: November 6, 2015
Hearing Date: December 7, 2015

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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 2, 2015.

GENERAL INFORMATION

Proposed Action: Amend the Bensalem Township zoning ordinance and map in accordance with the Bensalem 2018 Regulating Code, by referencing the official map, amending the township zoning map, adding a new overlay district, known as "Division 4: Bensalem 2018 Regulating Code Overlay District," revising conditional use regulations, and repealing all inconsistent ordinances.

Location and Size of Parcel: The 471 parcels comprise about 526 acres and are located between I-95 and the Delaware River, extending from Station Avenue to Street Road.

Proposed Zoning: The Bensalem 2018 Regulating Code Overlay District, which permits a mix of residential, commercial, and civic uses in accordance with a "transect-based" community development plan. Development proposed in this district must meet the requirements of the Bensalem 2018 Regulating Code, a unified development code that provides density and dimensional requirements, detailed design standards, and approval procedures and requirements.

Proposed Zoning Provisions:

- Article I, Section 232-1, to add a reference to the Bensalem Township Official Map.

- Article I, Section 232-6, "Definitions," to include a definition of "official map."
- The Bensalem Township Zoning Map, Article II, "Classification of Districts," Section 232-21, to add the Bensalem 2018 Regulating Code Overlay District and reference the tax parcel numbers to be included in the district, as shown in Appendix A of the proposed ordinance.
- Article VI, "Overlays," to add "Division 4: Bensalem 2018 Regulating Code Overlay District," Section 232-346. Regulating Code, to reference the code requirements in which an application taking place in the overlay district must comply.
- Article XIII, "General Regulations," Section 232-595, "Conditional use; administration," to revise subsection (e) to require an advisory opinion by the Consolidated Review Committee for conditional use applications submitted pursuant to the Bensalem 2018 Regulating Code. Subsection (g)(1) is deleted in its entirety and replaced with the provisions that Township Council shall conduct hearings on applications for conditional use approval in accordance with Article IX of the Municipalities Planning Code and that Township Council shall grant approval for conditional uses subject to the Bensalem 2018 Regulating Code only if the application meets the intent of the code.

Existing Zoning: The A-D Apartment District permits apartment buildings on a minimum lot area of 3 acres with a minimum lot width and frontage of 100 feet.

R-1 Residential District permits single-family detached dwelling units on a minimum lot area of 12,000 square feet with a minimum lot width of 80 feet.

R-2 Residential District permits single-family attached dwellings on a minimum lot area of 7,500 square feet with a minimum lot width of 75 feet.

G-C General Commercial District permits commercial uses on a minimum lot area of 7,200 square feet with a minimum lot width of 60 feet.

L-I General Industrial District permits light industrial and office uses on a minimum lot area of 15,000 square feet with a minimum lot width of 75 feet.

R-55 Riverfront Revitalization District permits single-family detached dwelling units on a minimum lot area of 5,000 square feet with a minimum lot width of 40 feet on a minimum site area of 30 acres. Other permitted house types are single-family attached and single-family semi-detached dwellings. Other uses permitted include:

- Any use permitted in the BP Business and Professional District;
- Any use permitted in the PCD Planned Commerce Park District;
- Specified manufacturing, wholesale business facilities, and warehousing uses.

COMMENTS

1. **Comprehensive Plan**—The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) recommends that the township create a waterfront development overlay district that would provide for mixed uses, including multifamily residential development, age-restricted residential development, water-oriented uses, and open space. The plan includes a map titled "Potential Zoning Amendments and Major Parcels." The map identifies parcels located along

the Delaware River waterfront as "Waterfront Development Overlay District." The proposal is consistent with township's comprehensive plan.

2. **Compatibility with surrounding zoning and land use**[1]—The permitted land uses in the proposed district are compatible with the surrounding land uses, with the exception of the manufacturing and warehouse land use to the east.

   The permitted land uses in the proposed district are compatible with the surrounding zoning districts, with the exception of the G-I General Industrial zoning to the east.

3. **Summary comment**—The staff of the Bucks County Planning Commission has assisted Township staff with the Bensalem 2018 Regulating Code by providing unofficial comments and professional advice. Through a land use and economic development planning process, Bensalem Township has developed a regulating code and overlay zoning district that is sensitive to the area's context, responsive to regional needs, and effective in securing the relevance of Bensalem Township for the future. We recommend that the township adopt the amendment as proposed, as the proposal is consistent with township's comprehensive plan and is generally compatible the surrounding land use and zoning.

We would appreciate being notified of 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.

MAR:dc

cc: Barbara R. Merlie, Municipal Solicitor
Ron Gans, P.E., O'Donnell & Naccarato, Municipal Engineer
William Cmorey, Manager
Matthew K. Takita, Director of Building and Planning

Attachments: Appendix A

[1] The surrounding land use and zoning is described on the last page of our review under Pertinent Information.

PERTINENT INFORMATION

Site Characteristics: The area is located between I-95 and the Delaware River. State Road connects Station Avenue at the area's west end with Street Road at the area's east end. The Cornwells Heights commuter rail station is located at I-95 and Station Avenue.

Existing Land Use: The area contains vacant, residential, manufacturing, and commercial uses.

Surrounding Land Use:

South:	Residential; Institutional; Open Space (Delaware River)
North:	Transportation/Utility (I-95)
East:	Manufacturing and warehouse
West:	Parks and Recreation (Delaware River Access Area)

Surrounding Zoning:

South:	MXD Mixed-Use Waterfront Development District; R-1 Residential District
North:	Interstate 95
East:	G-I General Industrial District
West:	R-55 Riverfront Revitalization District

Municipal Comprehensive Plan: The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) recommends that the township create a waterfront development overlay district that would provide for mixed uses, including multifamily residential development, age-restricted residential development, water-oriented uses, and open space.

APPENDIX A

Exhibit "A"

ID	PARCEL_NUM	HOME_NMBR	HOME_ADDR	ZONE_DIST
1	02 016 264	4668	BRISTOL RD	R-22 RESIDENTIAL DISTRICT
2	02 005 030	4921	CARVER AVE	L-I LIGHT INDUSTRIAL DISTRICT
3	02 004 125		CHESTNUT AVE	R-2 RESIDENTIAL DISTRICT
4	02 005 031		INDIAN SPRING AVE	L-I LIGHT INDUSTRIAL DISTRICT
5	02 005 032		CARVER AVE	R-2 RESIDENTIAL DISTRICT
6	02 004 132	3300	WEST END AVE	R-2 RESIDENTIAL DISTRICT
7	02 005 033	4710	INDIAN SPRING AVE	G-I GENERAL INDUSTRIAL DISTRICT
8	02 008 019	3190	TREMONT AVE	L-I LIGHT INDUSTRIAL DISTRICT
9	02 008 016	3100	TREMONT AVE	L-I LIGHT INDUSTRIAL DISTRICT
10	02 008 018	3160	TREMONT AVE	L-I LIGHT INDUSTRIAL DISTRICT
11	02 004 308	3250	OAKFORD AVE	L-I LIGHT INDUSTRIAL DISTRICT
12	02 008 007	4335	TRAILWOOD DR	MHP MOBILE HOME PARK
13	02 001 008	2701	OLD LINCOLN HWY	IN INSTITUTIONAL DISTRICT
14	02 033 007	2670	GALLOWAY RD	R-AA RURAL DISTRICT
15	02 033 014	2915	STREET RD	IN INSTITUTIONAL DISTRICT
15	02 033 014-001	3001	STREET RD	IN INSTITUTIONAL DISTRICT
16	02 033 096	4833	HULMEVILLE RD	IN INSTITUTIONAL DISTRICT
17	02 039 041	2000	BROWN AVE	REC RECREATION DISTRICT
18	02 061 288	2429	BRISTOL PK	IN INSTITUTIONAL DISTRICT
19	02 060 015	1663	BRISTOL PK	IN INSTITUTIONAL DISTRICT
20	02 064 001.001	1601	STATE RD	R-55 RIVERFRONT REVITALIZATION D
21	02 059 022-001	1237	STATE RD	R-AA RURAL DISTRICT
22	02 059 022	1237	STATE RD	R-AA RURAL DISTRICT
23	02 059 020	1163	STATE RD	R-AA RURAL DISTRICT
24	02 059 017	1003	STATE RD	R-AA RURAL DISTRICT
25	02 059 015	465	TENNIS AVE	R-AA RURAL DISTRICT
26	02 058 052	323	CHESTNUTWOOD LN	R-AA RURAL DISTRICT
27	02 058 051	301	TENNIS AVE	R-AA RURAL DISTRICT
28	02 022 001	455	OLD BRIDGE RD	A-D APARTMENT DISTRICT
29	02 016 262	4668	BRISTOL RD	R-22 RESIDENTIAL DISTRICT GC COMMERCIAL DISTRICT
30	02 016 263-002	4570	BRISTOL RD	L-I LIGHT INDUSTRIAL DISTRICT
31	02 016 263-001	4440	BRISTOL RD	L-I LIGHT INDUSTRIAL DISTRICT

32	02 018 184	3779	BRISTOL RD	R-A-1 RESIDENTIAL DISTRICT
33	02 020 211-001	5408	NESHAMINY VALLEY DR	R-AA RURAL DISTRICT
34	02 046 013	2909	BRISTOL RD	R-AA RURAL DISTRICT
35	02 046 005	3012	BRISTOL RD	R-33 TOWNHOUSE/RESIDENTIAL DISTRICT
36	02 051 009	5741	HULMEVILLE RD	R-11 RESIDENTIAL DISTRICT
37	02 046 038	5201	HULMEVILLE RD	IN INSTITUTIONAL DISTRICT
38	02 033 070-003		MECHANICSVILLE RD	R-11 RESIDENTIAL DISTRICT
39	02 084 029	5419	FLUSHING RD	R-1 RESIDENTIAL DISTRICT
40	02 046 037	5201	HULMEVILLE RD	IN INSTITUTIONAL DISTRICT
41	02 084 240	5245	BENSALEM BLVD	IN INSTITUTIONAL DISTRICT
42	02 070 001-001	1200	PARK AVE	R-44 RESIDENTIAL DISTRICT
42	02 070 001-004	1200	PARK AVE	R-44 RESIDENTIAL DISTRICT
43	02 076 012	3650	BRISTOL PK	IN INSTITUTIONAL DISTRICT
44	02 081 001		STATE RD	IN INSTITUTIONAL DISTRICT
45	02 068 066		DUNKSFERRY RD	IN INSTITUTIONAL DISTRICT
46	02 068 062	3051	STATE RD	R-55 RIVERFRONT REVITALIZATION D

DRAFT

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

December 2, 2015
BCPC #2-15-2

MEMORANDUM

TO: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Bensalem 2018 Regulating Code
Applicant: Bensalem Township Council
Received: November 6, 2015
Hearing Date: December 7, 2015

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 2, 2015.

GENERAL INFORMATION

Proposed Action: Amend the Bensalem Township subdivision and land development ordinance in accordance with the Bensalem 2018 Regulating Code, by amending Article III Preliminary Plan Submission Procedures and Requirements, Article IV Final Plans, and Article VI Design Standards.

Proposed Subdivision and Land Development Ordinance Provisions:

- Article III, "Preliminary Plan Submission Procedures and Requirements," Section 201-43, to add a new subsection (d), which lists the procedures and requirements of plan review by the Consolidated Review Committee.
- Article IV, "Final Plan," Section 201-63, to add a new subsection (d), which requires a plan's review by the Consolidated Review Committee.
- Article VI, Design Standards, Section 201-101, "Application," to revise subsection (b) to add a reference to the Regulating Code.
- Article VI, "Design Standards," to add Section 201-118, "Supplemental Design Standards for Bensalem 2018 Regulating Code Developments," to require that development subject to the Bensalem 2018 Regulating Code Overlay District comply with the Regulating Code of Article

VI, Division 4, of the township zoning ordinance and Section 201-119 and Appendix A of the ordinance.

- Article VI, "Design Standards," to add Section 201-119, "Regulating Code," to establish the design requirements of the Regulating Code of Article VI, Division 4, of the township zoning ordinance.

COMMENT

The staff of the Bucks County Planning Commission has assisted Township staff with the Bensalem 2018 Regulating Code by providing unofficial comments and professional advice. Through a land use and economic development planning process, Bensalem Township has developed a regulating code and overlay zoning district that is sensitive to the area's context, responsive to regional needs, and effective in securing the relevance of Bensalem Township for the future. We recommend that the township adopt the proposal as submitted since it appears to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code.

We would appreciate being notified of Township Council's decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 505(b) of the Pennsylvania Municipalities Planning Code.
MAR:dc

cc: Barbara R. Merlie, Municipal Solicitor
Ron Gans, P.E., O'Donnell & Naccarato, Municipal Engineer
William Cmorey, Manager
Matthew K. Takita, Director of Building and Planning

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

December 2, 2015
BCPC #2-15-3

MEMORANDUM

TO: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Historic Resources Overlay
Applicant: Bensalem Township Council
Received: November 6, 2015
Hearing Date: December 7, 2015

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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 2, 2015.

GENERAL INFORMATION

Proposed Action: Amend the Bensalem Township zoning ordinance to establish Overlay Division 5-The Historic Resources Overlay, provide the district intent, uses, and implementing regulations.

Proposed Zoning Provisions:

- Article VI, "Overlays," to establish Overlay Division 5 "HRO – The Historic Resources Overlay," which contains provisions for the intent of the overlay; use, dimensional, and landscaping requirements; and special review considerations.
- Section 315, "Special Regulations for Lots Fronting the Delaware River," Subsection (c) to prohibit SCH (Special Citizens Housing) from occurring on properties in the Historic Resources Overlay district.
- Section 342, "Overlay Provisions," to prohibit CCRC developments (Continuing Care Retirement Communities) from occurring on properties in the Historic Resources Overlay district.

COMMENTS

The proposal is consistent with the *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002), which recommends that historic resources be utilized "to promote its cultural and historical identity" and "be part of a broad economic development plan for the township." The proposal is also consistent with Section 603(c)(7) of the Pennsylvania Municipalities Planning Code, which states that zoning ordinances may contain "provisions to promote and preserve prime agricultural land, environmentally sensitive areas and areas of historic significance." We have the following comment for Township Council's consideration in addressing this proposed amendment:

- **Uses**—The Historic Resources Overlay district permits uses, such as restaurants and banquet halls, that can have traffic and parking impacts on surrounding properties and neighborhoods. We recommend the township review potential district locations to ensure these sites contain sufficient vehicular access and land for parking.

We would appreciate being notified of 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.

MAR:dc

cc: Barbara R. Merlie, Municipal Solicitor
Ron Gans, P.E., O'Donnell & Naccarato, Municipal Engineer
William Cmorey, Manager
Matthew K. Takita, Director of Building and Planning

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Executive Director

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December 2, 2015
BCPC #2-15-4

MEMORANDUM

TO: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Map—Historic Resources Overlay Map
TMP#s: As shown in "Exhibit A"
Applicant: Bensalem Township Council
Received: November 6, 2015
Hearing Date: December 7, 2015

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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 2, 2015.

GENERAL INFORMATION

Proposed Action: Amend the Bensalem Township zoning map to include the parcels listed in "Exhibit A" as subject to the Historic Resources Overlay District.

COMMENT

We recommend that the township adopt the amendment as proposed. The proposal is consistent with the *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002), which recommends that historic resources be utilized "to promote its cultural and historical identity" and "be part of a broad economic development plan for the township." The proposal is also consistent with Section 603(c)(7) of the Pennsylvania Municipalities Planning Code, which states that zoning ordinances may contain "provisions to promote and preserve prime agricultural land, environmentally sensitive areas and areas of historic significance."

We would appreciate being notified of 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.

MAR:dc

cc: Barbara R. Merlie, Municipal Solicitor
Ron Gans, P.E., O'Donnell & Naccarato, Municipal Engineer
William Cmorey, Manager
Matthew K. Takita, Director of Building and Planning

Attachment: Exhibit A

August 21, 2015

ID	PARCEL_NUM	HOME_NMBR	HOME_ADDR	ZONE_DIST
1	02 016 264	4668	BRISTOL RD	R-22 RESIDENTIAL DISTRICT
2	02 005 030	4921	CARVER AVE	L-I LIGHT INDUSTRIAL DISTRICT
3	02 004 125		CHESTNUT AVE	R-2 RESIDENTIAL DISTRICT
4	02 005 031		INDIAN SPRING AVE	L-I LIGHT INDUSTRIAL DISTRICT
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27	02 058 051	301	TENNIS AVE	R-AA RURAL DISTRICT
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31	02 016 263-001	4440	BRISTOL RD	L-I LIGHT INDUSTRIAL DISTRICT
32	02 018 184	3779	BRISTOL RD	R-A-1 RESIDENTIAL DISTRICT
33	02 020 211-001	5408	NESHAMINY VALLEY DR	R-AA RURAL DISTRICT
34	02 046 013	2909	BRISTOL RD	R-AA RURAL DISTRICT
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41	02 084 240	5245	BENSALEM BLVD	IN INSTITUTIONAL DISTRICT
42	02 070 001-001	1200	PARK AVE	R-44 RESIDENTIAL DISTRICT
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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

December 2, 2015
BCPC #2-15-5

MEMORANDUM

TO: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Transfer of Development Rights
Applicant: Bensalem Township Council
Received: November 6, 2015
Hearing Date: December 7, 2015

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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 2, 2015.

GENERAL INFORMATION

Proposed Action: Amend the Bensalem Township zoning ordinance to establish Transfer of Development Rights provisions that would allow development rights from open space and historic resources (sending areas), on a voluntary basis, to be bought and sold to land designated within the Bensalem 2018 Regulating Code Overlay District (receiving area).

Proposed Zoning Provisions:

- Article I, "General Provisions," Section 232-6, "Definitions" to add a definition of "Development Rights, Transferable."
- Article XVI, "Administration," to add Section 232-275, "Transfer of Development Rights (TDR)," which contains provisions for the amendment's purpose and concept, recognition of transferable development rights, apportionment of development rights, plan submittal and review process, voluntary use of development rights, transfer and recording, designation of receiving area, public acquisition, and right of first refusal.

COMMENTS

The proposed amendment appears to meet major ordinance requirements and the requirements of Section 619.1 of the Pennsylvania Municipalities Code (Transferable Development Rights). We have the following comments for Township Council's consideration in addressing this proposed amendment:

1. **Market response**—We recommend the township carefully monitor the ordinance to ensure the provisions of the ordinance create a sufficient "market response" and successfully achieve the township's preservation and economic development goals.

2. **References**—The proposed amendment contains attached appendices and references to other sections of the zoning ordinance. We recommend the township ensure any attachments and other ordinance sections are properly and specifically cited in the context of the township's codified ordinance.

We would appreciate being notified of 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.

MAR:dc

cc: Barbara R. Merlie, Municipal Solicitor
Ron Gans, P.E., O'Donnell & Naccarato, Municipal Engineer
William Cmorey, Manager
Matthew K. Takita, Director of Building and Planning

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

December 2, 2015
BCPC #2-15-6(P)

MEMORANDUM

TO: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change
TMP # 2-36-238
Applicant: Chaman Popli
Owner: Ijaz Chaudhry
Received: November 20, 2015
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 2, 2015.

GENERAL INFORMATION

Requested Action: Amend the Bensalem Township zoning map by rezoning TMP #2-36-238 from BP Business and Professional District to G-C General Commercial District.

Location and Size of Parcel: The 11,825-square-foot parcel is located along the northwest side of Knights Road, 400 feet northeast of its intersection with Dunksferry Road.

Proposed Zoning: The G-C General Commercial District permits offices and commercial retail and service uses on a minimum lot area of 7,200 square feet with a minimum lot width of 60 feet.

Existing Zoning Provisions: The BP Business and Professional District permits offices for professional services on a minimum lot area of 12,000 square feet with a minimum lot width of 80 feet.

COMMENTS

1. **Comprehensive plan**—The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) makes no recommendations as to the parcel's future land use. However, the plan

identifies Knights Road as a major arterial, which provides direct connections between residential neighborhoods and the commercial and industrial centers of Bensalem.

2. **Compatibility with surrounding land use and zoning**[1]—The permitted uses in the proposed district are generally compatible with the surrounding land use and zoning, with the exception of the single-family residential land use and zoning across Knights Road to the south.

The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) identifies Knights Road as a major arterial, which provides direct connections between residential neighborhoods and the commercial and industrial centers of Bensalem. It appears that the proposal has merit, but we recommend the township consider the implications of the proposed zoning map change in light of the uses permitted in the proposed district and its compatibility with the township's planning policies and surrounding land use and zoning.

We would appreciate being notified of 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.

MAR:dc

cc:
Edward Rudolph, Municipal Solicitor
Ron Gans, Municipal Engineer, O'Donnell & Naccarato

[1] The surrounding land use and zoning is described on the last page of our review under Pertinent Information.

PERTINENT INFORMATION

Site Characteristics: The parcel is occupied by a small office building.

Existing Land Use: Commercial.

Surrounding Land Use:

South:	Single-Family Residential; Vacant
North:	Multifamily Residential
East:	Commercial
West:	Commercial

Surrounding Zoning:

South:	R-2 Residential District
North:	A-D Apartment District
East:	BP Business and Professional District
West:	BP Business and Professional District

Municipal Comprehensive Plan: The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) makes no recommendations as to the parcel's future land use. However, the plan identifies Knights Road as a major arterial, which provide direct connections between residential neighborhoods and the commercial and industrial centers of Bensalem.

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

December 2, 2015
BCPC #2-15-WS1

MEMORANDUM

TO: Bensalem Township Council
Bensalem Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for an Update to the Official Act 537 Sewage Facilities Plan
Applicant: Township Council
Received: November 17, 2015
Hearing Date: Not set

In accordance with the provisions of the Pennsylvania Sewage Facilities Planning Act (Act 537) and Section 304 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at its meeting on December 2, 2015.

GENERAL INFORMATION

Proposed Action: Update the Act 537 Sewage Facilities Plan to address the present and future wastewater facilities needs of the Township. The preparation of the plan was undertaken to confirm long-term capacity needs of the sewer service as part of the Pennsylvania Department of Environmental Protection's (DEP) requirement that all municipalities tributary to the Neshaminy Interceptor (owned and operated by the Bucks County Water and Sewer Authority (BCWSA)) be included in an evaluation of the interceptor's future capacity needs.

Proposed Provisions: The objective of the Act 537 update is to generate future wastewater growth projections, evaluate the Township's existing collection and conveyance systems, identify potential deficiencies and recommend alternatives for addressing such deficiencies. The BCWSA is responsible for the daily operation and maintenance of the sewage facilities throughout the Township. Collection and conveyance of the Township's sewage flows are handled through the Neshaminy and Poquessing Interceptors and numerous pumping stations, including the Totem Road Pump Station, and discharged ultimately to the Northeast Water Pollution Control Plant in Philadelphia. Overall, projected flows to the Northeast plant from the Neshaminy Interceptor are not expected to exceed the BCWSA capacity. The plan indicates that the wastewater infrastructure in the Township has sufficient capacity to meet the 5- and 10-year, as well as the ultimate flow projections for the Township. There are no indications that there have been past capacity shortage due to inflow and infiltration (I & I), and efforts to reduce I & I are being done on a continuing basis. No new municipal commitments or capital cost funding are necessary to implement the Act 537 Plan.

COMMENT

The update of the *Act 537 Sewage Facilities Plan for Bensalem Township* is consistent with policies outlined in the *Bucks County Comprehensive Plan* (2011) and the current official Act 537 Plan— The *Bucks County, Pennsylvania Sewerage Facilities Plan* (1970). The 1970 plan indicates that the Bensalem is in an area served by public sewer facilities with sewage being treated at the Northeast WPCP, and the update assure capacity for future wastewater needs in the Township.

After the plan is approved by the DEP, we request that the Township send our office a final copy of the Act 537 plan update for our files.

TAK:dc

cc: John A. Swenson, P.E., Vice President, Carroll Engineering Corporation
Matthew Takita, Director of Building and Planning, Bensalem Township
John Butler, Chief Operating Officer, Bucks County Water and Sewer Authority
Genevie Kostick, BCHD
Elizabeth Mahoney, PaDEP

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

December 2, 2015
BCPC#7-15-2

MEMORANDUM

TO: Chalfont Borough Council
Chalfont Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance–Running Bamboo
Applicant: Borough Council
Received: November 5, 2015
Hearing Date: December 7, 2015

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 2, 2015.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to provide standards for Running Bamboo in Part 5 Performance Standards, Section C-Nuisance Standards.

Proposed Zoning Provisions: Section 27-530 Running Bamboo will be added to define the term Running Bamboo, restrict cultivation of the species, and regulate removal, cutting or trimming, permit cultivation subject to entirely containing the root structure, and procedures for enforcement.

Existing Zoning Provisions: Part 5 C, Nuisance Standards addresses light, noise, odor, vibration etc. but not vegetation.

Section 10-201 of the Borough Code provides standards for vegetation as a nuisance and limits the height of lawns to 8 inches and noncrop fields to 16 inches.

COMMENTS

1. **Existing bamboo**— Section 27-503(4) of the proposed amendment requires that existing bamboo be removed, trimmed, and/or cut as specified, to comply with the ordinance. The proposed amendment also requires that barriers be provided to prevent future bamboo encroachment but no standards are provided for the barriers. Measures should be specified including the material of the barriers, such as plastic, concrete, or rust proof metal, and that

the barriers be placed at a sufficient depth to prevent growth or encroachment. Without specific standards, encroachment may be a continual problem.

2. **Setback**— Section 27-503(4) of the proposed amendment requires that no part of a bamboo plant be closer than 10 feet from any public right-of-way or property line. The setback standards should also require a setback from all pavement including sidewalks. Bamboo may grow beneath and penetrate cracked pavement.

   Bamboo stalks can be knocked down by wind, ice, and snow which can block roadways. The taller the bamboo, the farther it will fall horizontally. Most running bamboo species do not exceed 40 feet maximum height (https://en.wikipedia.org/wiki/List_of_bamboo_species). We believe a typical average height of bamboo is about 20 feet. Therefore, we recommend that the Borough consider increasing the setback from a public road within the Borough, accordingly.

3. **Removal**—The proposed amendment does not specify any procdeure for removal and destruction of the plant. Bamboo rhizomes (roots) should not be composted or mulched but placed in the trash in a sealed container. We recommend that the amendment be revised to specify disposal methods.

4. **Noxious Weeds**—The state prohibits specific species such as multiflora rose and kudzu and other noxious and invasive species. The Borough may wish to consider incorporating Pennsylvania's Noxious Weed Control Law (3 P.S. § 255), which states no owner/occupant shall sell, transport, plant, or otherwise propagate a noxious weed, as identified in the Noxious Weed Control List (7 Pa. Code § 110.1), except as permitted by the Pennsylvania Secretary of Agriculture for specific horticultural or experimental use into the Borough Code.

5. **Editorial Comment**—The proposed amendment indicates that Section 27-503(4) Removal, cutting or trimming required will be added. It appears that the section is mislabeled and should be 27-530(4).

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

DCZ:dc

cc: Dean Ibrahim, Solicitor
Sandra Zadell, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

December 2, 2015
BCPC #28-15-2R

MEMORANDUM

TO: Newtown Borough Council
Newtown Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Revised Proposal to Amend the Zoning Ordinance—Portable Signs
Applicant: Borough Council
Received: December 17, 2015
Last Revised: December 17, 2015
Hearing Date: January 4, 2016

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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 2, 2015.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance's sign regulations to permit and provide standards for portable signs, and to update requirements for flags and banners. This proposed ordinance is a revision of one that was reviewed by the Bucks County Planning Commission on October 7, 2015 (BCPC #28-15-2).

Proposed Zoning Provisions: Section 705 Temporary Signs Requiring a Permit is revised to add a new subsection 2—Portable Signs, including requirements pertaining to applicability, time of use and placement, and design and management. Portable signs subject to the requirements of this subsection are businesses with individual first floor storefronts in the Town Center (TC), Village Conservation (V-1), Village Gateway (V-2), and Business Gateway (B-1) Districts. A single business shall be permitted use of one portable sign. Businesses on the first floor or above each other sharing the same storefront and public entrance may share the portable sign. Banners recognizing a business shall not exceed 8 feet in length and 4 feet in height (or exceed the frontage of the store), and shall not be displayed for longer than 30 days.

Under "Exempt Signs," existing Section 703.15.B.13 Decorative Flags would be amended by deleting a phrase and adding two sentences. Decorative Flags are flags that are decorative and contain designs marking the seasons, holidays, or the general nature of a business are permitted [the deleted phrase is, "provided that they contain no lettering, no advertising, no company or

business logos and no names of businesses."]. Two sentences are added: "Flags shall be displayed only during hours that a business is in operation," and "The lowest edge of a flag shall be not less than seven and one-half (7 ½) feet above the sidewalk or ground level elevation." The existing maximum dimensions of three (3) feet by five (5) feet will remain.

COMMENT

We recommend that the borough adopt the proposal as submitted since it appears to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code and applicable case law.

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

MW:dc

cc: William J. Bolla, Esq., McNamara, Bolla & Panzer, Borough Solicitor
Mario Canales, P.E., Pickering, Corts & Summerson, Borough Engineer
Marcia Scull, Borough Secretary (via email)
Jo-Anne Brown, Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

December 2, 2015
BCPC #48-15-3

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Cellular Telecommunications Facilities
Applicant: Board of Supervisors
Received: November 9, 2015
Hearing Date: December 8, 2015

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 was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 2, 2015.

GENERAL INFORMATION

Proposed Action: Amend Zoning Ordinance Section 185-5 to provide definitions, design and standards and construction and maintenance for Cellular Telecommunication Facilities (CTF's).

The amendment is in response to 2012 FCC regulations which streamline the approval process for antennas located on existing structures and the Pennsylvania Wireless Broadband Collocation Act of 2012. The WBCA requires municipalities to approve certain types of proposed collocated antennas as a simple building permit and specifies review time periods.

Proposed Zoning Provisions: Amend Section 185-5 Definitions to provide definitions of wireless communications facilities, Section 185-16 Cellular Telecommunications Use 47(A) to provide new use regulations. Permit installation of towers inside and outside of the right-of-way by special exception in all zoning districts. Use 47(B) Antennae permitted by WBCA is allowed by right in all districts. Use 47(C) Antennae not permitted by WBCA is allowed in all zoning districts as a special exception.

Towers located outside the right-of-way are permitted as a special exception in all districts. The maximum height permitted is 150 feet and the subject zoning district minimum site area and setbacks must be met. A tower may be combined with another use. Towers must be setback 100 percent of the height of the tower from adjoining property lines. The tower must employ stealth technology so that it blends into the surrounding environment.

Towers inside the right-of-way are permitted as special exception in all districts and must be collocated on existing infrastructure and are permitted along neighborhood collectors or arterials. The maximum permitted height is 35 feet. Towers in the LI district are permitted as the sole use on a lot with a setback 100 percent of the tower height and maximum height of 150 feet. Towers combined with another use shall meet minimum lot area requirements. The maximum permitted height is 50 feet above the existing building or structure.

Antennae in the right-of-way shall be collocated on existing infrastructure and shall not exceed 20 feet the maximum height of the zoning district by 20 feet and shall not extend above the height of the support structure by 6 feet.

Existing zoning provisions: Use (47A) Cellular Telecommunications Facility is permitted as a special exception in all zoning districts. The height and location of the facility shall be the minimum necessary for the service of the company's system. In all but the LI district, collocated antenna shall not exceed 20 feet above the existing building or structure. Specific requirements for CTF in the LI - Light Industrial District include a minimum lot size of 1 acre, 150-foot maximum height. Collocated CTF shall not exceed a height of 50 feet above the existing building or structure.

COMMENT

We recommend that the Board of Supervisors adopt the amendment as submitted since it appears to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code, the Pennsylvania Wireless Broadband Collocation Act.

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:dc

cc: Donald Williams, Municipal Solicitor
Joseph Golden, Municipal Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

December 2, 2015
BCPC #53-15-1

MEMORANDUM

TO: Wrightstown Township Board of Supervisors
Wrightstown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Floodplain Regulations
Applicant: Board of Supervisors
Received: November 23, 2015
Hearing Date: Not Set

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 2, 2015.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance to reference the requirements of the stand-alone floodplain management ordinance; specify that all plans submitted for subdivision and land development approval cannot be approved until all applicable requirements of the floodplain management ordinance are met; delete the definitions of flood fringe, flood, 100-year, and floodplain; add terms and definitions for base flood, base flood discharge, and floodplain are (floodplain); revise definitions for flood, floodway, and floodplain district; and reference the most recently-adopted stormwater management ordinance.

COMMENTS

We recognize that the proposal is consistent with the applicable comprehensive plan and municipal ordinances; however, we recommend that township officials consider the following comments before adopting the proposal:

1. **Floodplain Soils definitions**—Part 3 Definitions of the township subdivision and land development ordinance contains a definition for Floodplain Soils (alluvial soils) which references a September 2002 *Soil Survey for Bucks County*. Based on discussions with a

representative of the U.S. Department of Agriculture, Natural Resources Conservation Service, we recommend township officials consider changing the term Floodplain Soils to Soils on Floodplains and provide the following definition with no specific listing of soils:

> Areas subject to periodic flooding or listed in the Official Soil Survey provided by the U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/), as soils having a flood frequency other than none.

If the term Floodplain Soils is changed, other sections within the zoning ordinance using this term should likewise be amended.

2. **Editorial**—Section 04 of the proposed ordinance resolution proposes an amendment to Section 22-539, subsection (E) as it relates to trails. The subsection reference should be changed to (3)(E).

We would appreciate being notified of the Board of Supervisor's decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 505(b) of the Pennsylvania Municipalities Planning Code.

TAK:dc

cc: Mario Canales, P.E., Pickering, Corts & Summerson, Inc., Township Engineer
Terry W. Clemons, Esq., Township Solicitor
Joseph F. Pantano, Township Manager (via email)

Bucks County Planning Commission
Subdivision and Land Development Reviews

October 26, 2015 to November 20, 2015

Municipality	BCPC Number	Tax Parcel Numbers	Applicant	Submission Level	Proposal
Bristol Township	5338-P	(5-19-78-11)	Med-Flex, Inc.	P	Industrial Land Development: 12,900 Square-feet
Falls Township	10029-A	(13-50-4)	Pennsbury Manor	P	Institutional Land Development: 1,300 Square-feet
Hilltown Township	12126	(15-32-89)	Ross Property	S	5 Single-family Lots
Lower Makefield Township	12130	(20-16-64 & -65)	Edgewood Village	P	Commercial Land Development: 5,975 Square-feet 3 Multifamily Units
Lower Southampton Township	12129	(21-3-3, -6 & -7)	Bussinger Property	P	Commercial Land Development: 5,552 Square-feet Office Land Development: 1,770 Square-feet
Milford Township	11106-B	(23-10-144)	Nace Tract	P	2 Single-family Lots
Morrisville Borough	12133	(24-6-281, -6-282)	209 Woodland Avenue	P	3 Single-family Units
Newtown Township	7762-A1	(29-7-1 & -7-2)	Laughlin	RS	6 Single-family Lots
Newtown Township	12117	(29-3-20)	All Saints Cemetery	P	Commercial Land Development: 3,666 Square-feet
Newtown Township	11768	(29-3-45-1)	Flores	P	3 Single-family Lots
Penndel Borough	12127	(32-5-1 through -10 & 32-5-2-1)	Buckingham Retail Properties, LLC	P	Commercial Land Development: 25,012 Square-feet
Upper Makefield Township	7762-A2	(47-8-2 & -8-2-1)	Laughlin	RS	5 Single-family Lots
Warminster Township	12073	(49-9-19)	Jacksonville Plaza	F	Driveway Improvements

Bucks County Planning Commission
Subdivision and Land Development Reviews

October 26, 2015 to November 20, 2015

Municipality	BCPC Number	Tax Parcel Numbers	Applicant	Submission Level	Proposal
Warminster Township	12074	(49-9-19-2)	SEPTA Train Station	F	Parking Lot Improvements
Warminster Township	12128	(49-10-162)	Leary School Redevlopment	P	36 Single-family Lots
Warminster Township	4641-E	(49-9-28)	The Station at Bucks County East	F	151 Multifamily Units
Warwick Township	12132	(51-10-24, -25, -41)	Warwick Mill	P	40 Single-family Lots

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

November 10, 2015
BCPC #5338-P

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Med-Flex, Inc.
TMP #5-19-78-11
Applicant: George Weishoff
Owner: Anipad Management, LLC
Plan Dated: January 15, 2015
Last Revised: October 5, 2015
Date Received: October 20, 2015

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

GENERAL INFORMATION

Proposal: Construct a 12,990-square-foot industrial building for medical processing on a 3.11-acre site. The plan shows six 9- by 18-foot parking spaces in a separate lot directly accessing Ford Road. In a larger parking area, a total of twenty 14- by 40-foot parking spaces and eight 10- by 30-foot parking spaces are shown. Public water and sewer facilities will serve the proposed development.

Location: At the eastern corner of the intersection of Ford and Frost roads within the Keystone Industrial Park.

Zoning: P-I Planned Industrial District permits manufacturing on a minimum lot area of 2 acres and a minimum lot width of 175 feet at the building line. Dimensional requirements are as follows: front yard—50 feet; side yard—25 feet each; and rear yard—50 feet. The maximum permitted building area and impervious surface ratios for this district are 50 and 65 percent, respectively.

Plan Sheet 3 of 13 notes that the Bristol Township Zoning Hearing Board granted variances for the site on two separate dates, April 13, 2010 and October 12, 2015. The plan lists the following ordinance sections to which variances for the site have been granted:

205-16	to permit F1 Manufacturing use requirements for a medical processing facility
205-63	to permit a medical processing facility in a Planned Industrial District
205-64.D & 205-107.E	to permit an impervious surface ratio of 90 percent in lieu of the 65 percent otherwise required *(a variance was previously granted to allow an impervious surface ratio of 87 percent)*
205.64.G	to permit a distance of 38 feet from a residential district in lieu of the 100 feet otherwise required
205.C.1	to permit the disturbance of 100 percent of the 15-25 percent steep slopes in lieu of the 30 percent otherwise required
205.C.2	to permit the disturbance of 100 percent of the 25 percent or more steep slopes in lieu of the 15 percent otherwise required
205.108.D.1	to permit the disturbance of 99.5 percent of the woodlands not located within other resources in lieu of the 50 percent otherwise required *(a variance had been previously granted to permit disturbance of 94 percent)*
205-108.D.2	to permit the disturbance of 65 percent of the woodlands located within other resources in lieu of the 20 percent otherwise required *(a variance had been previously granted to permit disturbance of 21 percent)*
205-108.I.3	to permit the disturbance of 39 percent of wetland areas of less than one acre in lieu of the 0 percent otherwise required *(a variance had been previously granted to permit disturbance of 19 percent)*
205-130.C	to permit all building setbacks be taken from the lot lines and not from the resource-protected land

Present Use: Vacant.

COMMENTS

1. **Requested subdivision and land development ordinance waivers**—According to information listed on Sheet 3 of 13, the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) sections:

177-14	to permit a Preliminary as Final Approval of the plans
177-35.A & 177-43	to not require sidewalks along Ford Road and Frost Road
177-35.B	to permit a minimum cartway width of 32 feet along Ford Road in lieu of the 40 feet otherwise required
177-40.B	to permit less than required sight distance
177-91.A.1	to permit a drawing scale of one inch equals 40 feet in lieu of the 1 inch equals 50 feet or 1 inch equals 100 feet otherwise required.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved, and the minimum modification necessary.

Regarding the relief requested from meeting the required minimum sight distance, we recommend that township officials not waive the requirement since adequate sight distance is an integral component of roadway safety.

2. **Requested stormwater management waiver**—Notations on Sheet 3 of 13 of the plans indicate that waivers are requested from Section 173-11.A.1 of the Bristol Township Stormwater Management Ordinance and Section 304.A of the Neshaminy Creek Watershed Act 167 Stormwater Management Ordinance to permit the one-year post developed rate of runoff to exceed the one-year existing conditions rate of runoff. We recommend that township officials seek input from the municipal engineer regarding these waiver requests.

3. **Wetlands**—Information on the plan indicates that the wetlands boundary lines shown on the site were designated almost six years ago, on November 30, 2009, and Note #3 on Plan Sheet 3 of 13 states that preliminary jurisdictional determination was issued by the Army Corps of Engineers on February 18, 2010. Since site conditions can change over time, it is recommended that a current wetlands delineation be conducted for the site.

   In addition, we note that the existing wetlands shown on the site are proposed to be disturbed. While the applicant has received a zoning ordinance variance to permit disturbance of the wetlands on site, we note that placement of fill in wetlands is also regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection also regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both of these agencies to determine if the proposed activity will require a permit. The municipality should request documentation of these contacts before taking action on the plan.

4. **Wetland replacement area**—The legend on Plan Sheet 4 of 13 lists "Wetland Replacement Area", but does not include a symbol. If a wetland replacement area is proposed for the site, the plan should be revised to indicate the location of such area.

5. **Location of gas service line and parking lot**—Sheet 5 of 13 shows the approximate location of gas service to run underneath the proposed parking lot in front of the building. Since utility lines sometimes need to be unearthed for maintenance purposes, it is recommended that the plan be revised to separate the location of utility lines from parking areas.

6. **Driveway width**—Section 177-55.L.(3) of the subdivision and land development ordinance requires the maximum width of driveways and sidewalk openings measured at the street lot line to be 35 feet for nonresidential developments. The plan shows the driveway farthest from Ford Road to have a width of 56.55 feet. The plan should be revised to comply with this ordinance section.

7. **Fire lanes**—Section 177-55.M of the subdivision and land development ordinance requires that for nonresidential developments, fire lanes shall be established as required by the Fire Prevention Board, pursuant to the provision of the Fire Prevention Code. The plan does not identify any proposed fire lanes. The governing body, along with the township fire marshal, should ensure this issue is adequately addressed.

8. **Location of tree protection fencing**—Per Section 177-10 of the subdivision and land development ordinance, the tree protection zone is to be 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline, whichever is greater. The detail on

Plan Sheet 7 of 13 should be revised to include the phrase, "whichever is greater," to be consistent with this requirement. Additionally, the proposed location of the protection fencing around the existing Willow Oak tree does not meet the required distance, and regrading is shown closer than 15 feet from the trunk. Regrading and earth disturbance within the required protection zone may compromise the tree's health and may lead to its death. The plan should be revised to comply with this ordinance requirement.

9. **Required information**—The plan should be revised to provide the following required information for land developments in accordance with Section 177-91 of the subdivision and land development ordinance:

177-91.B.5	a brief description of the proposal
177-91.C.3	the location of sanitary sewers, storm drains, water mains, culverts, petroleum or petroleum product lines, gas lines, electric and telephone lines, fire hydrants, and all other utilities or significant man-made features on or within 200 feet of any part of the tract

10. **Truck turning movements**—According to the turning diagrams on Sheet 1 of 1, titled Turning Diagrams, tractor trailers may have difficulty accessing the site without crossing into the opposing lane of oncoming traffic. The design of the loading areas and the amount of truck parking shown on the site suggest that a significant amount of vehicular traffic accessing the site will be tractor trailers. This issue should be carefully reviewed to ensure tractor trailers have adequate room to safety access the site.

This review will be included in the Bucks County Planning Commission board materials for the December 2, 2015, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:dc

cc: George Weishoff
Mark Havers, P.E., Pickering, Corts & Summerson, Inc
Edward F. Murphy, Esq., Wisler Pearlstine, LLP
Kurt Schroeder, P.E., Gilmore & Associates, Township Engineer
Randy Flager, Esq., Flager & Associates, Township Solicitor
William McCauley, Township Manager (via email)
Colleen Costello, Township Department of Licenses and Inspections (via email)
Thomas Scott, Township Zoning Officer

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

November 13, 2015
BCPC #10029-A

MEMORANDUM

TO: Falls Township Board of Supervisors
Falls Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Pennsbury Manor
TMP #13-50-4
Applicant: Heritage Design Collaborative
Owner: Commonwealth of Pennsylvania - PHMC
Plan Dated: October 22, 2015
Date Received: November 4, 2015

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

GENERAL INFORMATION

Proposal: Construct a new 1,300-square-foot river barge house on the grounds of Pennsbury Manor State Historic Site. The new building would replace the existing river barge house that will be demolished on a different part of the site. On-lot water and sewage disposal systems serve the site.

Location: Between Pennsbury Road and the Delaware River.

Zoning: HD Historic District permits uses as allowed in the NCR Neighborhood Conservation Residential District, which in turn incorporates by reference those uses permitted in the LR Low-density Residential District. Parks are a permitted use in the LR District.

Present Use: State historic site.

COMMENTS

1. **Board of Supervisors' certification**—Section 209-19.B of the zoning ordinance outlines a procedure for securing a certificate of appropriateness from the Board of Supervisors for the construction of any building in the HD District. This procedure incorporates an advisory recommendation from the Board of Architectural Review, and consideration of factors that include both the general design of the proposed structure and the impact it would have upon the historic and architectural context of the district. Given the significance of the site, this procedure should be followed.

2. **Front and rear yard setbacks**—The plan shows the required 25-foot front yard along the property line within the Delaware River, and the rear yard positioned along the property line closest to Pennsbury Road. By definition the front yard would be assessed from the street line, which presumably would be Pennsbury Road. The plan should be revised accordingly.

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

4. **Editorial**—The dimensions of the "limit of engineered fill per geotechnical report" shown in inset 5 on the plan appears to be off, based on the scale of 1 inch equals 10 feet shown for this inset.

This review will be included in the Bucks County Planning Commission board materials for the December 2, 2015, 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.

TK:dc

cc: Carl M. Dress, Heritage Design Collaborative
Commonwealth of Pennsylvania, Department of General Services
Jim Sullivan, T&M Associates, Township Engineer
Peter Gray, Township Manager (via e-mail)

BUCKS COUNTY PLANNING COMMISSION

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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

November 13, 2015
BCPC #12126

MEMORANDUM

TO: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

New Britain Township Board of Supervisors
New Britain Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Subdivision for Ross Property
TMP #15-32-89
Applicant: Flipped Out Properties
Owner: Carol M. Ross
Plan Dated: August 14, 2015
Date Received: October 16, 2015

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

GENERAL INFORMATION

Proposal: Subdivide a 10.0-acre parcel into 5 single-family detached residential lots. Lots range in size from 50,373 to 68,919 square feet. An existing single-family detached dwelling on Lot 1 would remain. The site would be served by public water and sewerage.

Location: Northwestern corner of the intersection of Chalfont Road and Township Line Road.

Zoning: Rural Residential (RR) District is intended to serve low density residential development and permits Use B1 Single-Family Detached Dwellings on lots of 50,000 square feet (minimum) when served by public water.

Present Use: Residential.

COMMENTS

1. **Lot area for calculation for Lot 5**—The definition of "Lot Area" in Section 160-11 of the zoning ordinance requires that there shall be an area of at least 30,000 square feet within the overall lot area for primary buildings, accessory buildings, driveways, parking areas, and on-

site sewer and water systems that does not contain floodplains, floodplain soils, lakes, ponds, watercourses or wetlands. The sketch plan depicts an area of wetlands along Reading Creek on Lot 5. This information was derived from the National Wetlands Inventory mapping. The plan also notes that a wetland study and floodplain study will be performed to determine the presence of wetlands and/or floodplain on the subject property. The result of these studies may impact the lot size requirements of Lot 5.

A proposed 0.3-acre (13,068 square feet) stormwater management facility is also shown on Lot 5. The definition of "Lot Area" also requires that the area of any easement which would interfere with the proposed use, including but not limited to easements for detention basins or other above ground stormwater management and/or drainage facilities shall be excluded in the lot area calculation.

2. **Flag lot**—Proposed Lot 4 would be flag lot and should be reviewed and approved by township officials in accordance with Section 160-51.B and C. of the zoning ordinance.

3. **Shared driveway**—We recommend that an access easement be shown along the shared driveway for Lots 4 and 5 on subsequent plan submissions.

4. **Stormwater management**—If the possible stormwater management facility shown on Lot 5 is intended to serve the entire development, we have concerns about the ownership and maintenance of such a facility being located on a private lot. Stormwater management and maintenance of the facilities for the subdivision should be discussed.

5. **Lot 3 access**—We recommend that consideration be given to having Lot 3 take access from the shared driveway on Lot 4, to minimize access points on Township Line Road.

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 for Land Development must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the December 2, 2015, 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:dc

cc: Harry Dietz, Flipped Out Properties
Kevin A. Kester, Van Cleef Engineering Associates
C. Robert Wynn, Hilltown Township Engineer
Richard C. Schnaedter, Hilltown Township Manager (via email)
Eileen Bradley, New Britain Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

November 20, 2015
BCPC #12130

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Edgewood Village
TMP #20-16-64, -65
Applicant: Makefield Glenn, LLC c/o Cameron Troilo
Owner: Cameron Troilo
Plan Dated: October 16, 2015
Date Received: October 30, 2015

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

GENERAL INFORMATION

Proposal: Construct two buildings containing mixed uses on a 1.202-acre (gross) site. The larger building will contain a 4,000-square-foot restaurant on the first floor and two apartment units on the second floor, each consisting of 1,000 square feet. The smaller building will contain three separate retail leaseholds on the first floor totaling 1,975 square feet and one apartment unit on the second floor consisting of 1,500 square feet. A total of 74 parking spaces is proposed for the site. Public water and sewer facilities are intended to serve the development.

Location: Along the southeastern side of the intersection of Yardley-Langhorne and Edgewood roads.

Zoning: HC Historic Commercial District permits restaurant uses and residences in combination with a permitted commercial use on a minimum net lot area of 10,000 square feet. Within the HC District, the maximum building coverage is 40 percent and the maximum impervious surface ratio is 80 percent.

Plan Sheet 2 of 13 lists the following zoning ordinance sections to which variances for the site were granted on July 21, 2015:

200-36.A.6.a	restricts maximum number of residential apartments
200-36.A.6.c	requires a private yard of at least 200 square feet be designated on site for each dwelling unit (private yards are not proposed for the dwelling units.)
200-36.A.6.e	requires that off-street parking spaces for both the commercial and residential uses be provided. 102 parking spaces are required (74 off-street spaces are proposed.)

200-37.A.4	permits a maximum impervious surface ratio of 80 percent (an impervious surface ratio of 85 percent is proposed.)
200-51.B.6.b	requires a protection ratio of woodlands of 70 percent (a protection ratio of 0 percent is proposed.)
200-78.E.1.a	requires parking spaces to be 10 feet by 20 feet (parking spaces of 9 feet by 18 feet are proposed)
200-79.A.2, 200-79.A.32 & 200-79.A.33	require a total combined number of parking spaces for the residential, restaurant and retail units of 102 off-street spaces (a total of 74 off-street spaces are proposed.)

Present Use: Formerly residential (structure currently in ruin).

COMMENTS

1. **Waiver requests**—Plan Sheet 2 of 13 of the plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance sections:

178.13	submission of an ERSAM
178.44.C	the angle of intersection of a private access way with a public street shall be not less than 60 feet
178.44.I	minimum driveway standards: 15-foot radius for 2-way driveway
178-57.G	parking lots shall be separated from buildings by a minimum distance of five feet in the Historic District
178-57.Q	pedestrian crosswalks and refuge islands shall be provided at intervals not exceeding 200 feet along the length of each parking area.

In accordance with the requirement of Section 512.1.(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for each waiver is based, the provision or provisions of the ordinance involved and the minimum modification necessary.

2. **Certificate of Appropriateness**—In order for structures to be erected in the H-C District, Section 200-38.A of the zoning ordinance requires the Historical and Architectural Review Board to review such action in accordance with the provisions of its bylaws and standards, and a Certificate of Appropriateness as provided by that review, be issued by the township Board of Supervisors.

3. **Proposed access on Edgewood Road**—Section 178-44.F of the subdivision and land development ordinance prohibits the paved edge of driveways from being placed closer than 200 feet to the edge of the right-of-way line of any other street, exclusive of corner radii. The proposed driveway onto Edgewood Road would not meet this required distance from the intersection of Edgewood and Yardley-Langhorne roads. This issue should be addressed.

4. **Vehicular turn-around**—Since the proposed access on Edgewood Road would be one-way into the site, all vehicular traffic would have to exit the site through the proposed driveway onto Langhorne-Yardley Road. In the event all parking spaces are occupied, it is not clear how vehicles that enter the site from Langhorne-Yardley Road would be able to turn around. This issue should be addressed.

5. **Traffic impact study**—Section 178-020-E.23 of the subdivision and land development ordinance requires a traffic impact study when required by the township's Act 209 Traffic Improvement Plan. We did not receive a transportation impact study for this project. The township officials should determine if a traffic impact study is required for this proposed development.

6. **Designated parking for residential units**—A total of 74 off-street parking spaces is proposed to serve the restaurant, three retail uses, and three apartment units intended for the site. To help ensure that parking will be available for residents of the apartments, it is recommended that parking spaces for the residential units be designated as such. In addition, signs indicating that the spaces are reserved for residents should be provided.

7. **Handicapped parking stall size**—Section 200-78.E.(1)(b) of the zoning ordinance requires handicapped parking spaces to be a minimum of 13 feet by 20 feet including a 5-foot aisle on the passenger side. The plan should be revised to provide a detail of the handicapped parking spaces so that compliance with ordinance requirements can be verified.

8. **Planting strip**—Section 178-47.A.1 of the subdivision and land development ordinance requires that for sidewalks located in a street right-of-way there shall be a minimum five feet wide planting strip between the curb and sidewalk to be used for the location of the underground utilities, vegetated open channels or bioretention areas. In addition, within the *Edgewood Village Design Guidelines* (adopted in 2002), a recommendation that a grass strip be planted along the street edge is included in the section on the Historic District's streetscape (p. 33).

9. **Sidewalk connection**—The plan shows a 5-foot wide sidewalk along the site's frontage on Edgewood and Yardley-Langhorne roads. An existing macadam bike/walking path is located on an adjacent parcel and runs parallel to the site's southern lot line. As shown on the plan, the proposed sidewalk along Edgewood Road ends approximately 13 feet from the existing bike/walking path located on adjacent TMP #20-16-62. It is recommended that the proposed sidewalk be extended to connect to the existing path located on the adjacent tract. Such an extension should be coordinated with the adjacent property owner.

10. **Lighting**—Per subdivision and land development ordinance Section 178-53.D, assurances should be provided that all lighting for the site will comply with the *Edgewood Village Design Guidelines*.

11. **Tree protection**—The Landscape and Lighting Plan on Plan Sheet 7 of 13 shows a proposed tree line along the site's western lot line. To help ensure survival of the trees to remain, the plan should be revised to indicate tree protection fencing along the proposed tree line, in accordance with Section 178-85 of the subdivision and land development ordinance.

12. **Proposed shade tree**—The plan indicates that 9 red oak (*Quercus rubra*) trees will be planted along site's southern lot line. We have been alerted that bacterial leaf scorch, which is an infectious chronic disease, is affecting red oaks and pin oaks in southeastern Pennsylvania. Given the potential disease risk to the red oak, we recommend that the applicant also include other types of trees within this row of plantings. Municipal officials should monitor planting plans to avoid the risk of infection and eventual loss of these trees.

13. **Building coverage/impervious surface coverage**—The Zoning Data chart on Plan Sheet 2 of 13 indicates a proposed building coverage of 14.4 percent. However, within the calculations under Maximum Permitted Building Coverage on the same plan sheet, a proposed building coverage of 17.5 percent is indicated. The plan should be revised to correct this discrepancy.

    Also on Plan Sheet 2 of 13, the impervious surface ratio calculations indicate a proposed ratio of 81 percent. However, the Zoning Data chart indicates a proposed impervious surface ratio of 85 percent with a notation that a variance was granted to allow a maximum of 85 percent. It is recommended that the Zoning Data chart be revised to indicate the proposed rate of 81 percent.

14. **Stormwater management**

    a. **Compliance with Low-Impact Development Ordinance**—Township officials should be assured that the plan complies with applicable low-impact development design standards and stormwater management practices adopted in Ordinance No. 363 (adopted December 20, 2006).

    b. **Proposed infiltration trench**—An underground infiltration trench is proposed across the southern portion of the site. As many of the soils in the area of Edgewood Village are poor to poorly drained soils with seasonal high water table conditions, we recommend that this issue be closely examined to ensure that soils in this location are suitable for infiltration.

15. **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 for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the December 2, 2015, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:dc

cc: Makefield Glenn, LLC c/o Cameron C. Troilo
Leon D. McGuire, Jr., P.E.; Van Cleef Engineering Associates, LLC
Edward Murphy, Esq.; Wisler Pearlstine, LLP
Boucher & James, Township Engineer
Terry Fedorchak, Township Manager (via email)
Steve Ware, Planning and Zoning Administrator, Keystone Consulting Services (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce
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Lynn T. Bush
Executive Director

November 23, 2015
BCPC #12129

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Bussinger Property
TMP #21-3-3, 21-3-6, and 21-3-7
Applicant: Edward G., Edward J., & Steven Bussinger
Owner: Edward G., Edward J., & Steven Bussinger
Plan Dated: September 25, 2015
Date Received: October 23, 2015

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

GENERAL INFORMATION

Proposal: Construct a 4,952-square-foot addition to an existing building to be used for motor vehicle sales and service, construct a 600-square-foot building to be used for storage, and convert an existing 1,770-square-foot single-family detached dwelling into office use. TMP #s 21-3-3, 21-3-6, and 21-3-7 would be combined to create the 1.19-acre site. The site is served by public water and public sewerage.

Location: At the southeast corner of the intersection of Street Road and Westview Avenue

Zoning: C-2 – Heavy Commercial District permits Motor vehicle sales and Repair garage (Uses 37 and 38) and Business or professional office (Use 21) on minimum one acre lots.

There are existing nonconformities with respect to side yard setback, building setback from the street, parking setback from the street, and maximum impervious surface coverage.

Present Use: Motor vehicle sales and residential.

COMMENTS

1. **Waivers requested**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:

Section 522.4.C	Street
Section 522.5.C	Buffers
Section 522.6	Parking area landscaping
Section 522.8	Replacement trees

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary.

2. **Lot consolidation**—It appears that the three parcels that comprise the site would be consolidated into one parcel. If this is the case it should be noted on the plan.

3. **Site circulation**

   a. **Vehicle egress**—We recommend that signage and/or pavement markings are installed that would prevent vehicles from exiting the site onto Street Road. Vehicles leaving the site would only use the Westview Avenue driveway. The pavement markings proposed on the site correspond with this arrangement.

   b. **Access points**—The site currently has two access points on each street. Section 1403.E.(15)(c) of the zoning ordinance permits no more than one access point into the facility from each street on which the facility has frontage, unless more than one is specifically permitted by the Board of Supervisors. We recommend that the driveway entrance on Street Road at the northwest corner of the site be eliminated. The stop bar should be removed and the moving aisle should have one-way circulation to the west around the existing building. The row of display vehicles should be angled the opposite way and shifted toward the closed driveway area. An island should be installed at the end of the row of display vehicles to define the entrance from Street Road and to protect the display vehicles. These changes would enhance access management along Street Road and traffic circulation on the site.

4. **Highway occupancy permit**—Section 510.4 of the subdivision and land development ordinance requires that an applicant who encroaches within the legal right-of-way of a state highway or proposes a change in the use or intensity of use for an existing driveway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation. The additional square footage associated with the use and the conversion of the single-family detached dwelling to office use constitutes a change in the intensity, requiring a highway occupancy permit.

5. **Auto display areas**—Section 1403.E(15)(e) of the zoning ordinance requires that parking areas for auto sales customers and for auto service must be clearly delineated so as to separate

them from auto display and storage areas. The plans should be revised to show compliance with this requirement.

6. **Architectural sketches**— In accordance with Section 404.5.A of the subdivision and land development ordinance, preliminary architectural sketches or architectural renderings of the exterior of the proposed land development or structures within a subdivision shall be submitted, accompanied by information detailing the proposed exterior design, arrangement, texture, color and construction materials to be utilized in the buildings or structures.

This review will be included in the Bucks County Planning Commission board materials for the December 2, 2015 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:dc

cc: Edward G., Edward J., and Steven Bussinger
Robert Cunningham, PE, Holmes Cunningham Engineering
Robert P. Hoopes, Esq.
Wayne Kiefer, TriState Engineers, Township Engineer
John McMenamin, Township Manager (via email)
Carol Drioli, Township Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

November 19, 2015
BCPC #11106-B

MEMORANDUM

TO: Milford Township Board of Supervisors
Milford Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Nace
TMP #23-10-144
Applicant: Centennial Acquisitions L.P. c/o Chris Canavan
Owner: Leonard & Jean Nace
Plan Dated: November 2, 2015
Date Received: November 12, 2015

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

GENERAL INFORMATION

Proposal: Subdivide a 22.1474-acre parcel into two single-family detached lots. Lots 1 and 2 will be 1.0 and 20.6140 (net) acres, respectively. There is an existing dwelling on Lot 1 that is served by individual on-lot water and sewage facilities. When the construction of the Reserve at Milford adjacent to the subject site has been completed, Lot 1 will become Lot 13 of the Reserve at Milford and the dwelling unit will be removed.

The plan contains a Planning Waiver and Non-Building Declaration stating that Lot 2 shall be dedicated for the express purpose of agricultural use. No portion of Lot 2 is approved by Milford Township or the Pennsylvania Department of Environmental Protection for the installation of any sewage disposal facility.

Location: Eastern side of Allentown Road, approximately 500 feet south of its intersection with Foulkes Mill Road.

Zoning: RD—Rural Development District permits single-family detached dwellings with a minimum lot area and lot width of 1 acre and 120 feet, respectively.

Present Use: Residential/agricultural

COMMENTS

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

Section 519	Sidewalks along existing road frontage
Section 516.b	Curbs along all existing road frontage
Section 505.b	Widening of abutting existing street

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved, and the minimum modification necessary.

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

This review will be included in the Bucks County Planning Commission board materials for the December 2, 2015, 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.

DAS:dc

cc: Centennial Acquisitions L.P. c/o Chris Canavan
Schlosser & Clauss
Kevin Wolf, Andersen Engineering, Inc., Township Engineer
Jeffrey Vey, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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

COUNTY COMMISSIONERS:

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

November 12, 2015
BCPC #12133

MEMORANDUM

TO: Morrisville Borough Council
Morrisville Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for 209 Woodland Avenue
TMP #24-6-281, -282
Applicant: Clifton Homes, Inc.
Owner: Same
Plan Dated: October 19, 2015
Date Received: November 9, 2015

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

GENERAL INFORMATION

Proposal: Remove the lot line between TMPs #24-6-281 and #24-6-282 and subdivide the tract into three single-family detached lots. Lot 1 and Lot 2 will be 7,500 square feet and Lot 3 will be 11,981 square feet. All lots will be served by public water and sewer and contain a proposed dwelling unit. An existing building on the site will be demolished.

Location: The southeast corner of the intersection of Woodland Avenue and Morris Avenue.

Zoning: Residential District (R2A) requires a minimum lot area of 6,000 square feet. A 50-foot minimum lot width, 30-foot minimum front yards, 6-foot side yards (16-foot aggregate) and minimum 35-foot rear yards are required.

Present Use: Residential

COMMENTS

1. **Tree protection zone**—According to the plan, there are several large trees on the site; however, it is unclear which trees are to be removed or retained. According to Section 390-59.C.(9)(b) of the subdivision and land development ordinance, a tree protection zone shall be shown on the plan around trees that are to be retained. We recommend that the plan be revised accordingly.

2. **Sidewalk waiver**—According to the plans, the applicant is requesting a waiver from Section 390-45 of the subdivision and land development ordinance, which requires sidewalks be installed. It should be noted that sidewalks do exist on adjoining parcels. Therefore, we recommend that the Borough not waive this requirement.

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 for Land Development must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the December 2, 2015, 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.

RGB:dc

cc: Clifton Homes, Inc.
ProTract Engineering, Inc.
James Majewski, P.E., Remington & Vernick, Morrisville Borough Engineer
Tom H. Bates, Jr., Morrisville Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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E-mail: bcpc@buckscounty.org

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

November 5, 2015
BCPC #7762-A1

MEMORANDUM

TO: Newtown Township Board of Supervisors
Newtown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Sketch Plan of Subdivision for Laughlin
TMPs #29-7-1 and 29-7-2; 47-8-2 and 47-8-2-1
Applicant: Julie Laughlin
Owner: Same
Plan Dated: January 2, 2015
Last Revised: September 24, 2015
Date Received: October 5, 2015

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 65.46-acre tract comprising four tax map parcels located in Newtown and Upper Makefield townships, into ten lots for single-family detached dwellings (eight proposed and two existing dwellings). The Newtown Township portion of the project (6 lots) is to be served by public water and sewer facilities. The Upper Makefield Township portion (5 lots) is to be served by on-lot water and sewage facilities.

This review pertains to the proposed 6 lots that are located in Newtown Township (the review of the 5-lot portion in Upper Makefield Township is BCPC #7762-A2). This involves TMP #29-7-1 and most of TMP #29-7-2, except for a small triangular area in the northeastern part of the parcel that is located in Upper Makefield Township. The proposed sizes of the lots with new dwellings (Lots 1-5) are 3.01, 3.01, 3.68, 3.31, and 5.97 acres. The proposed size of the existing farmstead with existing dwelling is unspecified. The majority of the farmstead lot is covered by an existing conservation easement, with a proposed conservation easement on a triangular piece (area unspecified) in the northern part of the lot (along the Newtown Township-Upper Makefield Township line). Proposed Lot 5 is shown with a proposed conservation easement of unspecified area on the northern portion of the lot.

Location: Northeastern corner of Eagle and Stoopville roads.

Zoning: The CM Conservation Management District permits single-family detached dwellings on a minimum gross site area of 3 acres and minimum lot area of 1 acre, subject to a maximum gross density of 0.33 dwelling units per acre.

Present Use: Agricultural and residential.

COMMENTS

1. **Lane lots**—Proposed Lots 1, 2, and 3 do not meet the 200-foot minimum lot width required in the CM Conservation Management District by zoning ordinance Section 401.C. In the zoning ordinance, Section 249.d defines lot width as the distance measured between the side lot lines at the required building setback line, and Section 215 defines building setback line as the line parallel to the proposed right-of-way line at a distance therefrom equal to the depth of the front yard required for the district in which the lot is located. The required front yard in the CM Conservation Management District is 100 feet, according to zoning ordinance Section 401.C. Lot 1 is approximately 155 feet wide at the 100-foot front yard setback line. Lots 2 and 3 are lane lots of 30 feet wide each at the 100-foot front yard setback line. Future plans should comply with the zoning ordinance requirements.

2. **Information on the plan**—Future plans should indicate the proposed size of the parcel with the existing farmstead with existing dwelling. The areas covered by existing and proposed conservation easements also should be provided.

3. **Stormwater management**—Stormwater management for the site should be discussed. Information should be provided regarding which lots are to be served by the proposed stormwater management area shown on proposed Lot 6 in Upper Makefield Township, and how stormwater will be managed for the remaining lots. Future plans should provide more detail about issues such as how the basin would function to serve the site, how access would be provided for maintenance of the basin, the location of easements for the stormwater system, and whether the easement area is deducted from the net lot areas. Additionally, information should be provided on maintenance responsibilities and costs, and how they will be managed for the lots that will use the facilities.

4. **Shared driveways**—We support the concept of shared driveways to minimize the number of access points along the roads. Regular maintenance, repair, and snow removal responsibilities should be established. The Newtown Township fire marshal should review the proposed shared access layout to ensure that fire trucks and other emergency vehicles can adequately serve the affected lots.

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 for Land Development must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the December 2, 2015, 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.

MW:dc

cc: Julie Laughlin
Dumack Engineering
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Michael Bueke, Boucher & James, Inc., Township Planner
Kurt M. Ferguson, Township Manager (via email)
Martin Vogt, Township Zoning Officer (via email)
Kristie Kaznicki, Township Municipal Services Secretary (via email)
David Nyman, Upper Makefield Township Interim Manager

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

October 30, 2015
BCPC #12117

MEMORANDUM

TO: Newtown Township Board of Supervisors
Newtown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for All Saints Cemetery
TMP #29-3-20
Applicant: Stonemor Partners, LP
Owner: Philadelphia Catholic Cemeteries, LLC
Plan Dated: August 14, 2015
Date Received: October 5, 2015

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

GENERAL INFORMATION

Proposal: Construct mausoleums totaling 3,666 square feet on a 167.9846-acre tract (net). Proposed are an 810-square-foot multi-family mausoleum and 35 estate mausoleums, 28 of which will be 72 square feet each, and 7 of which will be 120 square feet each. Each estate mausoleum is on a plot of approximately 400 square feet. Intended water and sewerage facilities are not indicated.

Location: Western side of Durham Road (S.R. 413), opposite South Drive (Newtown Grant).

Zoning: The CM Conservation Management District permits Use C-13 Cemetery by conditional approval with a minimum lot area of 25 acres and maximum impervious surface ratio of 15 percent.

Present Use: Institutional (cemetery with 12-foot-high shrine and existing dwelling).

COMMENTS

1. **Conditional use**—Section 401.A.2.e of the zoning ordinance permits a C-13 Cemetery use in the CM Conservation Management District by conditional approval. The township has indicated that the applicant has applied for conditional use approval. The plan should not be approved until conditional use approval has been obtained.

2. **Plan requirements**—The submission should provide a plan of the entire site and show existing features such as roads, buildings, areas of existing graves, etc., in accordance with Section 402.3 of the subdivision and land development ordinance (SALDO). For example, Section 402.3.A states that preliminary plans should provide a complete outline survey of the property to be developed, showing all courses, distances, and tie-ins to all adjacent intersections. Section 402.3.C requires that the plan show all existing buildings, historical structures, towers, sanitary sewers, stormwater drains, fire hydrants, culverts, bridges, petroleum product lines or gas mains, and other significant manmade facilities within the property and within 400 feet of any part of the land to be developed.

3. **Site capacity calculations**—Zoning ordinance Section 902.A requires that site capacity calculations shall be submitted with all informational sketch, preliminary, and tentative plans for all subdivisions, land developments, or building permits. The plan should include the required calculations for the proposal.

4. **Natural resource restrictions**—The plan should be revised to show the existing natural resources, such as wooded areas, soils, watercourses, and steep slopes, per subdivision and land development ordinance Sections 402.3.G and H, and indicate compliance with the natural resource restrictions of zoning ordinance Section 903.

5. **Tables on Sheet 6**—On Sheet 6, the Survey Area Tabulation refers to Premises A, B, C, and D, but does not indicate corresponding parcels on the plan. This information should be provided. Additionally, in the table with zoning information, the Building Coverage information should be clarified. The table indicates "1 unit only" as required/allowed, but "2 units" as existing. The number of existing buildings and their uses should be indicated so that compliance with the ordinance can be determined.

6. **Impervious surface**—General Note 10 (on Sheet 6) states that a total maximum of 5,000 square feet of impervious surface will be created by this project, but it does not state the percentage of impervious surface relative to the site area. The plan should be revised to indicate the existing amount of impervious surface and the total percentage (existing and proposed), so that compliance with the 15 percent maximum impervious surface permitted by zoning ordinance Section 401.B can be verified for the site.

7. **Limit of disturbance**—The limit of disturbance information on Sheet 5 should be clarified. The limit of disturbance note indicates that the family mausoleum limit of disturbance is 10,000 square feet, the estate mausoleum limit of disturbance is 15,000 square feet, and the maximum limit of disturbance is 25,000 square feet. It is unclear if this is the permitted disturbance or the proposed amount of disturbance. A limit of disturbance line is shown for the multi-family mausoleum, but not for the estate mausoleums. The plan should show a limit of disturbance line for the estate mausoleums, particularly with respect to the existing trees to remain and the required tree protection zone (see Comment 9).

8. **Vehicular circulation**

    a. **Zoning ordinance requirements**—Zoning ordinance Section 803.C-13.2.e states that, when interior roads are provided in a cemetery, they shall be paved to municipal standards and have a minimum width of 12 feet if one-way and 20 feet if two-way.

The plan should provide dimensions of the roads and indicate if they are one- or two-way, and it should be determined if the roads meet municipal standards.

b. **Circulation throughout site**—The plan should indicate the circulation pattern for the site, whether one-way or two-way traffic is intended, how the intersection with Durham Road (Route 413) functions, particularly during a funeral procession, and how pedestrian circulation works. The applicant's engineer has informed our office that the southern driveway onto Durham Road is blocked off. That should be indicated on the plan. We note that the southern driveway is offset from the signalized intersection at Wrights Road, which would present circulation issues, particularly left turns into and out of the site at this location, if this driveway is reopened in the future.

c. **Traffic impact study**—Subdivision and land development ordinance Section 402.5.C states that a transportation impact study shall be submitted for all subdivisions or land developments of institutional development. It should be determined if a traffic impact study should be provided for this proposal.

9. **Street trees**—Subdivision and land development ordinance Section 530.A.3 requires street trees to be planted along all existing streets, sidewalks, pedestrian ways, highways, bicycle or other trails or pathways when they abut or lie within any subdivision or land development. Street trees shall be planted at intervals of 50-foot maximum spacing on any one side. The landscape plan (Sheet 9) proposes three canopy trees along the private drive near the proposed multi-family mausoleum. The plan should be revised to provide the required street trees.

10. **Tree protection**—The plan should be revised to comply with the township's tree protection standards for all trees that are intended to remain. Subdivision and land development ordinance Section 402.4.M.5 states that the plan shall show the location of all trees to be saved, including their trunk and dripline locations, and driplines shall be plotted accurately, to scale. The tree protection zone (TPZ) shall be included on the plan. Subdivision and land development ordinance Section 529.2.C.2.b states that the tree protection zone that is delineated on the site prior to construction shall conform to the approved development plans.

    On Sheet 6, the tree protection specifications 3.A and 3.B are not consistent with the township's requirements. Specifications 3.A and 3.B indicate that the root area within the dripline of any tree or group of trees may be encroached upon to a maximum of one-fourth of the total root area. Zoning ordinance Section 274.1 and subdivision and land development ordinance Section 202 state that the tree protection zone is an area radial to the trunk of a tree in which no construction activity shall occur. The TPZ shall be 15 feet from the trunk of the tree to be retained or the distance from the trunk to the dripline, whichever is greater. In addition, subdivision and land development ordinance Section 529.2.C.1.a states that grade changes and excavations shall not encroach upon the tree protection zone. The tree protection specifications should be revised to be consistent with the ordinance requirements.

11. **Buffer strip**—The plan should show compliance with zoning ordinance Section 803.C-13.1.d, which states that a 20-foot buffer strip, unoccupied except for landscaping and walkways, shall be provided between any building or burial site and the cemetery property line. On Sheet 6, the table with zoning information indicates that a 20-foot buffer strip is proposed, but the proposed buffer strip is not shown on the plan.

12. **Elevations**—We recommend the submission include elevations of the proposed mausoleums so the township can evaluate the scale of the proposed structures in the context of the site and its surroundings, and to verify that the proposed structures meet the zoning ordinance height limit for mausoleums (15 feet).

13. **Future development/phasing**—We recommend that the applicant provide a concept or phasing plan showing what is intended for the portions of the 167-acre tract that are undeveloped and how they would coordinate with the existing development and road system.

14. **Sewage facilities**—The plan does not propose sewage facilities; however, it also does not indicate the existing sewage facilities for the existing structures on the site. We note that the BCPC had received a letter from the Pennsylvania Department of Environmental Protection (DEP), dated December 19, 2014, regarding a Sewage Facilities Planning Module application for a proposed office trailer that would connect to public sewer via a grinder pump and a force main lateral through a sanitary sewer easement to an existing manhole on the adjacent township-owned parcel.

    Although a planning waiver was issued by DEP, the letter stated that the receiving collection and conveyance system had a projected hydraulic overload, and that it appears that the Bucks County Water and Sewer Authority's (BCWSA) Neshaminy Interceptor Connection Management Plan (NICMP) does not include a capacity allocation for this project. The letter stated that the developer should work with the township to make a request of BCWSA for an amendment to include these flows.

    The current submission should show the existing buildings and sanitary sewer connections, including the status/resolution of the sewer connection for the office trailer.

This review will be included in the Bucks County Planning Commission board materials for the December 2, 2015 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.

MW:dc

cc: Stonemor Partners, LP
Josh Castillo, P.E., Eustace Engineering
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Michael Shinton, P.E., Gilmore & Associates, Township Traffic Engineer
Kurt M. Ferguson, Township Manager (via email)
Martin Vogt, Township Zoning Officer (via email)
Kristie Kaznicki, Municipal Services Secretary (via email)
Michael Bueke, Boucher & James, Inc., Township Planner
Jeffrey Garton, Esq., Begley, Carlin & Mandio, Township Solicitor
Genevie Kostick, Bucks County Health Department

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

November 16, 2015
BCPC #11768

MEMORANDUM

TO: Newtown Township Board of Supervisors
Newtown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Flores
TMP #29-3-45-1
Applicant: Luis Flores
Owner: Same
Plan Dated: July 8, 2015
Date Received: October 23, 2015

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 12.91 acres into three lots for single-family detached dwellings: Lot 1—3.00 acres, Lot 2—6.87 acres, and Lot 3—3.04 acres. Lot 2 contains an existing dwelling and three barns. Access for Lots 1 and 3 is via a proposed shared driveway that accesses Linton Hill Road through a proposed easement on adjacent TMP #29-3-44-1. Public water and sewage facilities are proposed.

Location: Western side of Linton Hill Road, north of Washington Crossing Road.

Zoning: CM Conservation Management District permits single-family detached dwellings on a minimum lot area of 1 acre, subject to a maximum gross density of 0.33 dwelling units per acre.

The plan indicates that the Zoning Hearing Board granted variances and special exceptions from various requirements of the zoning ordinance regarding disturbance of woodlands, floodplain and floodplain soils, and the riparian buffer.

Present Use: Residential.

COMMENTS

1. **Waivers requested**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:

Section 516.2	To not require curbing along Linton Hill Road.
Section 517.1	To not require sidewalk along Linton Hill Road.
Section 529.1.C	To not require the plans for proposed plantings to be prepared by a registered landscape architect.

   In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary.

2. **Lot width**—The plan does not comply with Section 401.C of the zoning ordinance which requires a minimum lot width of 200 feet at the building setback line. According to zoning ordinance Section 215, the building setback line is a line parallel to the proposed right-of-way line at the required front yard depth. The required front yard in the CM Conservation Management District is 100 feet, according to zoning ordinance Section 401.C. Proposed Lots 1 and 3 are each 50 feet wide at the 100-foot front yard setback line.

3. **Lot area**—The plan shows a proposed variable width drainage easement, as required by Section 520.2 of the subdivision and land development ordinance which states that, where a site is traversed by a watercourse, a drainage easement or right-of-way should be provided. Zoning ordinance Section 249.a states that the lot area shall exclude space within all permanent drainage easements. The proposed lot areas do not appear to exclude the area of the drainage easement.

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

   We note that the PaDEP's Connection Management Plan allocates two EDU's for this project.

This review will be included in the Bucks County Planning Commission board materials for the December 2, 2015, 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.

MW:dc

cc: Luis Flores
Heath Dumack, Dumack Engineering
Charlie Marte
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Michael Bueke, Boucher & James, Inc., Township Planner
Kurt M. Ferguson, Township Manager (via email)
Martin Vogt, Township Zoning Officer
Kristie Kaznicki, Municipal Services Secretary (via email)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

November 13, 2015
BCPC #12127

MEMORANDUM

TO: Penndel Borough Council
Penndel Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Buckingham Retail Properties, LLC
TMPs #32-5-1 through-10 and 32-5-2-1
Applicant: Penndel TVC-ARC, LP, LLC
Owner of Record: Same
Plan Dated: September 18, 2015
Date Received: October 19, 2015

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

GENERAL INFORMATION

Proposal: Redevelop 11 combined parcels comprising 3.35 acres with a 5,605-square-foot retail store (Wawa) with 6 gasoline dispensing units and a 4,730-square-foot canopy. A 14,677-square-foot retail pharmacy with drive-through is also proposed. A total of 105 parking spaces will be provided for the uses. The proposed buildings would be served by public sewer and water facilities.

Location: Northern side of Lincoln Highway, bounded by Lincoln, Park and Bellevue avenues.

Zoning: Transit Oriented Development (TOD) Overlay District encompasses the parcels and allows a variety of uses such as dwellings in combination with businesses, office, retail, and mixed-use development. The minimum tract size for a single use is 20,000 square feet and one acre for mixed-use development. A maximum setback of 20 feet along a public street is required for at least 75 percent of the façade of any building.

Present Use: Commercial/Industrial/Vacant; several parcels contain existing businesses.

COMMENTS

1. **Uses and variances**—Use 40 Gasoline service station is not permitted in the TOD Overlay District and variances are also requested from the maximum front yard setbacks and parking provisions as follows:

Section 405-83.D which requires that a minimum of 75 percent of the façade of any building along a street must be constructed no more than 20 feet from the street line; and,

Section 405.83.F which prohibits parking between a building and street line.

In addition, zoning ordinance Section 405-81.O requires a mixed-use development to contain no less than three permitted uses on the site or within structure(s) on the site. Only two permitted uses are proposed. Therefore, the planning commission should not make a recommendation to the council on this proposal until there is resolution of the requests for variances and the other use issues.

2. **Zoning considerations**—Penndel has undertaken numerous comprehensive planning studies and enacted zoning regulations for its town center which set standards and encourages (re)development in line with the recommended themes, concepts, and designs of the planning documents (e.g., *Penndel Borough Streetscape Master Plan* (2008), *Penndel Design Guidelines* (2005), *Assessment of Land Use and Transportation Solutions for the Route 413/513 Corridor* (2004), and *Penndel Business District Revitalization Plan* (2003)). In accordance with zoning ordinance Section 405-80, these documents should be considered by borough officials in the land development and zoning process. This is important because the proposal does not meet the intent of the TOD Overlay District. Additionally, Comment 4 below provides design aspects that are vital to achieve the town center concept envisioned by the borough.

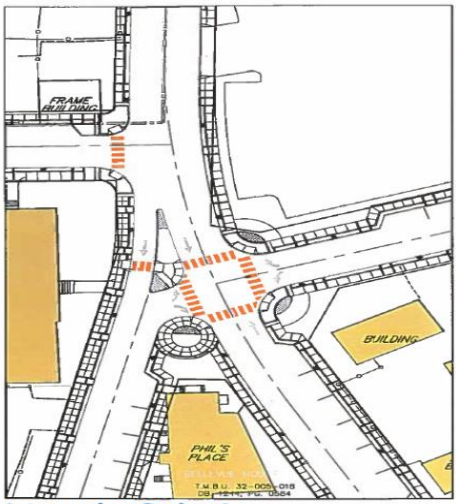
3. **Waivers**—Sheet 2 of the plan indicates that a dozen waivers are requested from the standards required by the subdivision and land development ordinance, including plan submission stage, plan scale, piping size, street trees, and sidewalk width and pitch. In accordance with the requirements of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, officials should determine if the waivers should be allowed in whole or in part.

4. **Design and layout considerations**—As mentioned in Comment 2 above, Penndel has undertaken numerous planning studies and created the TOD Overlay District for the town center. The plans and zoning ordinance address building and parking placement, design concepts, streetscapes and pedestrian and roadway enhancements. Incorporating the elements into the site plan are key to achieving the town center envisioned by the community. This concept also is supported by the *Streetscape Master Plan* (page 32, implementation step 5) which indicates that the borough should work with developers to obtain improvements in exchange for TOD-prescribed benefits. The following highlights some of the features important to target:

    a. **Traffic impact study and issues**—A traffic impact study was included with the submission. PennDOT has provided comments for the applicant and borough officials to address. We recommend that the following road and traffic issues be considered in conjunction with the State's review comments:

        - Bellevue Avenue—Anticipated left-turning movements into the site from northbound Bellevue Avenue should be evaluated to ensure backups or blockages do not occur due to the limited distance from the traffic signal for queuing vehicles making such turns.

- Street design—Page 18 of the borough's *Streetscape Master Plan* indicates that the skewed intersection of Bellevue Avenue and Durham Road/Legrande Avenue is undesirable and can cause confusion to motorists not familiar with the Y intersection, increase speed in the free flow southbound direction, and is uncomfortable for pedestrian access. The adjacent schematic from the Master Plan illustrates the preferred option to improve this intersection. We recommend this alternative, or a similar version of it, be incorporated into the plan in coordination with PennDOT.



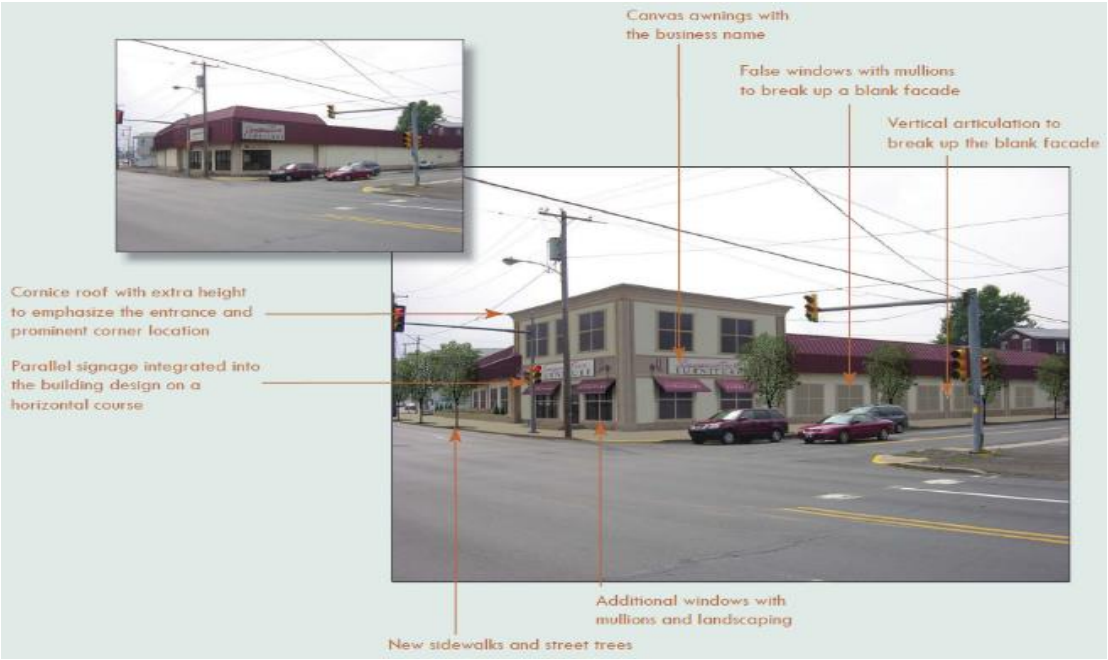
Intersection Option A
Existing Street Alignment
(Preferred Alternative)

- Curb cuts—Zoning ordinance Section 405-83.N states that the applicant shall demonstrate that the number of curb cuts and accessways are the minimum necessary for the proposed development. We are not in receipt of such submission and note that access is proposed to be provided from each of the four roads the development abuts, including right-in/-out on Lincoln Highway and full-access/turning movement on Bellevue, Park, and Lincoln avenues.

b. **Building design**—Penndel's *Design Guidelines* (page 24) states that all buildings should be oriented toward the street fronting property line. If the property is a corner lot, the building should be placed at the corner along both street frontages as illustrated below.

c. **Building style, façade, and scale**—Pages 4 through 8 of the *Design Guidelines* address ways to create a compatible theme and pedestrian scale through architecture and façade treatments. Efforts should be made to incorporate architectural elements

related to Colonial Revival style, and using vertical and horizontal articulation or modulation to minimize blank facades as illustrated below (per page 34 of the *Design Guidelines*). Landscaping should also be used in combination with architectural elements to enhance façades as recommended by the planning documents.



d. **Lighting and landscaping**—Sheet 10 of the plan illustrates the proposed light pole. The *Penndel Business District Revitalization Plan, Design Guidelines* (page 40) and the *Streetscape Master Plan* (page 13) all recommend pedestrian-scale lighting, banners and shade trees and planters. A Colonial Revival style lamp is preferred with modern high performing optics. Therefore, the plan should incorporate a light standard similar to that recommended by the borough's plans, as shown below.

Each planning document provides a variety of options for the incorporation of landscaping, trees, crosswalks, signage, street furniture and other amenities to help guide an applicant in plan preparation and submission. We recommend that the plan be revised to incorporate elements from the planning resources to achieve a pedestrian-scale, attractive, and unified development that will be successful in the town center of Penndel Borough.

This review will be included in the Bucks County Planning Commission board materials for their December 2, 2015 public 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 Bucks County Planning Commission 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.

CIG:dc

cc: Penndel TVC-ARC, LP, LLC c/o Thomas Verrichia
Eric Britz, Bohler Engineering, Inc.
Tom Hecker, Esq.
Carol Schuehler, P.E., Urwiler & Walter, Borough Engineer
Arlene Harms, Borough Council President (via email)
Marie Sereta, Borough Council Secretary (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

November 23, 2015
BCPC #7762-A2

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Sketch Plan of Subdivision for Laughlin
TMPs #29-7-1 and 29-7-2; 47-8-2 and 47-8-2-1
Applicant: Julie Laughlin
Owner: Same
Plan Dated: January 2, 2015
Last Revised: September 24, 2015
Date Received: October 27, 2015

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 65.46-acre tract comprising four tax map parcels located in Newtown and Upper Makefield townships, into ten lots for single-family detached dwellings (eight proposed and two existing dwellings). The Upper Makefield Township portion (5 lots) is to be served by on-lot water and sewage facilities. The Newtown Township portion of the project (6 lots) is to be served by public water and sewer facilities.

This review pertains to the proposed 5 lots that are located in Upper Makefield Township on TMP #s 47-8-2 and 47-87-2-1. (The review of the 6-lot portion in Newtown Township is BCPC #7762-A1). The proposed sizes of the lots with new dwellings (Lots 6 through 9) are 12.45, 3.77, 5.03 (net), and 5.05 (net) acres, respectively. TMP #47-2-8-1, which has an existing dwelling, is proposed be expanded to 2.92 acres including a conservation easement on the rear portion of the lot (2.01 acres excluding the easement).

Location: Northeastern corner of Eagle and Stoopville roads.

Zoning: The CM Conservation Management District permits single-family detached dwellings on a minimum gross site area of 3 acres and minimum lot area of 1 acre, subject to a maximum gross density of 0.33 dwelling units per acre.

Present Use: Agricultural and residential.

COMMENTS

1. **Building envelope regulations**—Future plans should show that each lot provides a minimum building envelope area of 20,000 square feet that is free of natural resources to the extent required by Section 401.D.1 of the zoning ordinance.

2. **Shared driveways**

   a. **Lane lots**—We support the concept of shared driveways as proposed for Lots 6 and 7 and Lots 8 and 9. However, on future plans the shared driveway for Lots 8 and 9, which are lane lots, should comply with the lane lot requirements of subdivision and land development ordinance Section 330.G. That section states that a shared driveway serving two adjacent lane lots may be constructed if the lanes are contiguous, provided that the common driveway must be built entirely on a single lane and may not cross the lot line dividing the two lots except where the driveway separates to serve the two lots. The shared driveway for Lots 8 and 9 is centered on the proposed lot line dividing the two lots.

   b. **Width**—The proposed driveway width also should be discussed. The proposed shared driveways scale at 20 feet wide, which appears to be excessive to serve two single-family detached dwellings. Section 311.4 of the subdivision and land development ordinance requires a minimum driveway width of 9 feet for residential developments of up to three dwelling units per acre. Compliance with this standard, with occasional widening to allow for two vehicles to pass, would be appropriate.

   c. **Access easement**—The plan includes what appears to be an access easement over the shared portion of the driveways of Lots 6 and 7 and Lots 8 and 9. However, the access easement is not labeled, so future plan submissions should provide a notation, accordingly.

   d. **Maintenance agreement**—Responsibilities should be established among the lot owners regarding regular maintenance, repairs, and snow removal for the proposed shared driveways for Lots 6 and 7 and Lots 8 and 9.

3. **Stormwater management**

   a. **Maintenance responsibilities**—The intended stormwater management for the proposed lots should be indicated. In addition, information should be provided about the proposed stormwater management (SWM) area located on the rear portion of Lot 6 that apparently will serve lots in Newtown Township. The applicant should explain how that SWM area will function and be maintained, and what responsibility the owner of Lot 6 bears. Is the intent that the owner of Lot 3 or Lot 6 maintain the proposed SWM area?

      If the owner of Lot 3 is to be responsible for maintaining the proposed SWM area on Lot 6, the plan should provide a notation clearly identifying these maintenance responsibilities and an easement should be placed on Lot 3, accordingly. (See Comment 3.b below).

If the owner of Lot 6 is to be responsible for maintaining the proposed SWM area, the maintenance of this area by the owner of Lot 6 may be problematic. The sketch plan appears to be intended to align the proposed lot lines with the current municipal boundaries, but this layout may create an issue for the owner of Lot 6, since the rear portion of this lot containing the SWM area is disassociated with the front portion of the lot due to the presence of a floodplain and associated stream. Therefore, periodic maintenance (e.g., mowing) may be difficult, since it appears that access to the proposed SWM area is along the shared driveway for Lots 1 through 3 off Stoopville Road, then along an easement over Lot 3 to the proposed SWM area.

Another option is to reconfigure Lot 3 by extending its lot lines across municipal boundaries and reducing Lot 6 so that that their common lot line generally corresponds with the 100-year floodplain boundary. Lot 3 could contain the proposed SWM area, and either its owner, or an association, would be responsible for its maintenance. Lot 6 could be sized to satisfy the minimum lot area requirement. This may be a better arrangement for the timely and proper maintenance of the proposed SWM area.

b. **Easements**—Section 317.1 of the subdivision and land development ordinance requires easements be provided as necessary for utilities and drainage, with a minimum width of 20 feet, not including any watercourse or banks thereof. Such easements shall include, but not be limited to, access to all drainage facilities including piping and retention and/or detention basins whether publicly or privately owned. Therefore, future plan submissions should provide requisite easements.

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 for Land Development must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the December 2, 2015, 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.

MW:dc

cc: Julie Laughlin
Dumack Engineering
David Nyman, Upper Makefield Township Interim Manager (via email)
Douglas Rossino, P.E., Gilmore & Associates, Township Engineer
Kurt M. Ferguson, Newtown Township Manager (via email)
Kristie Kaznicki, Newtown Township Municipal Services Secretary (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce

Lynn T. Bush
Executive Director

November 19, 2015
BCPC #12073

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Land Development for Jacksonville Plaza
TMP #49-9-19
Applicant: JERC Partners XIX L.P.
Owner: Same
Plan Dated: March 27, 2015
Last Revised: October 16, 2015
Date Received: October 26, 2015

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

GENERAL INFORMATION

Proposal: To construct a driveway across a portion of the 1.367-acre commercial site to connect the Warminster SEPTA station parking lots with Jacksonville Road. In addition, a proposed access drive to The Station at Bucks County West would connect into the proposed driveway, and an existing bus shelter will be relocated along the site's Jacksonville Road frontage. No improvements are proposed to the commercial buildings on the site. Public water and sewerage facilities serve the site.

Location: Northern side of Jacksonville Road, approximately 100 feet from its intersection with Van Horn Drive.

Zoning: I/O Industrial Office District permits a public or private school, medical or dental office/clinic, business or professional office, retail shop, service business, bank, restaurant use, repair shop, hotel, large retail store, light manufacturing, research and development facility, wholesale business and storage on lots of 1 acre or more.

The applicant has received variances from the following zoning ordinance requirements:

Section 1401.D	Impervious surface ratio
Section 2015 and 2016	Access drive in side and rear yard setbacks

Present Use: Retail commercial

COMMENT

Before final plan approval, the township should ensure that the plan meets all conditions of preliminary plan approval (dated November 5, 2015). The plan should not be approved until all issues are resolved.

This review will be included in the Bucks County Planning Commission board materials for the December 2, 2015, public 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 Bucks County Planning Commission 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:dc

cc: JERC Partners XIX L.P.
Craig Kennard, P.E., Gilmore & Associates, Township Engineer
William McNaney, P.E., Van Cleef Engineering Associates
Steven Weisner, Township Manager (via email)
Edward F. Murphy, Esq., Wisler Pearlstine, L.L.P.

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Lynn T. Bush
Executive Director

November 18, 2015
BCPC #12074

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Land Development for SEPTA Train Station
TMP #49-9-19-2
Applicant: J.G. Petrucci Co. Inc.
Owner: SEPTA
Plan Dated: March 27, 2015
Last Revised: October 16, 2015
Date Received: October 26, 2015

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

GENERAL INFORMATION

Proposal: Construct a new parking lot and a portion of an access drive serving the SEPTA Warminster train station on a 10.264-acre parcel. The site contains a station building served by public water and sewer, and a large parking lot.

Location: Northern side of Jacksonville Road, approximately 100 feet from its intersection with Van Horn Drive.

Zoning: The I/O Industrial Office District permits public or private school, medical or dental office/clinic, business or professional office, retail shop, service business, bank, restaurant use, repair shop, hotel, large retail store, light manufacturing, research and development facility, wholesale business and storage on lots of 1 acre or more. Transit Oriented Development (TOD) is permitted as a conditional use on a lot size of 15 acres or more. At least 30 percent of the net tract area shall be preserved as open space. The permitted residential density is 14 units per acre.

The submission indicates that the following zoning variances were granted by the Zoning Hearing board (decision mailed December 23, 2014):

Section 1401.D	To permit greater impervious surface ratio than permitted.
Section 2015	To permit proposed access drive within side yard setback.

Present Use: Parking lot

COMMENT

> **Final Plan approval** —Before final plan approval, the township should ensure that the plan meets all conditions of preliminary plan approval (dated November 5, 2015). The plan should not be approved until all issues are resolved.

This review will be included in the Bucks County Planning Commission board materials for the December 2, 2015 public 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 Bucks County Planning Commission 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:dc

cc: J.G. Petrucci Co. Inc.
William McNaney, Van Cleef Engineering
Craig D. Kennard, P.E. Gilmore & Associates, Township Engineer
Edward F. Murphy, Esq., Wisler Pearlstine, L.L.P.
Steven Weisner, Township Manager (via email)

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Lynn T. Bush
Executive Director

November 19, 2015
BCPC #12128

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Leary School Redevelopment
TMP #49-10-162
Applicant: Leary Investment, LP
Owner: Same
Plan Dated: October 16, 2015
Date Received: October 22, 2015

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

GENERAL INFORMATION

Proposal: To subdivide a 15-acre parcel into 36 single-family detached lots which range in size from 9,000 square feet to 11,149 square feet. Open space of 4.081 acres is proposed. An existing elementary school will be removed. The site is served by public water and sewer.

Location: Approximately 175 feet southeast of the Victoria Road and Henry Avenue intersection, and 1,000 feet northeast of the intersection of Henry Avenue and County Line Road.

Zoning: R-2 Residential District permits Use 3 Single Family Detached Dwelling by right on a minimum lot size of 12,500 square feet. Use 3(a) Single Family Detached Buffered Development is permitted as a conditional use with lots of 9,000 square feet or more on a minimum site area of 10 acres; twenty percent or more of the site area must be reserved for open space and the maximum density permitted is 2.6 units per acre.

Present Use: Vacant institutional – former elementary school

COMMENTS

1. **Conditional use approval**—Section 501 of the zoning ordinance permits Use 3a Single Family Detached Buffered Development as a conditional use in accordance with Section 2506. Conditional use approval must be obtained prior to preliminary plan approval.

2. **Waivers**—The plan indicates that waivers will be requested from the following requirements of the subdivision and land development ordinance.

Section 404.3.B	Existing features within 400 feet
Section 504.9	Private street not meeting township standards
Section 506.1.B.3	Centerline radius less than 150 feet
Section 523	Replacement trees on residential lots
Section 523.5.C	Class 1 buffer yard in stormwater basin planted areas
Section 523.7.C	Basin landscaping
Section 526.1	Traffic Impact Study
Section 602.3.C	Removal of trees greater than 24 inches
Section 604.2.A	Less than 25 percent of open space as recreational lands

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, and the minimum modification necessary. The applicant has submitted a rationale only for the requested Traffic Impact Study waiver. The township planning commission and board of supervisors should determine if granting the waivers is appropriate.

3. **Open space issues**

a. Open Space B—The plan identifies two areas as Open Space B: one in the center of the site (0.7 acre) and one that includes Basin 1 (1.05 acres). To avoid confusion, one of the areas should be identified by a different letter.

b. Open space amount—Section 1602.B.3(a)k.ii of the zoning ordinance permits up to 25 percent of required open spaces to be used for stormwater management. The plan indicates 12.2 percent of the open space is used for stormwater management. The plan shows stormwater basins in one of the Open Space B areas and in Open Space D, and a rain garden in Open Space C. Additionally, zoning ordinance Section 2102.B.2 prohibits buffer yards from counting as open space. The applicant should provide an inventory of the constituent open space parcels to verify compliance with the ordinance requirements.

c. Open space boundaries—Section 603.1.D of the subdivision and land development ordinance requires that access ways to open space that are located between or adjacent to residential lots be delineated with landscaping or fencing. The plan does not show any demarcation. In order to demarcate the open space so that residents don't use public open space for private activities, we recommend that plantings or fencing be provided between all open space areas and private lots, including along the access ways.

d. Open space access—Open Space B in the center of the site is accessible from only one location along Leary Lane. It may be more beneficial to have open space located opposite the entrance of the development at Victoria Road, in order to be more visible and to serve as a focal point for the development. We recommend that the open space access be relocated to the site of proposed Lot 25, with Lots 25 and 24 shifted toward

Lot 36. This location also would eliminate the impact of headlights from cars entering the development shining into the house proposed on Lot 25.

Additionally, a second access to the open space from the northeast part of Leary Lane may be worthwhile to provide for greater access and surveillance. As proposed, residents of Lots 9 and 10, for instance, would have to walk approximately 600 feet to access the open space, which is a long distance for the most important users of the space, small children.

4. **Vehicular access**—The plan shows an emergency access to Primrose Avenue. We recommend that this access be redesigned as a permanent street to provide a second access option for the development, for the convenience of residents and in the event that the sole access point at Victoria Road is obstructed or closed.

   It is unclear if the emergency access will be paved or just graded/stabilized, and how access will be limited (e.g., gates, bollards). If a second permanent access is not feasible, a paved walk should be provided for all-weather pedestrian access to Primrose Drive.

5. **Snow storage**—The plan shows smaller lots served by a loop road which may create problems for storage of snow in the winter. We recommend that the plan be revised to show designated areas for snow storage.

6. **Buffer yard plantings**—Subdivision and land development ordinance Section 523.5.B establishes buffer yard standards. The township should determine if the existing and proposed planting in the buffer yard meet the intent of the buffer yard requirement, or if additional plantings should be provided.

7. **Trees over 24 inches in caliper**—The applicant is requesting a waiver of subdivision and land development ordinance Section 602.3.C, which requires that any tree over 24 inches in caliper shall be 100 percent protected, whether located within the woodland areas or standing alone. The plan shows removal of numerous trees of 24 or more inches in caliper along the existing school driveway. These are large trees that provide numerous benefits to the site and the community. We recommend that the condition of the trees be evaluated and the layout of the plan be revised to protect as many large trees as possible.

8. **Tree protection fence**—The plan shows a silt fence beneath the dripline of a number of trees along the southeastern and northeastern property line. The plan shows trees within the site and along the perimeter, and a significant amount of grading. A tree protection fence is shown on the Erosion and Sediment Control Plan. In the subdivision and land development ordinance, Section 530.2 states that tree protection areas shall be shown on the landscape plan and grading plan. Section 530.3.A.2 requires that the tree protection area shall be 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline (the line marking the outer edge of the branches of the tree), whichever is greater. The plan shows the tree protection fence within the dripline of a number of trees.

   The plan should be revised to show a tree protection fence on the landscape plan and grading plan, and the fence location should be revised to fall outside the dripline of trees to be saved, as required.

This review will be included in the Bucks County Planning Commission board materials for the December 2, 2015, 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:dc

cc: Kevin Reilly, Leary Investment, LP
Robert Cunningham, P.E., Holmes Cunningham Engineering
John VanLuvanee, Eastburn & Gray
Steven Weisner, Municipal Manager (via email)
Craig D. Kennard, P.E. Gilmore & Associates, Municipal Engineer

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

November 20, 2015
BCPC #4641-E

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Land Development for The Station at Bucks County East
TMP #49-9-28
Applicant: JERC Partners XIX, L.P.
Owner: Same
Plan Dated: March 27, 2015
Last Revised: October 16, 2015
Date Received: October 26, 2015

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

GENERAL INFORMATION

Proposal: Construct a Transit Oriented Development (TOD) consisting of 151 multifamily dwellings within 8 buildings, a 3,600-square-foot clubhouse and pool, and a 400-square-foot maintenance building, on a 10.81-acre (net) parcel. Open space of 3.97 acres is provided. The proposed residential density is 14 units per acre. The site is served by public water and sewer.

Location: Eastern side of Jacksonville Road 800 feet north of its intersection with Van Horn Drive.

Zoning: The I/O Industrial Office District permits public or private school, medical or dental office/clinic, business or professional office, retail shop, service business, bank, restaurant, repair shop, hotel, large retail store, light manufacturing, research and development facility, wholesale business and storage on lots of 1 acre or more. Transit Oriented Development is permitted as a conditional use on a lot size of 15 acres or more. At least 30 percent of the net tract area shall be preserved as open space. The maximum permitted residential density is 14 units per acre.

The applicant has received variances from the Zoning Hearing Board (decision dated December 23, 2014) from the following zoning ordinance requirements:

Section 1602.b.9.c.(1).B	Transportation Oriented Development on a tract area less than required
Section 1602.b.9.c.(1).C	Tract width and frontage on arterial
Section 1602.b.9.c.(2).b	To permit a TOD with no nonresidential use.
Section 1602.b.9.c.(2).e.4	To permit parking in setback
Section 1602.b.9.c.(3)	Maximum number of units in buildings
Section 1602.b.9.c.(3).c.(1)	To permit less than the required building separations between buildings #4 and 6, and 5 and 7
Section 2006 E	Parking in buffer setback
Section 2015	To permit parking within the side yard setbacks

Present Use: Office/Warehouse.

COMMENT

Before final plan approval, the township should ensure that the plan meets all conditions of preliminary plan approval (dated November 5, 2015). The plan should not be approved until all issues are resolved.

This review will be included in the Bucks County Planning Commission board materials for the December 2, 2015, public 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 Bucks County Planning Commission 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:dc

cc: JERC Partners XIX, L.P.
William McNaney, P.E., Van Cleef Engineering
Edward F. Murphy, Esquire, Wisler Pearlstine, LLP.
Craig Kennard, Gilmore & Associates, Township Engineer
Steven Weisner, Municipal Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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

COUNTY COMMISSIONERS:

Robert G. Loughery, *Chairman*
Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

PLANNING COMMISSION:

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James J. Dowling
Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

November 20, 2015
BCPC #12132

MEMORANDUM

TO: Warwick Township Board of Supervisors
Warwick Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Warwick Mill
TMP #51-10-24, 51-10-25, and 51-10-41
Applicant: Warwick Mill, LLC
Owner: Donna Venema, as trustee of the Henry C. Zaks Trust
Plan Dated: November 6, 2015
Date Received: November 6, 2015

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 24.3-acre tract into a Performance Standard Development containing 8 single-family off-center dwelling lots, 32 village house lots, 4 open space parcels, and 2 parcels for stormwater management. The single-family dwelling lots will range in size from 6,167 square feet (0.14 acres) to 11,080 square feet (0.25 acres). The open space parcels will total 11.31 acres (net). The development will be serviced by public water and sewer.

Location: Northwest corner of School Road and Mill Road.

Zoning: The O Office District permits Use B3 Performance Standard Development by right on a minimum 10-acre site with a maximum density of 5 dwelling units per acre, minimum open space ratio of 50 percent, and a maximum impervious surface ratio of 35 percent. Single-family detached off-center dwellings and village houses are permitted as part of a Use B3 Performance Standard Development with minimum lot sizes of 7,000 square feet and 6,000 square feet, respectively.

The RA Residential-Agricultural District requires Use B2 Cluster Subdivision on tracts greater than 20 acres. Only open space parcels are proposed in the RA portion of the proposal.

A stipulation agreement (dated July 20, 2015) accompanying the plan indicates that the subject property shall be developed substantially in accordance with certain plans as and for a 40 new single-family detached dwelling subdivision, including 8 single-family off-center dwellings and 32

village homes. The subject plan is configured similarly to the Settlement Plan included in the settlement agreement. According to the agreement, the plan must provide compliance with all other Township ordinance requirements applicable to land development, except for the following waivers from the subdivision and land development ordinance:

Sections 163-35(F) and 163-35(I)	road design of School Road.
Section 163-33(I)	right-of-way and cartway widths of proposed secondary roads.
Section 163-36	length of the proposed cul-de-sac.
Section 163-33(I)	average daily trips per day for the proposed residential street.
Section 163-46(F)	lot width to depth ratio

The plan indicates that the stipulation agreement provides relief from the following zoning ordinance requirements:

Section 195-16(B)(3)(k)[1]	required active open space and minimum common open space
Section 195-16(B)(3)(k)[3]	40-foot buffer width comprising a 25-foot wide conservation easement and a 15-foot planted landscape buffer along rear of Lots 1 through 10
Section 195-16(B)(3)(m)[1]	parking ratio and location
Section 195-16(B)(3)(o)[1]	traffic impact study
Section 195-18.A	permit Use B3 in the RA district
Section 195-61(B)(5)(a)	amount of natural resources in required open space
Section 195-62(B)(1)(a)	contents of open space
Section 195-62(B)(2)(a)	location of active open space
Section 195-62(B)(3)(c)	private ownership of open space
Sections 195-63(B)(1) and 195-63(D)(4)	minimum buffer width

Present Use: Rural residential.

COMMENTS

1. **Site capacity calculations**—The plan should be revised to include the number of dwelling units/lots, open space, and site capacity summary calculations specified by the site capacity calculation requirements of Sections 195-61.B(4), 195-61.B(5), and 195-61.B(6) of the zoning ordinance. The plan only provides a portion of the required site capacity calculations.

2. **Waivers**—The plan lists requested waivers to three sections of the Township stormwater management ordinance and the following subdivision and land development ordinance provisions:

Section 163-24.B(2)(c)[3]	existing features – location of individual trees
Section 163-35.N	intersection of right-of-way lines at right angles
Section 163-36.E	drainage of cul-de-sac to open end
Section 163-39.J	parking setback from right-of-way
Section 163-45.B	block length

Under the requirements of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on

which the request for waiver is based, the provision or provisions of the ordinance involved, and the minimum modification necessary. The plan does provide information on the conditions necessitating the requested waivers. Township officials should determine if the waivers would adversely impact the health, safety, and welfare of the community, including the future residents of the proposed development as permitted by the July 20, 2015 stipulation and agreement.

3. **Statements and studies**—Township officials should determine if the developer financial disclosure statement, impact assessment, and educational impact study required by Sections 163-13 through 163-16 of the subdivision and land development ordinance should be submitted with the plan. We note that the stipulation agreement grants relief for the preparation of a traffic impact study which is required by both Section 195-16.B(3)(o)[1] of the zoning ordinance and Section 163-17 of the subdivision and land development ordinance. A traffic impact study was, however, submitted with the plan.

4. **Sight distance**—The plan shows clear sight triangles, but it does not provide a safe sight distance measurement for the intersection of School Road and proposed Road A. According to Section 163-35.C of the subdivision and land development ordinance, the minimum sight distance for a primary street is 400 feet. We recommend that the plan be revised to indicate consistency with the safe sight distance standards of the Pennsylvania Department of Transportation.

5. **Crosswalks**—The plan should be revised to provide crosswalks as required by Section 163-41 of the subdivision and land development ordinance. Crosswalks will not only provide pedestrians with safe and convenient access throughout the development by alerting drivers to slow down in pedestrian traffic areas, but will also link the proposed pedestrian path network together on opposite sides of streets.

6. **Shared driveway**—To reduce the number of curb cuts/access points on School Road, Township officials should consider requiring at least two of the three lots proposed on this road to use a shared driveway arrangement.

7. **Replacement trees**—The plan should be revised to indicate how it will comply with the tree replacement requirements of Section 163-51.2 of the subdivision and land development ordinance.

8. **Corridor Overlay District**—The property is located within the Corridor Overlay District. According to Section 163-51.3 of the subdivision and land development, the Corridor Overlay District shall apply to all properties in Warwick Township, regardless of zoning district, depicted on the overlay district plan. These are supplemental regulations which shall apply in addition to all other applicable regulations of the zoning and subdivision and land development ordinances. The intent is to enhance the appearance, design, and function of the corridor which serves as a gateway to Bucks County and to Warwick Township, and ensure that new development reflects and enhances the visual, historic, and cultural character of the township. Standards are established for elements such as prototypical design, landscaping, parking, pedestrian circulation, lighting, and streetscape and green areas. The plan should show compliance with the Corridor Overlay District standards.

This review will be included in the Bucks County Planning Commission board materials for the December 2, 2015 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.

TAK:dc

cc: Donna Venema, as trustee of the Henry C. Zaks Trust
Warwick Mill, LLC
Karl B. Janetka, P.E., Van Cleef Engineering Associates
Kellie A. McGoowan, Esq., Eastburn and Gray, PC
Gail Weniger, Township Manager (via email)
Judith A. Algeo, Esq., Chair, Board of Supervisors
Kyle Seckinger, Township Director of Planning and Zoning (via email)
Mary Eberle, Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)
Bryan McAdam, P.E., CKS Engineers, Inc., Township Engineer (via email)

Bucks County Planning Commission
Planning Module Reviews
December 02, 2015

Municipality	Development	BCPC Number	Tax Parcel Number	PaDEP Code Number	Plan Review Number
Bristol Township	407 Sycamore Avenue	12062	5-7-30	1-09001-258-3J	2008-00236
Bristol Township	400 Princess Avenue	12061	5-7-42	1-09001-259-3J	2008-00237
Falls Township	Buckingham Retail Properties, LLC	12039	13-28-28	1-09002-230-3J	2008-00239
Warwick Township	Warwick Mill	12132	51-10-24, -25, -41	1-09951-193-3J	2008-00241

BUCKS COUNTY PLANNING COMMISSION

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Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

November 20, 2015

Wesley E. Plaisted, P.E.
Tri-State Engineers & Land Surveyors, Inc.
801 W. Street Road
Feasterville, PA 19053

RE: 407 Sycamore Avenue
PaDEP Code #1-09001-258-3J
BCPC #12062
TMP #5-7-30
Bristol Township, Bucks County, PA

Dear Mr. Plaisted:

We have received a copy of the subject planning module[1] for the residential subdivision at 407 Sycamore Avenue. Proposed is an extension to connect 2 new single-family residential lots with public sewer service via the Mary Divine interceptor with eventual treatment and disposal at the Bristol Township Wastewater Treatment Plant. Both lots are part of a 3-lot subdivision that includes a third lot with an existing single-family detached dwelling presently connected to the public sewer system.

The *Sewage Facilities Plan – Act 537 for Bristol Township, Bucks County, Pennsylvania* (revised 1998), which is the official sewage facilities plan for this portion of Bristol Township, indicates that the site is within a public sewer service area. The proposal is consistent with the township's official sewage facilities plan.

Information provided in Section J.2.c indicates that present and projected flows exceed the treatment plant's design and/or permitted capacity. In addition, information provided in Sections J.2.c and J.4.a indicates that the sewer extensions proposed to serve the subdivision will create a hydraulic overload within the conveyance facilities and at the existing wastewater treatment plant within five years. Correspondence from the Pennsylvania Department of Environmental Protection (PaDEP), dated April 23, 2015, indicates that the sewage treatment system has an existing hydraulic overload. The submission does include a copy of the Connection Management Plan (CMP) indicating that 2 EDUs with a total flow of 476 gallons per day has been approved for the development.

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

In further review of the planning module submission, it is noted that a Project Narrative and an Alternative Sewage Facilities Analysis as required in Sections F. and H., respectively, have not been included. This information, as well as all required signatures and dates, should be completed for the package that will be sent to the PaDEP.

If the township approves the planning module and thereby revises the official wastewater facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management Planning, PaDEP, Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

If you have any questions regarding this review, please feel free to contact me.

Sincerely,

Lisa M. Wolff
Community Planner

LMW:dc

Attachment

cc: William McCauley, Bristol Township Managing Director
Colleen Costello, Bristol Township Department of Building, Planning & Development
Thomas Scott, Director of Building, Planning & Development
Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Act 537

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09001-258-3J
BCPC #	12062

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
PROPOSED 3-LOT SUBDIVISION - 407 SYCAMORE AVENUE, BRISTOL TOWNSHIP (TSE#11659)

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

1. Date plan received by county planning agency. October 28, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency November 20, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	11. Have all applicable zoning approvals been obtained? Unknown
☐	☒	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 Act 537 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 None we are aware of.
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances. _____ If no, describe the inconsistencies N/A
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐	If yes, will this project plan require the implementation of storm water management measures?

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

Name: Lisa M. Wolff

Title: Planner Signature: [signature]

Date: November 20, 2015

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.

BUCKS COUNTY PLANNING COMMISSION

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

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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

November 20, 2015

Wesley E. Plaisted, P.E.
Tri-State Engineers & Land Surveyors, Inc.
801 W. Street Road
Feasterville, PA 19053

RE: 400 Princess Avenue
PaDEP Code #1-09001-259-3J
BCPC #12061
TMP #5-7-42
Bristol Township, Bucks County, PA

Dear Mr. Plaisted:

We have received a copy of the subject planning module[1] for the residential subdivision at 400 Princess Avenue. Proposed is an extension to connect 1 new single-family residential lot with public sewer service via the Mary Divine interceptor with eventual treatment and disposal at the Bristol Township Wastewater Treatment Plant. The lot is part of a 2-lot subdivision that includes a second lot with an existing single-family detached dwelling presently connected to the public sewer system.

The *Sewage Facilities Plan – Act 537 for Bristol Township, Bucks County, Pennsylvania* (revised 1998), which is the official sewage facilities plan for this portion of Bristol Township, indicates that the site is within a public sewer service area. The proposal is consistent with the township's official sewage facilities plan.

Information provided in Section J.2.c indicates that present and projected flows exceed the treatment plant's design and/or permitted capacity. In addition, information provided in Sections J.2.c and J.4.a indicates that the sewer extensions proposed to serve the subdivision will create a hydraulic overload within the conveyance facilities and at the existing wastewater treatment plant within five years. Correspondence from the Pennsylvania Department of Environmental Protection (PaDEP), dated April 27, 2015, indicates that the sewage treatment system has an existing hydraulic overload. The submission should include a copy of the Connection Management Plan (CMP) indicating that 1 EDU with a total flow of 238 gallons per day has been approved for the development.

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

In further review of the planning module submission, it is noted that a Project Narrative and an Alternative Sewage Facilities Analysis as required in Sections F. and H., respectively, have not been included. This information, as well as all required signatures and dates, should be completed for the package that will be sent to the PaDEP.

If the township approves the planning module and thereby revises the official wastewater facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management Planning, PaDEP, Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

If you have any questions regarding this review, please feel free to contact me.

Sincerely,

Lisa M. Wolff
Community Planner

LMW:dc

Attachment

cc: William McCauley, Bristol Township Managing Director
Colleen Costello, Bristol Township Department of Building, Planning & Development
Thomas Scott, Director of Building, Planning & Development
Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Act 537

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09001-259-3J
BCPC #	12061

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
PROPOSED 2-LOT (MINOR) SUBDIVISION - 400 PRINCESS AVENUE, BRISTOL TOWNSHIP (TSE#11642)

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

1. Date plan received by county planning agency. October 30, 2015
2. Date plan received by planning agency with areawide jurisdiction _____
   Agency name _____
3. Date review completed by agency November 20, 2015

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	11. Have all applicable zoning approvals been obtained? Unknown
☐	☒	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 Act 537 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 None we are aware of.
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances. _____ If no, describe the inconsistencies N/A
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐	If yes, will this project plan require the implementation of storm water management measures?

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

Name: Lisa M. Wolff

Title: Planner Signature: Lisa M. Wolff

Date: November 20, 2015

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.

BUCKS COUNTY PLANNING COMMISSION

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Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

November 6, 2015

Eric Britz, P.E.
Bohler Engineering
1600 Manor Drive
Suite 200
Chalfont, PA 18914

RE: Buckingham Retail Properties, LLC
PaDEP Code #1-09002-230-3J
BCPC #12039
TMP #13-28-28
Falls Township, Bucks County, PA

Dear Mr. Britz:

We have received a copy of the planning module[1] regarding the plan for redevelopment of the former Acme Supermarket site located at the southwest corner of West Trenton Road and Pine Grove Road. The new commercial development will consist of commercial space totaling 29,133 square feet in three buildings on leased lots on a parcel of 8.76 acres. The buildings would consist of a 6,000-square-foot restaurant with drive-through, a 14,578-square-foot pharmacy with drive-through, and a 1,850-square-foot restaurant with drive-through.

The sewage effluent from the new development, equaling 3,100 gallons per day (13 equivalent dwelling units), will be conveyed by an new 8-inch sewer line and a grinder pump for the smaller restaurant to existing Falls Township Authority and Bucks County Water and Sewer Authority (BCWSA) collection/conveyance systems with ultimate treatment at the Northeast Water Pollution Control Plant in Philadelphia. The planning module provides certification that capacity for the project is available in the collection, conveyance and treatment facilities. The module also provides verification from the BCWSA that the project is included in the BCWSA Neshaminy Interceptor CAP and CMP filed with PaDEP with flow release in 2015.

According to Kelly Boettlin, PaDEP Sewage Specialist 2, *The Township of Falls Authority Request for Revision to the Official Sewage Facilities Plan* (1985) remains as the official Act 537 Plan for Falls Township. Ms. Boettlin also indicated that several plans have been proposed since 1985, but none was officially approved by the PaDEP, including a plan that is currently under review by the PaDEP. The 1985 Plan

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

indicates the site is in an area intended to be served by public sewer. One of the past unofficial plans, the 2002 *Update Revision to Official Sewerage Facilities Plan Conveyance System* also indicates the site is in an area intended to be served by public sewer. Therefore, we believe the proposed project is consistent with the Township's official Act 537 Plan and the pending Act 537 Plan revision.

If the municipality approves the planning module and thereby 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 BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Watershed Management, PaDEP, 2 East Main St., Norristown, PA 19401.

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

Sincerely,

Timothy A. Koehler
Director of Planning Services

TAK:dc

Attachment

cc: Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Peter Gray, Manager, Falls Township
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09002-230-3J
BCPC #	12039

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Buckingham Retail Properties, LLC

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

1. Date plan received by county planning agency. November 2, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency November 6, 2015

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

Yes	No		
☒	☐	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq.*)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met _____
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency _____
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: _____
☐	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact _____
☐	☒	7.	Will any known historical or archeological resources be impacted by this project? If yes, describe impacts _____
☐	☐	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project? None known to this agency.
☐	☒	9.	Is there a county or areawide zoning ordinance?
☒	☐	10.	Does this proposal meet the zoning requirements of the ordinance? _____ If no, describe inconsistencies _____

Yes	No	SECTION C. AGENCY REVIEW (continued)
☒	☐	11. Have all applicable zoning approvals been obtained?
☐	☒	12. Is there a county or areawide subdivision and land development ordinance?
☐	☐	13. Does this proposal meet the requirements of the ordinance? N/A If no, describe which requirements are not met
☒	☐	14. Is this proposal consistent with the municipal Act 537 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: Timothy A. Koehler

Title: Director of Planning Services Signature: Timothy A. Koehler

Date: November 6, 2015

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.

BUCKS COUNTY PLANNING COMMISSION

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

COUNTY COMMISSIONERS:

Robert G. Loughery, *Chairman*
Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

PLANNING COMMISSION:

Walter S. Wydro, *Chairman*
Evan J. Stone, *Vice Chairman*
James J. Dowling
Raymond W. Goodnoe
Edward Kisselback
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

November 20, 2015

Karen Holsinger, P.E.
Van Cleef Engineering Associates
1600 Manor Drive
Suite 200
Chalfont, PA 18914

RE: Warwick Mill
PaDEP Code #1-09951-193-3J
BCPC #12132
TMP #51-10-24, 51-10-25, and 51-10-41
Warwick Township, Bucks County, PA

Dear Ms. Holsinger:

We have received a copy of the planning module[1] regarding the plan for a subdivision of a 24.3-acre tract into a Performance Standard Development containing 8 single-family off-center dwelling lots, 32 village house lots, 4 open space parcels, and 2 parcels for stormwater management. The single-family dwelling lots will range in size from 6,167 square feet (0.14 acres) to 11,080 square feet (0.25 acres).

The sewage from the proposed subdivision, equaling 10,800 gallons per day (40 equivalent dwelling units), will be conveyed via individual grinder pumps connected to a low pressure force main system that eventually connects to an existing gravity system owned and operated by the Warwick Township Water & Sewer Authority. This system connects to the Valley Road Pump Station, then the East Branch interceptor, and finally to the Fish Creek Treatment Plant. The planning module provides no certification that capacity is available in the existing collection, conveyance, or treatment facility.

The *Act 537 Sewage Facilities Plan for Warwick Township, 1995* is the official Act 537 Plan for Warwick Township. The Plan indicates the site is outside the area intended to be served by public sewer. The planning module's alternative analysis indicates that the average proposed lot size is not conducive to on-lot disposal systems and the soils on the site are believed to be generally unsuitable for infiltration. Moreover, a court ordered stipulation agreement (dated July 20, 2015) accompanying the subdivision plans associated with the subject proposal indicates the Township agreed that the project would be served by public water and sewer subject to review and approval of the Warwick Township Water & Sewer Authority.

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

We note that the PNDI Project Environmental Review Receipt, of the subject planning module, indicates that the Pennsylvania Fish & Boat Commission have advised the applicant that further review of the project is necessary to resolve the potential impacts and that project information is to be sent to each agency for review.

If the municipality approves the planning module and thereby 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 BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management Planning, PaDEP, 2 East Main St., Norristown, PA 19401.

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

Sincerely,

Timothy A. Koehler
Director of Planning Services

TAK:dc

Attachment

cc: Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Gail Weniger, Manager, Falls Township
Act 537 file

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #	1-09951-193-3J
BCPC #	12132

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

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

Project Name
Warwick Mill

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

1. Date plan received by county planning agency. November 6, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency November 20, 2015

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

Yes	No		
☒	☐	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq.*)?
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☐	☒	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? See attached letter
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance? N/A If no, describe inconsistencies _____

Yes	No	SECTION C. AGENCY REVIEW (continued)
☒	☐	11. Have all applicable zoning approvals been obtained?
☐	☒	12. Is there a county or areawide subdivision and land development ordinance?
☐	☐	13. Does this proposal meet the requirements of the ordinance? N/A If no, describe which requirements are not met
☐	☒	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency See attached letter - Plan is consistent with court ordered stipulation aggrement indicating public water and sewer service
☐	☒	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: Timothy A. Koehler

Title: Director of Planning Services Signature: Timothy A. Koehler

Date: November 20, 2015

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

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

Telephone Number: 215 345-3400

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

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